

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000452CP IN RE: ESTATE OF KENNETH M. MATTHEWS Deceased.		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE No. 24001385CP IN RE: ESTATE OF WENDY NICOLE CHADWICK CON-SALVO Deceased.	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Catholic Nutrition located at PO Box 380552 in the City of Murdock, Charlotte County, FL 33938 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of April, 2025. FAVORIDGE LLC April 18, 2025		NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Island Grill Cocina located at 75 Marajo St, in the County of Charlotte, in the City of Punta Gorda, Florida 33983 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Punta Gorda, Florida, this 16th day of April, 2025. HIDDEN TABLE CATERING, LLC April 18, 2025		The administration of the estate of Kenneth M. Matthews, deceased, whose date of death was January 20, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 18, 2025. Personal Representative: Lisa A. Ferro 25 Williamsville Road Hubbardston, Massachusetts 01452 Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com April 18, 25, 2025		The administration of the estate of WENDY NICOLE CHADWICK CON-SALVO, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 18, 2025. Personal Representatives: Leslie Lohm c/o Leslie Lohm LLC 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Attorney for Personal Representatives: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary E-Mail: office@leslielohnlaw.com April 18, 25, 2025	
25-00387T		25-00397T		25-00394T		25-00399T	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION	
Notice is hereby provided that the South Florida Water Management District, on April 8, 2025, issued a Water Use Individual Permit (Permit Number 08-00163-W, Application Number 250110-49085) with conditions to Babcock Ranch Community Independent Special District c/o Wrathell Hunt and Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 to modify Water Use Permit 08-00163-W for the irrigation of 299 acres of golf course and 1,568.4 acres of landscape (for a total of 1,867.4 acres) using a sprinkler irrigation system. This permit authorizes the use of surface water from the on-site lakes with ground water recharge from the Sandstone aquifer and reclaimed water using a sprinkler irrigation system with an annual allocation of 2,124.02 million gallons located in Babcock Ranch Community, Charlotte County, Florida. A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.		Additional filing instructions are as follows: • Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition. • Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.		The administration of the estate of Kenneth M. Matthews, deceased, whose date of death was January 20, 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 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 18, 2025. Personal Representative: Lisa A. Ferro 25 Williamsville Road Hubbardston, Massachusetts 01452 Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com April 18, 25, 2025		The administration of the estate of WENDY NICOLE CHADWICK CON-SALVO, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 18, 2025. Personal Representatives: Leslie Lohm c/o Leslie Lohm LLC 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Attorney for Personal Representatives: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary E-Mail: office@leslielohnlaw.com April 18, 25, 2025	
25-00387T		25-00397T		25-00394T		25-00399T	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION	
Notice is hereby provided that the South Florida Water Management District, on April 8, 2025, issued a Water Use Individual Permit (Permit Number 08-00163-W, Application Number 250110-49085) with conditions to Babcock Ranch Community Independent Special District c/o Wrathell Hunt and Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 to modify Water Use Permit 08-00163-W for the irrigation of 299 acres of golf course and 1,568.4 acres of landscape (for a total of 1,867.4 acres) using a sprinkler irrigation system. This permit authorizes the use of surface water from the on-site lakes with ground water recharge from the Sandstone aquifer and reclaimed water using a sprinkler irrigation system with an annual allocation of 2,124.02 million gallons located in Babcock Ranch Community, Charlotte County, Florida. A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.		Additional filing instructions are as follows: • Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition. • Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.		The administration of the estate of Kenneth M. Matthews, deceased, whose date of death was January 20, 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 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 18, 2025. Personal Representative: Lisa A. Ferro 25 Williamsville Road Hubbardston, Massachusetts 01452 Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com April 18, 25, 2025		The administration of the estate of WENDY NICOLE CHADWICK CON-SALVO, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 18, 2025. Personal Representatives: Leslie Lohm c/o Leslie Lohm LLC 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Attorney for Personal Representatives: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary E-Mail: office@leslielohnlaw.com April 18, 25, 2025	
25-00387T		25-00397T		25-00394T		25-00399T	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION	
