

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice Is Hereby Given that ZBS GVC, LLC, 800 Westchester Ave Ste S504, Rye Brook, NY 10573, desiring to engage in business under the fictitious name of Groves Veterinary Clinic, with its principal place of business in the State of Florida in the County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
 April 11, 2025 25-00364T

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice Is Hereby Given that Intensivest Medicine Services of FL, LLC, 21298 Olean Blvd., Port Charlotte, FL 33952, desiring to engage in business under the fictitious name of ICC at HCA Florida Fawcett Hospital, with its principal place of business in the State of Florida in the County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
 April 11, 2025 25-00356T

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 Port Charlotte Dairy Queen located at 3311 Tamiami Trail in the City of Port Charlotte, Charlotte County, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 8th day of April, 2025.
 Slusar Family Enterprises, Inc.
 Kathleen M. Maier, President
 April 11, 2025 25-00374T

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 Helping Hands Burnt Store, LLC located at 24477 Gijon Lane in the City of Punta Gorda, Charlotte County, FL 33955 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 2nd day of April, 2025.
 Kimberly Schad
 April 11, 2025 25-00350T

FIRST INSERTION
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING
 The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on April 24, 2025 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.
 The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.
 There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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
 April 11, 2025 25-00360T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000390CP
IN RE: ESTATE OF DAVID NYLES ECK A.K.A. DAVID N. ECK Deceased.
 The administration of the estate of David Nyles Eck a.k.a. David N. Eck, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 6868 San Casa Blvd, Englewood, Florida 34224. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 04/11/2025.
Personal Representative:
Kali Allison Hensley
 8481 East County Rd, 821 S Plainfield, Indiana 46168
 Attorney for Personal Representative:
 Andrew Ponnock
 Attorney
 Florida Bar Number: 195420
 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065
 Telephone: (954) 340-4051
 Fax: (954) 340-3411
 E-Mail: andy@ponnocklaw.com
 Secondary E-Mail: eservice@ponnocklaw.com
 April 11, 2025 25-00358T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-397-CP
Division: PROBATE
IN RE: ESTATE OF EDWARD L. BENSON, JR. Deceased.
 The administration of the estate of EDWARD L. BENSON, JR., deceased, whose date of death was February 24, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, 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 11, 2025.
Personal Representative:
PATRICIA L. LEPENDORF
 1813 Shady Side Drive Midlothian, Texas 76064
 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 11, 2025 25-00373T

FIRST INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000360-CP
Division: Probate
IN RE: ESTATE OF LUELLA M. SEVERINSEN a/k/a LUELLA MARIE SEVERINSEN 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 Luella M. Severinsen a/k/a Luella Marie Severinsen, deceased, File Number 25-000360-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was December 13, 2024; that the total value of the estate is \$15,333.11 and that the names and addresses of those to whom it has been assigned by such order are:
 Julia Rose Lindner
 10220 W. St. Martins Rd.
 Franklin, Wisconsin 53132
 Janet Marie Sobolik
 266 Spring Lake Blvd., N.W.
 Port Charlotte, Florida 33952
 Patricia Ann Severinsen
 N7960 Forest Dr.
 Ixonia, Wisconsin 53036
 Leonard Michael Severinsen
 W2430 Erdman Rd.
 White Lake, Wisconsin 54491
 JoAnna Marlene Williams
 7926 S. Wildwood Dr., Apt. 3
 Oak Creek, Wisconsin 53154
 Glenn Richard Severinsen
 2114 Parkway Dr.
 Racine, Wisconsin 53402
 David Joseph Severinsen
 1421 N 5th St.
 Manitowoc, Wisconsin 54220
 Barry Allen John Severinsen
 930 Stoller Ave.
 Algoma, Wisconsin 54201
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216 - § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.221.
 The date of first publication of this Notice is: April 11, 2025.
Person Giving Notice:
Janet Marie Sobolik
 266 Spring Lake Blvd., N.W.
 Port Charlotte, Florida 33952
 Attorney for Person Giving Notice:
 Jeffrey Briscoe
 Florida Bar No. 0127501
 3440 Conway Blvd., Suite 1A
 Port Charlotte, Florida 33952
 Telephone: (941) 625-4189
 Email: jeff@jeffbriscoe.com
 April 11, 2025 25-00375T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-299-CP
Division: Probate
IN RE: ESTATE OF VALERIE P. ELLIOTT a/k/a VALERIE PENELOPE ELLIOTT Deceased.
 The administration of the Estate of Valerie P. Elliott a/k/a Valerie Penelope Elliott, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 11, 2025.
Personal Representative:
Andrew Krause
 490 Lindwood Ave.
 Buffalo, New York 14209
 Attorney for Personal Representative
 Tina M. Mays, Esq.
 Florida Bar No. 0726044
 Mizell & Mays Law Firm, P.A.
 331 Sullivan St.,
 Punta Gorda, FL 33950
 Telephone: (941) 575-9291
 E-mail Addresses:
 tmays@mizell-law.com
 ndotres@mizell-law.com
 April 11, 2025 25-00352T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000327-CP
Division: Probate
IN RE: ESTATE OF PETER R. TUTTLE a/k/a PETE TUTTLE Deceased.
 The administration of the estate of Peter R. Tuttle a/k/a Pete Tuttle, deceased, whose date of death was February 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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 11, 2025.
Personal Representative:
Stephen A. Parisi
 21107 Gladis Ave
 Port Charlotte, Florida 33952
 Attorney for Personal Representative:
 Season A. Spanski, Attorney
 Florida Bar Number: 1044362
 Spanski Law, PLLC
 946 Tamiami Trail, #206
 Port Charlotte, FL 33953
 Telephone: (941) 9412062223
 Fax: (941) 206-2224
 E-Mail: Season@spanskilaw.com
 E-Mail: Heather@spanskilaw.com
 April 11, 2025 25-00380T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-334-CP
Division: PROBATE
IN RE: ESTATE OF DENNIS E. MURPHY also known as DENNIS EDWARD MURPHY Deceased
 The administration of the Estate of DENNIS E. MURPHY, also known as DENNIS EDWARD MURPHY, deceased, File No. 25 334 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 3.50 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 unmaturred, 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 April 11, 2025.
Personal Representative:
Donna Kowalski
 4394 Freeman Road
 Orchard Park, NY 14127
 Attorney for Personal Rep
 Robert A. Dickinson
 FL Bar No: 161468
 460 S. Indiana Ave.
 Englewood, FL 34223
 (941) 474-7600
 April 11, 2025 25-00351T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000367CP
Division: Probate
IN RE: ESTATE OF ORIE ZANE HART Deceased.
 The administration of the estate of ORIE ZANE HART, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 11, 2025.
Personal Representative:
IAN KING REYNOLDS
 25835 Prada Drive
 Punta Gorda, Florida 33955
 Attorney for Personal Representative
 NICOLE S. PEET
 Attorney
 Florida Bar Number: 1025612
 FARR LAW FIRM PA.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 April 11, 2025 25-00353T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000367-CP
Division: Probate
IN RE: ESTATE OF PETER R. TUTTLE a/k/a PETE TUTTLE Deceased.
 The administration of the estate of Peter R. Tuttle a/k/a Pete Tuttle, deceased, whose date of death was February 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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 11, 2025.
Personal Representative:
Julie Tuttle
 21062 Riddle Avenue
 Port Charlotte, Florida 33954
 Attorney for Personal Representative:
 Brett H. Sifrit, Esq.
 Attorney for Personal Representative
 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: mbuckley@farr.com; probate@farr.com
 April 11, 2025 25-00361T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-334-CP
Division: PROBATE
IN RE: ESTATE OF DENNIS E. MURPHY also known as DENNIS EDWARD MURPHY Deceased
 The administration of the Estate of DENNIS E. MURPHY, also known as DENNIS EDWARD MURPHY, deceased, File No. 25 334 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 3.50 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 unmaturred, 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 April 11, 2025.
Personal Representative:
Donna Kowalski
 4394 Freeman Road
 Orchard Park, NY 14127
 Attorney for Personal Rep
 Robert A. Dickinson
 FL Bar No: 161468
 460 S. Indiana Ave.
 Englewood, FL 34223
 (941) 474-7600
 April 11, 2025 25-00351T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000367-CP
Division: Probate
IN RE: ESTATE OF ORIE ZANE HART Deceased.
 The administration of the estate of ORIE ZANE HART, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
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 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 11, 2025.
Personal Representative:
IAN KING REYNOLDS
 25835 Prada Drive
 Punta Gorda, Florida 33955
 Attorney for Personal Representative
 NICOLE S. PEET
 Attorney
 Florida Bar Number: 1025612
 FARR LAW FIRM PA.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 April 11, 2025 25-00353T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000367CP
Division: Probate
IN RE: ESTATE OF ORIE ZANE HART Deceased.
 The administration of the estate of ORIE ZANE HART, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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.
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 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 11, 2025.
Personal Representative:
IAN KING REYNOLDS
 25835 Prada Drive
 Punta Gorda, Florida 33955
 Attorney for Personal Representative
 NICOLE S. PEET
 Attorney
 Florida Bar Number: 1025612
 FARR LAW FIRM PA.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 April 11, 2025 25-00353T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-334-CP
Division: PROBATE
IN RE: ESTATE OF DENNIS E. MURPHY also known as DENNIS EDWARD MURPHY Deceased
 The administration of the Estate of DENNIS E. MURPHY, also known as DENNIS EDWARD MURPHY, deceased, File No. 25 334 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 3.50 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 unmaturred, 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 April 11, 2025.
Personal Representative:
Donna Kowalski
 4394 Freeman Road
 Orchard Park, NY 14127
 Attorney for Personal Rep
 Robert A. Dickinson
 FL Bar No: 161468
 460 S. Indiana Ave.
 Englewood, FL 34223
 (941) 474-7600
 April 11, 2025 25-00351T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000367-CP
Division: Probate
IN RE: ESTATE OF ORIE ZANE HART Deceased.
 The administration of the estate of ORIE ZANE HART, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 11, 2025.
Personal Representative:
IAN KING REYNOLDS
 25835 Prada Drive
 Punta Gorda, Florida 33955
 Attorney for Personal Representative
 NICOLE S. PEET
 Attorney
 Florida Bar Number: 1025612
 FARR LAW FIRM PA.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 April 11, 2025 25-00353T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-334-CP
Division: PROBATE
IN RE: ESTATE OF DENNIS E. MURPHY also known as DENNIS EDWARD MURPHY Deceased
 The administration of the Estate of DENNIS E. MURPHY, also known as DENNIS EDWARD MURPHY, deceased, File No. 25 334 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 3.50 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 unmaturred, 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 April 11, 2025.
Personal Representative:
Donna Kowalski
 4394 Freeman Road
 Orchard Park, NY 14127
 Attorney for Personal Rep
 Robert A. Dickinson
 FL Bar No: 161468
 4