Notice is hereby provided that the South Florida Water Management District, on April 8, 2025, issued a Water Use Individual Permit (Permit Number 08-00163-W, Application Number 250110-49085) with conditions to Babcock Ranch Community Independent Special District c/o Wrathell Hunt and Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 to modify Water Use Permit 08-00163-W for the irrigation of 299 acres of golf course and 1,568.4 acres of landscape (for a total of 1,867.4 acres) using a sprinkler irrigation system. This permit authorizes the use of surface water from the on-site lakes with ground water recharge from the Sandstone aquifer and reclaimed water using a sprinkler irrigation system with an annual allocation of 2,124.02 million gallons located in Babcock Ranch Community, Charlotte County, Florida. A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.		Additional filing instructions are as follows: • Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition. • Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.		The administration of the estate of Kenneth M. Matthews, deceased, whose date of death was January 20, 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 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 18, 2025. Personal Representative: Lisa A. Ferro 25 Williamsville Road Hubbardston, Massachusetts 01452 Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com April 18, 25, 2025		The administration of the estate of WENDY NICOLE CHADWICK CON-SALVO, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 18, 2025. Personal Representatives: Leslie Lohm c/o Leslie Lohm LLC 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Attorney for Personal Representatives: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary E-Mail: office@leslielohnlaw.com April 18, 25, 2025	
25-00387T		25-00397T		25-00394T		25-00399T	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION	
Notice is hereby provided that the South Florida Water Management District, on April 8, 2025, issued a Water Use Individual Permit (Permit Number 08-00163-W, Application Number 250110-49085) with conditions to Babcock Ranch Community Independent Special District c/o Wrathell Hunt and Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 to modify Water Use Permit 08-00163-W for the irrigation of 299 acres of golf course and 1,568.4 acres of landscape (for a total of 1,867.4 acres) using a sprinkler irrigation system. This permit authorizes the use of surface water from the on-site lakes with ground water recharge from the Sandstone aquifer and reclaimed water using a sprinkler irrigation system with an annual allocation of 2,124.02 million gallons located in Babcock Ranch Community, Charlotte County, Florida. A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.		Additional filing instructions are as follows: • Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition. • Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.		The administration of the estate of Kenneth M. Matthews, deceased, whose date of death was January 20, 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 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 18, 2025. Personal Representative: Lisa A. Ferro 25 Williamsville Road Hubbardston, Massachusetts 01452 Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com April 18, 25, 2025		The administration of the estate of WENDY NICOLE CHADWICK CON-SALVO, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 18, 2025. Personal Representatives: Leslie Lohm c/o Leslie Lohm LLC 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Attorney for Personal Representatives: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary E-Mail: office@leslielohnlaw.com April 18, 25, 2025	
25-00387T		25-00397T		25-00394T		25-00399T	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION		NOTICE OF AGENCY ACTION	
Notice is hereby provided that the South Florida Water Management District, on April 8, 2025, issued a Water Use Individual Permit (Permit Number 08-00163-W, Application Number 250110-49085) with conditions to Babcock Ranch Community Independent Special District c/o Wrathell Hunt and Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 to modify Water Use Permit 08-00163-W for the irrigation of 299 acres of golf course and 1,568.4 acres of landscape (for a total of 1,867.4 acres) using a sprinkler irrigation system. This permit authorizes the use of surface water from the on-site lakes with ground water recharge from the Sandstone aquifer and reclaimed water using a sprinkler irrigation system with an annual allocation of 2,124.02 million gallons located in Babcock Ranch Community, Charlotte County, Florida. A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.		Additional filing instructions are as follows: • Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition. • Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.		The administration of the estate of Kenneth M. Matthews, deceased, whose date of death was January 20, 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 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 18, 2025. Personal Representative: Lisa A. Ferro 25 Williamsville Road Hubbardston, Massachusetts 01452 Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com April 18, 25, 2025		The administration of the estate of WENDY NICOLE CHADWICK CON-SALVO, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or persons	