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.: 23001959CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. ANN MARIE FIGIEL ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the April 14, 2025 Foreclosure Sale dated the 2nd day of April, 2025, and entered in Case No. 23001959CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FOUNDATION FINANCE COMPANY LLC and ANN MARIE FIGIEL 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 AM on the 2nd day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 301, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

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

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

Dated this day of 04/04/2025.

Roger D. Eaton Clerk Of The Circuit Court By: B. Lackey (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 ERSERVICE@MGS-LEGAL.COM 23FL373-0268 April 11, 18, 2025 25-00359T

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 24001649CA ATHENE ANNUITY & LIFE COMPANY, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD HAYWARD, DECEASED; ET AL, Defendant(s).

To the following Defendant(s): MARION WILSON AKA MARION HAYWARD (Last Known Address: 20076 POW-ELL RD, BROOKSVILLE, FL 34604)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 204, ROTONDA WEST WHITE MARSH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 17A THROUGH 17L, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA PROPERTY ADDRESS: 261 WHITE MARSH LANE, ROTONDA 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 Ghidotti | Berg-

er LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 5-14-2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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

WITNESS my hand and the seal of this Court this 8 day of April, 2025.

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

Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 April 11, 18, 2025 25-00377T

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 24001979CA ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, Plaintiff, vs. FAITH INVESTMENT PROPERTIES GROUP, LLC; WIN INVESTMENT PROPERTY TRUST; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 19 day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK N, W.F. WOODS 2ND ADDITION TO THE CITY OF PUNTA GORDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 624 FITZHUGH AVE #111 & 112, PUNTA GORDA, FL 33950

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 04/07/2025.

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

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-022203 April 11, 18, 2025 25-00368T

FIRST INSERTION

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

CASE NO. 18000609CA FIFTH THIRD BANK AS SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE COMPANY, Plaintiff, vs. FRANCINE MARTINO, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 11, 2025 in Civil Case No. 18000609CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIFTH THIRD BANK AS SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE COMPANY is Plaintiff and Francine Martino, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of April, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 76, Block 1943, Port Charlotte

Subdivision, Section 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A through 74K, of the Public Records of Charlotte County, Florida.

Address: 3378 Blitman Street, Port Charlotte, FL 33981 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this day of 04/07/2025.

Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: B. Lackey (SEAL)

18-00879FL April 11, 18, 2025 25-00367T

FIRST INSERTION

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

File No. 2025 000310 CP Division Probate IN RE: ESTATE OF PATRICIA K. MAGUIRE, Deceased. The administration of the estate of Patricia K. Maguire, deceased, whose date of death was March 7, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion St., 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.

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

CIVIL CIVIL DIVISION CASE NO.: 24001505CA U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1, Plaintiff, v. GOLD INVESTOR, LLC A FLORIDA LIMITED LIABILITY COMPANY A/K/A GOLD INVESTOR, LLC A NEVADA LIMITED LIABILITY COMPANY, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated April 07, 2025, issued in and for Charlotte County, Florida, in Case No. 24001505CA, wherein U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1 is the Plaintiff, and GOLD INVESTOR, LLC A FLORIDA LIMITED LIABILITY COMPANY A/K/A GOLD INVESTOR, LLC A NEVADA LIMITED LIABILITY COMPANY, GELFAND REALTY, INC., A FLORIDA CORPORATION, GOLD NEVADA LLC, A FLORIDA LIMITED LIABILITY COMPANY, DMYTRO KASHUBA, A&A CONCRETE AND CONSTRUCTIONS SERVICES, LLC, ROMAN'S SERVICE LLC and SOUTH GULF COVE HOMEOWNER'S ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, ROGER EATON, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 19, 2025, at electronic sale beginning at 11:00 AM, at www.charlotte.realforeclose.com

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 11, 2025.

Personal Representative: Maureen Tumbleton c/o Ledbetter Cowan Law Group 229 Pensacola Rd. Venice, FL 34285 Attorney for Personal Representative: Ledbetter Cowan Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterLawFL.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterLawFL.com

Jada W. Terrosos, Esq., FL Bar No. 1032584 Email: jada@LedbetterLawFL.com 229 Pensacola Road Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterLawFL.com April 11, 18, 2025 25-00370T

Attorney for Personal Representative: Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 April 11, 18, 2025 25-00372T

FIRST INSERTION

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

File No. 25 335 CP Division: PROBATE IN RE: ESTATE OF LEO HERBERT FIESER, JR. ALSO KNOWN AS LEO H. FIESER Deceased

The administration of the Estate of LEO HERBERT FIESER, JR. ALSO KNOWN AS LEO H. FIESER, deceased, File No. 25 335 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 3.50 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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 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 unmaturred, 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 April 11, 2025.

Personal Representative: Greg A. Fieser 169 Parkside Acres Drive Fenton, MO 63026 Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 April 11, 18, 2025 25-00372T

FIRST INSERTION

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

File No. 25000373CP Division Probate IN RE: ESTATE OF RONALD ALAN NEGRICH, Sr Deceased.

The administration of the estate of Ronald Alan Negrich, Sr, deceased, whose date of death was January 29, 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.

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 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 11, 2025.

Signed on this 7th day of April, 2025. /s/ Ronald Negrich Dominguez Ronald Negrich Dominguez Personal Representative 213 Rio De Janeiro Avenue Punta Gorda, FL 33983

/s/ Mark Martella Mark Martella, Esq. Florida Bar No. 00240021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 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 11, 18, 2025 25-00365T

FIRST INSERTION

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

File No.: 25 CP 416 IN RE: ESTATE OF WILLIAM WALTER BLAUVELT Deceased.

The administration of the estate of William Walter Blauvelt, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 11, 2025.

Personal Representative: Kim Denise Lemaster 18385 Winsom Ave Port Charlotte, Florida 33948 Attorney for Personal Representative: Nathaniel Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 contact@nathandoughertylaw.com April 11, 18, 2025 25-00381T

FIRST INSERTION

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

File No. 25000333CP IN RE: ESTATE OF ROSE ANNE CANTASANO, Deceased.