---

ACTIONS / SALES / ESTATE ---

---

FIRST INSERTION		
<p><b>NOTICE TO CREDITORS (Summary Administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA</p> <p>PROBATE DIVISION <b>File No.: 25-000393-CP</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF JOHN J. PRYOR</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of JOHN J. PRYOR, deceased, File Number 25-000393-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was February 26, 2025; that the total value of the estate is \$22,500 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Address DEBORAH A. KEE 449 Panarea Drive Punta Gorda, FL 33950</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or</p>		
<p>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.</p> <p>The date of first publication of this Notice is April 18, 2025.</p> <p><b>Person Giving Notice:</b> <b>DEBROAH A. KEE</b> 449 Panarea Drive Punta Gorda, Florida 33950</p> <p>Attorney for Person Giving Notice: 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</p> <p>April 18, 25, 202525-00382T</p>		

FIRST INSERTION		
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO:24-CC-0283</b> <b>ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation,</b> <b>Plaintiff, v.</b> <b>CARLOTA POSADA,</b> <b>Defendant.</b></p> <p>Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 3/21/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:</p> <p>Lot(s) 13, Block 69, in ROTONDA MEADOWS, a subdivision according to the plat thereof, as recorded in Plat Book 10, Pages 15A through 15Z18, of the Public Records of Charlotte County, Florida.</p> <p>Property Address: 14 Bluebonnet Dr., Placidia, FL 33946</p> <p>In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning</p>		
<p>at 11:00 a.m. on May 23rd, 2025.</p> <p>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.</p> <p>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.</p> <p>DATED this day of 04/09/2025.</p> <p>By: D. Gerace (SEAL) Roger D. Eaton, Clerk of Court</p> <p>Leland Wilson, Esq-Leland@associationlegalservices.com silva@associationlegalservices.com paralega@associationlegalservices.com 12600 World Plaza Lane, Fort Myers, FL 339907</p> <p>April 18, 25, 202525-00386T</p>		

FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-000410</b> <b>IN RE: ESTATE OF PATRICK A. LeMASTERS,</b> <b>Deceased.</b></p> <p>The administration of the estate of PATRICK A. LeMASTERS, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Post Office Box 518000, Punta Gorda, FL 33951. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>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.</p> <p>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,</p>		
<p>Florida Statutes. The written demand must be filed with the clerk.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is April 18, 2025.</p> <p><b>Personal Representative:</b> <b>/s/ Iris LeMasters</b> <b>IRIS LeMASTERS</b> 33491 Serene Dr. Punta Gorda, Florida 33982</p> <p>Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, &amp; SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gblaw.com Secondary E-Mail: lmintz@gblaw.com</p> <p>April 18, 25, 202525-00384T</p>		

FIRST INSERTION		
<p><b>NOTICE OF FORFEITURE PROCEEDING</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case Number: 25-000130-CA</b> <b>In Re: The Forfeiture of: 2017 White Nissan Sentra</b> <b>VIN #: 3N1AB7AP3HY363822</b> <b>Claimant: SUSAN M. REINHARDT</b> TO: Susan M. Reinhardt 1475 Flamingo Blvd., Lot 186 Englewood, FL 34224</p> <p>AND ALL OTHERS WHOSE NAMES ARE PRESENTLY UNKNOWN but may claim an interest in the motor vehicle described as One (1) 2017 White Nissan Sentra, VIN# 3N1AB7A-P3HY363822. Notice is hereby given that WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, has filed a forfeiture proceeding in the Twentieth Judicial Circuit of the State of Florida in and for Charlotte County, Florida, requesting that the said motor vehicle described above, be forfeited to the Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, for the use and benefit of the Charlotte County Sheriff's Office.</p> <p>On February 25, 2025, Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, obtained an</p>		
<p>ORDER DETERMINING PROBABLE CAUSE AND REQUIRING CLAIMANTS DESIRING TO CONTEST FORFEITURE TO FILE AND SERVE RESPONSIVE PLEADINGS AND AFFIRMATIVE DEFENSES from the Court determining that probable cause existed for seizure of the subject motor vehicle, for violation of Florida Statutes §932.701, et seq., in that the subject motor vehicle, were used as an instrumentality in the commission of a violation of Florida Statutes §893.13 and is subject to forfeiture to the Charlotte County Sheriff's Office under Chapter 932 Florida Statutes. Petitioner will further seek a Final Order of Forfeiture forfeiting the subject motor vehicle to the Charlotte County Sheriff's Office.</p> <p>The property was seized by Officers of the Charlotte County Sheriff's Office on or about January 18, 2025 at or near 2803 S. McCall Rd., Englewood, Charlotte County, Florida, and is being held by the Charlotte County Sheriff's Office. FARR LAW FIRM, P.A. WILL W. SUNTER, ESQUIRE Florida Bar No. 0011448 Attorney for Petitioner 99 Nesbit Street Punta Gorda, FL 33950 (941) 639-1158 wsunter@farr.com // alambert@farr.com 001122.1003</p> <p>April 18, 25, 202525-00385T</p>		