The administration of the estate of Rose Anne Cantasano, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 11, 2025.

Personal Representative: Lauren McKendry 121 Mudge King Rd. Norwich, New York 13815 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (1-800) 809-1774 E-Mail: andy@ponnocklaw.com April 11, 18, 2025 25-00357T

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO.: 24CC0938 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. DENNIS J. TOTH, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 04/08/2025 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) 225, Block 28, in Rotonda Villas, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Page 1, of the Public Records of Charlotte County, Florida. Commonly known as: 14250 Catfish Ct., Placida, FL 33946 In an online sale at www.charlotte.

realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 AM on May 5th, 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 04/08/2025. By: G. Colon (SEAL) Roger D. Eaton, Clerk of Court April 11, 18, 2025 25-00378T

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO.: 24000936CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. ALISON MURRAY, Defendants. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 04/08/2025 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 110, Block 34, Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page 1A through 1Z15 of the Public Records of Charlotte County, Florida. Property address: 12539 Blue Marlin Rd, Placida, FL 33946 Commonly known as: 12539 Blue Marlin Rd., 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 May 5th, 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 04/08/2025. By: D. Gerace (SEAL) Roger D. Eaton, Clerk of Court April 11, 18, 2025 25-00379T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25000407CA BONNIE OCONNELL, Plaintiff, vs. MARIA FERRARA, and all others claiming by, through and under MARIA FERRARA, FACUNDO MARQUES, and all others claiming by, through and under FACUNDO MARQUES and SANTIAGO MARQUES, Defendant. TO: MARIA FERRARA, and all others claiming by, through and under MARIA FERRARA, FACUNDO MARQUES, and all others claiming by, through and under SANTIAGO MARQUES YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 4, Block 1014, Port Charlotte Subdivision Section Fourteen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 3-A through 3-E, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 18384 Tulane Ave, Port Charlotte, FL 33954.

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 May 8, 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 2 day of April 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk April 11, 18, 25; May 2, 2025 25-00366T

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 2024-001237-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RICHARD DAMIEN WARDEIN, et al., Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 21st day of February, 2025, in Civil Action No. 2024-001237-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which RICHARD DAMIEN WARDEIN, STEPHANIE ANN WARDEIN and FLAGSTAR BANK, N.A., are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., on the 5th day of May 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida: Lot 263, of BABCOCK RANCH

COMMUNITY PHASE 1B1, according to the plat thereof as recorded in Plat Book 22, Page 10A through 10Z1, of the Public Records of Charlotte County, Florida. (Property Address: 16113 Bluestem Lane, Punta Gorda, FL 33982) Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 04/02/2025 ROGER D. EATON, CLERK OF THE CIRCUIT COURT By: D. Gerace (SEAL) Deputy Clerk Jennifer A. Nichols, Esq. Roetzell & Address, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 April 11, 18, 2025 25-00354T

FIRST INSERTION

NOTICE OF ACTION IN THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No. 082025CC000129000101 ROBERT SPEER, and LAURIE SPEER, Plaintiffs, vs. PATRICIA CAMPANINI, AS TRUSTEE of the JUDITH EVE GOLDMAN TRUST of September 29, 2014, Defendant. Pursuant to Florida Statutes §49.08, this is notice that on January 27, 2025, an action was filed against the following Defendant/s: PATRICIA CAMPANINI, AS TRUSTEE of the JUDITH EVE GOLDMAN TRUST of September 29, 2014, against the real property located at: 5007 Palermo Dr., Punta Gorda, Florida, 33950, Parcel Identification Number: 41-23-29-2580-07, and legal description: LOT 101 BLOCK 282, PUNTA GORDA ISLES, SECTION 15-REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 25A THROUGH 25O, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. It is an action for Trespass, Quiet Title, and Violation of Florida Statutes §720.305 involving alleged encroachments on neighboring property and related damages. The action is proceeding in the Twentieth