FIRST INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 24000388CA</b> <b>LAKEVIEW LOAN SERVICING, LLC,</b> <b>Plaintiff, vs.</b> <b>JONATHAN D. POPE;</b> <b>CONTEMPORARY COASTAL BUILDERS; SUZANNE EDGERTON, TRUSTEE OF THE EDGERTON REALTY &amp; DEV LLC</b> <b>SOLO 401K TRUST; UNKNOWN SPOUSE OF JONATHAN D. POPE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,</b> <b>Defendants.</b></p> <p>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:</p> <p>LOT 17, BLOCK 4555, PORT CHARLOTTE SUBDIVISION SECTION 87, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 14295 MORRISTOWN AVE, PORT CHARLOTTE, FL 33981</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-</p>		
<p>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.</p> <p>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.</p> <p>Dated this day of 04/15/2025.</p> <p>ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) B. Lackey Deputy Clerk</p> <p>Submitted by: De Cubas &amp; 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 23-03908</p> <p>April 18, 25, 202525-00395T</p>		

FIRST INSERTION		
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 23001262CA</b> <b>New Residential Mortgage Loan Trust 2016-3</b> <b>Plaintiff, -vs.-</b> <b>Edward J. Feehan, Jr. a/k/a Edward Feehan; Kimberly L. P. Feehan a/k/a Kimberly Peterson; Asset Acceptance LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23001262CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein New Residential Mortgage Loan Trust 2016-3, Plaintiff and Edward J. Feehan, Jr. a/k/a Edward Feehan are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM in ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on May 28, 2025, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT(S) 18, 19 AND 20, BLOCK 1967, PORT CHARLOTTE SUBDIVISION SECTION 60, AS PER PLAT THEREOF RE-</p>		
<p>CORDED IN PLAT BOOK 5, PAGE(S) 74A THROUGH 74K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>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.</p> <p>04/15/2025</p> <p>Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) B. Lackey DEPUTY CLERK OF COURT</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-326996 FC01 CXE</p> <p>April 18, 25, 202525-00396T</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2024-CA-002137</b> <b>TONY TAING and KIMHEANG TAING,</b> <b>Plaintiff, -vs-</b> <b>ANTONIO KENT,</b> <b>Defendant.</b></p> <p>TO: Defendant, ANTONIO KENT</p> <p>YOU ARE NOTIFIED that Plaintiffs, TONY TAING and KIMHEANG TAING, have filed an action against you seeking to quiet title to the following real property in Charlotte County, Florida:</p> <p>50278 Bermont Rd., Punta Gorda, Florida 33982 and more particularly identified as follows: The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, Section 28, Township 40 South, Range 27 East, Charlotte County, Florida (a/a/a Tract 30 of Section 28, Golden Ranches).</p> <p>You are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo &amp; Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, on or before sixty (60) days after first publication and file the original with this Court</p>		
<p>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.</p> <p>This notice shall be published once each week for four consecutive weeks in the Business Observer.</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court on this 9 day of April, 2025.</p> <p>ROGER D. EATON Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk</p> <p>Michael E. Schuchat, Esq. Lutz, Bobo &amp; Telfair, P.A. Two North Tamiami Trail, Suite 500 Sarasota, Florida 34236 meschuchat@lutzbobocom April 18, 25; May 2, 9, 2025</p> <p>25-000389T</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION - PROPERTY</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO. 25000344CA</b> <b>EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company,</b> <b>Plaintiff, v.</b> <b>BRUCE LONDON; SCOTT L. LONDON; MARC LONDON; SCOTT D. MILLER; MERYL CAPPELLO; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST JENNIE C. FALBO, CELIA MILLER, ANNE CAPPELLO, EVELYN LONDON, SHERMAN MILLER OR RUTH MILLER; AND ALL UNKNOWN PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY,</b> <b>Defendants.</b></p> <p>TO: All Defendants named above, and to all others whom it may concern:</p> <p>YOU ARE NOTIFIED that an action seeking quiet title and determination of beneficiaries relating to real property located in Charlotte County, which is legally described as follows:</p> <p>Lot 2, Block 22, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page 24 1/2, of the Public Records of Charlotte County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's</p>		
<p>Attorney, David L. Boyette, Esquire, whose address is Adams and Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before May 20, 2025 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled 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 Verified Complaint.</p> <p>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.</p> <p>DATED on April 14, 2025.</p> <p>ROGER D. EATON CLERK OF CIRCUIT COURT &amp; COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk</p> <p>Plaintiff's Attorney David L. Boyette, Esquire Adams and Reese LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 April 18, 25; May 2, 9, 2025</p> <p>25-00390T</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 24001649CA</b> <b>ATHENE ANNUITY &amp; LIFE COMPANY,</b> <b>Plaintiff, v.</b> <b>RICHARD HAYWARD; BEVERLY BROWN; UNKNOWN SPOUSE OF RICHARD HAYWARD; UNKNOWN SPOUSE OF BEVERLY BROWN; TAX COLLECTOR, CHARLOTTE COUNTY FLORIDA; LEBEAU CONSTRUCTIONS, INC.; SUNNY STATE ROOFING INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; AND ALL UNKNOWN PARTIES IN POSSESSION IF THE ABOVE DEFENDANTS ARE ALIVE AND IF ONE OR MORE OF SAID DEFENDANTS ARE DEAD, THEIR UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, PERSONAL REPRESENTATIVES, CREDITORS AND ALL PARTIES HAVING OR CLAIMING BY, THROUGH OR AGAINST THEM; AND ALL PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT,</b> <b>Defendant(s).</b></p> <p>To the following Defendant(s): BEVERLY BROWN (Last Known Address: 261 WHITE MARSH LANE, ROTONDA WEST, FL 33947) UNKNOWN SPOUSE OF BEVERLY BROWN (Last Known Address: 261 WHITE MARSH LANE, ROTONDA WEST, FL 33947)</p> <p>YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:</p> <p>LOT 204, ROTONDA WEST WHITE MARSH, ACCORDING</p>		
<p>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</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti   Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 1-7-2025, 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.</p> <p>This notice is provided pursuant to Administrative Order No. 2010-08</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court this 2nd day of Dec, 2024.</p> <p>As Clerk of the Court (SEAL) By B. Lackey As Deputy Clerk</p> <p>Ghidotti  Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201 Miami, FL 33161</p> <p>April 18, 25, 202525-00393T</p>		

Q&A

Who benefits from legal notices?

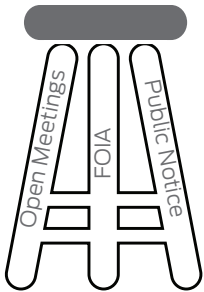
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

110227\_213

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

**Publishing notices on the internet is neither cheap nor free**

Newspapers remain the primary vehicle for public notice in **all 50 states**

## Types Of Public Notices

### Citizen Participation Notices

- |                                  |   |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use                      |
| Meeting Minutes or Summaries     | Creation of Special Tax Districts       |
| Agency Proposals                 | School District Reports                 |
| Proposed Budgets and Tax Rates   | 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](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p><b>CASE No.: 25000407CA</b> <b>BONNIE OCONNELL,</b> <b>Plaintiff, vs.</b> <b>MARIA FERRARA, and all others</b> <b>claiming by, through and under</b> <b>MARIA FERRARA, FACUNDO</b> <b>MARQUES, and all others claiming</b> <b>by, through and under FACUNDO</b> <b>MARQUES and SANTIAGO</b> <b>MARQUES, and all others claiming</b> <b>by, through and under SANTIAGO</b> <b>MARQUES,</b> <b>Defendant,</b> TO: 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, and all others claiming by, through and under SAN- TIAGO MARQUES</p> <p>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, in- clusive, of the Public Records of Charlotte County, Florida. a/k/a 18384 Tulane Ave, Port Char- lotte, FL 33954.</p>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 241321CA</b> <b>NEW VISTA PROPERTIES, INC.,</b> <b>a Florida Corporation,</b> <b>Plaintiff, vs.</b> <b>BENNY A. AGENDIA; his devisees,</b> <b>grantees, creditors, and all other</b> <b>parties claiming by, through, under</b> <b>or against him and all unknown</b> <b>natural persons, if alive and if now</b> <b>known to be or alive, their several</b> <b>and respective spouses, heirs,</b> <b>devisees, grantees, and other</b> <b>creditors or other parties claiming</b> <b>by, though, or under those unknown</b> <b>natural persons and their several</b> <b>unknown assigns, successors in</b> <b>interest trustees, or any other</b> <b>persons claiming by through, under</b> <b>or against any corporation or other</b> <b>legal entity named as a defendant</b> <b>and all claimants, persons or parties</b> <b>natural or corporate whose exact</b> <b>status is unknown, claiming under</b> <b>any of the above named or described</b> <b>defendants or parties who are</b> <b>claiming to have any right, title or</b> <b>interest in and to the lands</b> <b>hereafter described; and</b> <b>UNKNOWN SPOUSE OF BENNY</b> <b>A. AGENDIA,</b> <b>Defendants.</b> 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 Thurs- day, April 24, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in</p>