Judicial Circuit Court in and for Charlotte County, Florida and is titled, Robert Speer and Laurie Speer vs. Patricia Campanini, as Trustee of the Judith Eve Goldman Trust of September 29, 2014, and is case number: 082025CC000129000101. Plaintiff's attorney is: Sheri L. Freeman-Novoa, Esq., Lake Law Firm, P.A., 745 Central Ave., Ste. 402, St. Petersburg, FL 33701, Phone: (727) 592-1812, slfreemmannovoa@lakelawfirm.com. 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: April 4, 2025 ROGER D. EATON (seal) Clerk of the Circuit Court ROGER D. EATON, CLERK OF THE CIRCUIT COURT 350 E. Marion Avenue, Punta Gorda, FL 33950 (941) 637-2113 D. Gerace As Deputy Clerk April 11, 18, 25; May 2, 2025 25-00362T

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.: 23001959CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ANN MARIE FIGIEL ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the April 14, 2025 Foreclosure Sale dated the 2nd day of April, 2025, and entered in Case No. 23001959CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FOUNDATION FINANCE COMPANY LLC and ANN MARIE FIGIEL 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 AM on the 2nd day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 04/04/2025. Roger D. Eaton Clerk of The Circuit Court By: B. Lackey (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 23FL373-0268 April 11, 18, 2025 25-00371T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000402CA AMERICAN BRIDGE DEVELOPMENT LLC, Plaintiff, vs. MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DIEGO VELEZ MAYO, JUAN FELIPE GAVIRIA GUTIERREZ, and all others claiming by, through and under JUAN FELIPE GAVIRIA GUTIERREZ, DARIO DEJESUS TAMAYO VELEZ, and all others claiming by, through and under DARIO DEJESUS TAMAYO VELEZ, FRANK ENRIQUE DEGRIEFF RAMOS, and all others claiming by, through and under FRANK ENRIQUE DEGRIEFF RAMOS, CAMBRIDGE HOUSE OF PORT CHARLOTTE - A CONDOMINIUM, INC. and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., Defendant, TO: MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DIEGO VELEZ MAYO, JUAN FELIPE GAVIRIA GUTIERREZ, DARIO DEJESUS TAMAYO VELEZ, and all others claiming by, through and under DARIO DEJESUS TAMAYO VELEZ and FRANK ENRIQUE DEGRIEFF RAMOS, and all others claiming by, through and under FRANK ENRIQUE DEGRIEFF RAMOS YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Charlotte County, Florida: Parcel 1: Unit 109 of Cambridge House of Port Charlotte, a Condominium according to the Declaration of Condominium thereof, recorded

in Official Records Book 620, Page(s) 1205, of the Public Records of Charlotte County, Florida, and any amendments thereto, together with its undivided share in the common elements. a/k/a 21260 Brinson Ave -Unit 109, Port Charlotte, FL 33952 ("Parcel 1"). Parcel 2: Lot 31, Block 4247, Port Charlotte Subdivision Section Fifty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 72A through 72J, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 14200 Salvatierra Ln, Port Charlotte, FL 33981 ("Parcel 2"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before May 8, 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 2 day of April 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk April 11, 18, 25; May 2, 2025 25-00363T

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, DEVIISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 25, 2025 in Civil Case No. 24001010CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, FIRST HOME MORTGAGE CORPORATION is the Plaintiff, and 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, DEVIISEES, GRANTEES, 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 property as set forth in said Final Judgment, to wit: LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 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@aldridgepite.com 1100-978B April 11, 18, 2025 25-00355T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 241321CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. BENNY A. AGENDIA; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF BENNY A. AGENDIA, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, April 24, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in

accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 16, Block 5068, Port Charlotte Subdivision, Section Ninety-Five, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 1A through 1Z33, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 241321CA, New Vista Properties, Inc., v. Benny A. Agendia. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 04/07/2025 ROGER D. EATON, Clerk By: B. Lackey (SEAL) Deputy Clerk Albert J. Tiseo, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 April 11, 18, 2025 25-00369T



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

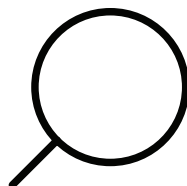


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

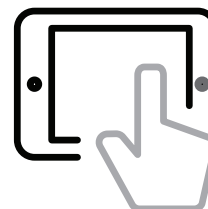
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

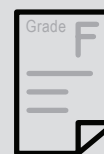


Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ESTATES / ACTIONS ---

FOURTH 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, ac-
cording to the Plat thereof, as re-
corded 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 No-
tice, 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 en-
tered against you for the relief demand-
ed in the Complaint.