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

SECOND INSERTION
<p>accordance with Chapter 45 Florida Statutes, the following-described real property:</p> <p>Lot 16, Block 5068, Port Char- lotte 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</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with- in 60 days after the sale.</p> <p>If you are a person with a disabil- ity who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>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</p>

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>Case No. 082025CC000129000101</b> <b>ROBERT SPEER, and LAURIE</b> <b>SPEER,</b> <b>Plaintiffs, vs.</b> <b>PATRICIA CAMPANINI, AS</b> <b>TRUSTEE of the JUDITH EVE</b> <b>GOLDMAN TRUST of September</b> <b>29, 2014,</b> <b>Defendant.</b> 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 CHAR- LOTTE COUNTY, FLORIDA.</p> <p>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</p>

THIRD INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p><b>CASE No.: 25000339CA</b> <b>MITCHELL T. KERN,</b> <b>Plaintiff, vs.</b> <b>LEON A. STRATTON, deceased</b> <b>and all others claiming by, through</b> <b>and under LEON A. STRATTON,</b> <b>deceased, SONDRA L. STRATTON,</b> <b>deceased and all others claiming</b> <b>by, through and under SONDRA L.</b> <b>STRATTON, deceased and</b> <b>ROTONDA HEIGHTS</b> <b>CONSERVATION ASSOCIATION,</b> <b>Defendant,</b> TO: LEON A. STRATTON, deceased and all others claiming by, through and under LEON A. STRATTON, deceased and SONDRA L. STRAT- TON, deceased and all others claiming by, through and under SONDRA L. STRATTON, deceased</p> <p>YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 743, Rotonda Heights, ac- cording to the map or plat there- of, as recorded in Plat Book 8, Page(s) 26, of the Public Records of Charlotte County, Florida. a/k/a 267 Indian Creek Dr, Ro- tonda West, FL 33947.</p> <p>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 &amp; Associates, P.A., Plaintiff's</p>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWENTIETH JUDICIAL CIRCUIT</b> <b>IN AND FOR CHARLOTTE</b> <b>COUNTY, FLORIDA</b> <b>24001010CA</b> <b>FIRST HOME MORTGAGE</b> <b>CORPORATION,</b> <b>Plaintiff, vs.</b> <b>MARK BRYANT MOORE; ANY</b> <b>AND ALL UNKNOWN PARTIES</b> <b>CLAIMING BY, THROUGH,</b> <b>UNDER AND AGAINST THE</b> <b>HEREIN NAMED INDIVIDUAL</b> <b>DEFENDANT(S) WHO ARE NOT</b> <b>KNOWN TO BE DEAD OR ALIVE,</b> <b>WHETHER SAID UNKNOWN</b> <b>PARTIES MAY CLAIM AN</b> <b>INTEREST AS SPOUSES, HEIRS,</b> <b>DEWISEES, GRANTEES, OR</b> <b>OTHER CLAIMANTS</b> <b>Defendant.(s).</b> 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 TWENTI- ETH Judicial Circuit in and for Char- lotte County, Florida, wherein, FIRST HOME MORTGAGE CORPORA- TION is the Plaintiff, and MARK BRYANT MOORE; ANY AND ALL UNKNOWN PARTIES CLAIM- ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUS- ES, HEIRS, DEWISEES, GRANT- EES, OR OTHER CLAIMANTS are Defendants.</p> <p>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</p>

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,  
slfreemannovoa@lakelawfirm.com.