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 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
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, ac-
cording to the Plat thereof, as re-
corded 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 No-
tice, 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 en-
tered against you for the relief demand-
ed in the Complaint.

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 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

SECOND 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 Char-
lotte 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 repre-
sentative's attorney are set forth below.

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's 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. The written demand
must be filed with the clerk.

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:

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

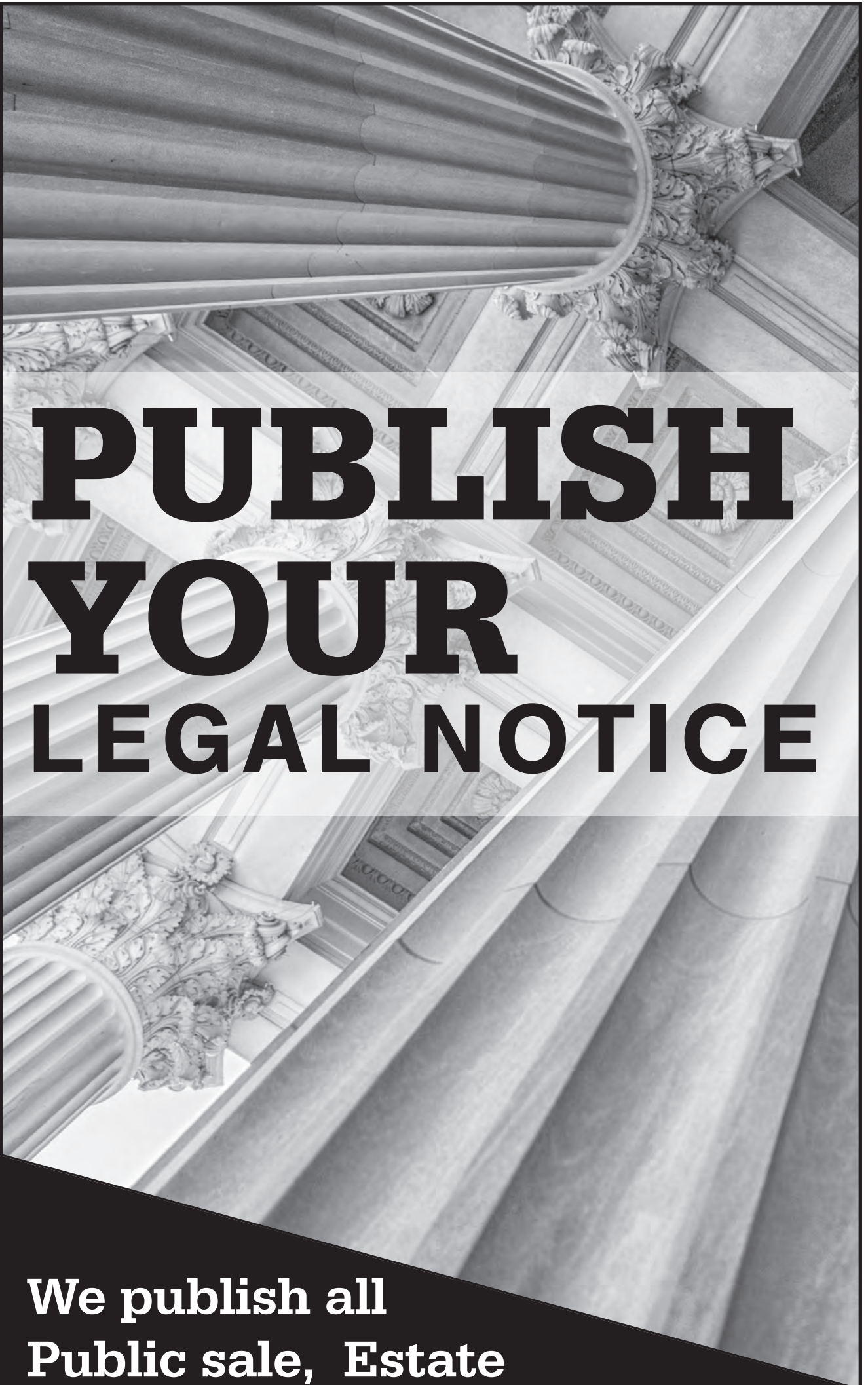
E-Mail: mary@byrskilaw.com

Secondary E-Mail:

kaye@byrskilaw.com

April 4, 11, 2025

25-00344T



**PUBLISH
YOUR
LEGAL NOTICE**

**We publish all
Public sale, Estate
& Court-related notices**

- We offer an online payment portal for easy credit card payment
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Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

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**Business
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legal@businessobserverfl.com

**Business
Observer**

--- PUBLIC SALES / ESTATE ---

SECOND 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 not 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:

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000190CP
Division Probate
IN RE: ESTATE OF
DAVID G. MC MANUS
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 not 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:

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

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

SECOND 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. 732.2211, 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 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

SECOND 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, accord-

ing 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.realestate.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.

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 Carousell 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").

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

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

FOURTH INSERTION

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

DATED this 12 day of March 2025.
Clerk of the Circuit Court
By: B. Lackey (SEAL)
As Deputy Clerk
J.D. Manzo
Manzo & Associates, P.A.
Plaintiff's attorney
4767 New Broad Street
Orlando, FL 32814
telephone number (407) 514-2692
Mar. 21, 28; Apr. 4, 11, 2025
25-00271T

SECOND INSERTION

NOTICE 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

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

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

SECOND INSERTION

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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809).

25-00329T

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809).

25-00330T

FOURTH 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 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.

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.

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.

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.

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

25-00280T

SECOND INSERTION

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

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.

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: eosborne@advanceserviceslawgroup.com April 4, 11, 2025 25-00324T

SECOND INSERTION

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

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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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: Susan McCarthy 2080 Valpraiso Blvd. N. Fort Myers, FL 33917 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 201 W. Marion Avenue, Suite 1209 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz April 4, 11, 2025 25-00336T

SECOND INSERTION

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

The administration of the ESTATE OF JUDITH A. SAMMARCO, deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for Charlotte County, Florida.

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

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

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

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

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

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

Personal Representative: JAMES SAMMARCO c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: RICHARD R. GANS Florida Bar No. 0040878 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 rgans@fergesonskipper.com services@fergesonskipper.com April 4, 11, 2025 25-00319T

SECOND INSERTION

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

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.

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

SECOND INSERTION

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

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.

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 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: LKilpeck@ralaw.com April 4, 11, 2025 25-00334T

SECOND INSERTION

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

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.

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

SECOND INSERTION

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

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.

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

SECOND INSERTION

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

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.

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 & DECOSTA, PA 407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950 Telephone: (941) 639-7627 Fax: (941) 575-0242 E-Mail: Elias@MD-Lawfirm.com Secondary E-Mail: Kamalee@MD-Lawfirm.com April 4, 11, 2025 25-00339T

SECOND INSERTION

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

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.

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

-- ACTIONS / SALES --

SECOND 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, SONDRAL. STRATTON,
deceased and all others claiming
by, through and under SONDRAL.
STRATTON, deceased and
ROTONDA HEIGHTS
CONSERVATION ASSOCIATION,
Defendant,

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 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, Administra-
tive 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.

TO: LEON A. STRATTON, deceased
and all others claiming by, through
and under LEON A. STRATTON,
deceased and SONDRAL. STRAT-
TON, deceased and all others claiming
by, through and under SONDRAL 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, Roto-
nonda West, FL 33947.

DATED this 1st day of April 2025.
Clerk of the Circuit Court
(SEAL) By: B. Lackey
As Deputy Clerk

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

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

SECOND 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

SECOND 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 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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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 disability
who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, 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

SECOND 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 pursuant
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 disability
who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 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 pur-
suant 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 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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000384CP
IN RE: ESTATE OF
GERALD M. REILLY
Deceased.

The administration of the estate of
GERALD M. REILLY deceased, whose
date of death was March 9, 2025, is
pending in the Circuit Court for Char-
lotte 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act as
described in Section 732.216-732.228,

Florida Statutes, applies, or may apply,
unless a written demand is made by
a creditor as specified under section
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 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:
Patrick Reilly
6 Alton Road
Yardley, PA 19067
Attorney for Personal Representative
Mary E. Trask
Florida Bar Number: 10927
Trask Law
16500 Burnt Store Road, Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (239) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
April 4, 11, 2025 25-00348T

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
1/2025/26_V23

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@aldridgepite.com
1100-978B
April 4, 11, 2025 25-00322T