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

DATED: 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

<p>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.</p> <p>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.</p> <p>DATED this 1st day of April 2025. Clerk of the Circuit Court (SEAL) By: B. Lackey As Deputy Clerk</p>	<p>J.D. Manzo Manzo &amp; 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</p>
--	---

SECOND INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p><b>FORECLOSURE DIVISION</b> <b>CASE NO: 24000936CC</b> <b>ROTONDA MEADOWS/VILLAS</b> <b>CONSERVATION ASSOCIATION,</b> <b>INC., a Florida not for profit</b> <b>Corporation,</b> <b>Plaintiff, v.</b> <b>ALISON MURRAY,</b> <b>Defendants.</b> 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 Vil- las, according to the plat thereof, recorded in Plat Book 12, Page 1A through 1Z15 of the Public Re- cords of Charlotte County, Flori- da. Property address: 12539 Blue Marlin Rd, Placida, FL 33946 Commonly known as: 12539 Blue Marlin Rd., Placida, FL 33946</p>

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, Sec-  
tion 45.031.

If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, 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 04/08/2025.  
By: D. Gerace (SEAL)  
Roger D. Eaton,  
Clerk of Court  
April 11, 18, 2025 25-00379T

SECOND INSERTION
<p><b>AMENDED NOTICE OF</b> <b>FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 2024-001237-CC</b> <b>BABCOCK RANCH RESIDENTIAL</b> <b>ASSOCIATION, INC., a Florida</b> <b>not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>RICHARD DAMIEN WARDEIN,</b> <b>et al.,</b> <b>Defendants.</b> NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 21st day of Febru- ary, 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 WAR- DEIN, STEPHANIE ANN WAR- DEIN and FLAGSTAR BANK, N.A., are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIA- TION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIR- CUIT 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 Sum- mary Final Judgment of Foreclosure in Charlotte County, Florida: Lot 263, of BABCOCK RANCH</p>

COMMUNITY PHASE 1B1, ac-  
cording to the plat thereof as re-  
corded in Plat Book 22, Page 10A  
through 10Z1, of the Public Re-  
cords 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 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: 04/02/2025  
ROGER D. EATON,  
CLERK OF THE CIRCUIT COURT  
By: D. Gerace (SEAL)  
Deputy Clerk

Jennifer A. Nichols, Esq.  
Roetzel & Andress, LPA  
999 Vanderbilt Beach Rd- Suite 401  
Naples, FL 34108  
(239) 649-6200  
April 11, 18, 2025 25-00354T

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p><b>CASE No.: 25000402CA</b> <b>AMERICAN BRIDGE</b> <b>DEVELOPMENT LLC,</b> <b>Plaintiff, vs.</b> <b>MARK S. HOPKINS, and all others</b> <b>claiming by, through and under</b> <b>MARK S. HOPKINS, JUAN DIEGO</b> <b>VELEZ MAYO, and all others</b> <b>claiming by, through and under</b> <b>JUAN DIEGO VELEZ MAYO, JUAN</b> <b>FELIPE GAVIRIA</b> <b>GUTIERREZ, and all others</b> <b>claiming by, through and under</b> <b>JUAN FELIPE GAVIRIA</b> <b>GUTIERREZ, DARIO DEJESUS</b> <b>TAMAYO VELEZ, and all others</b> <b>claiming by, through and under</b> <b>DARIO DEJESUS TAMAYO</b> <b>VELEZ, FRANK ENRIQUE</b> <b>DEGREIFF RAMOS, and all others</b> <b>claiming by, through and under</b> <b>FRANK ENRIQUE DEGREIFF</b> <b>RAMOS, CAMBRIDGE HOUSE OF</b> <b>PORT CHARLOTTE - A</b> <b>CONDOMINIUM, INC. and SOUTH</b> <b>GULF COVE HOMEOWNERS</b> <b>ASSOCIATION, INC.,</b> <b>Defendant,</b> TO: MARK S. HOPKINS, and all oth- ers claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claim- ing by, through and under JUAN DI- EGO 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 and FRANK ENRIQUE DEG- REIFF RAMOS, and all others claim- ing by, through and under FRANK EN- RIQUE DEGREIFF 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</p>

in Official Records Book 620,  
Page(s) 1205, of the Public Re-  
cords of Charlotte County, Flori-  
da, and any amendments there-  
to, 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 Char-  
lotte 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, tele-  
phone number (407) 514-2692, on or  
before May 8, 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, 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 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



How much do legal notices cost?

The price for notices in the printed  
newspaper must include all costs  
for publishing the ad in print, on  
the newspaper's website and to  
www.floridapublicnotices.com.

The public is well-served by  
notices published in a community  
newspaper.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

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

SECOND INSERTION
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO.: 24CC0938 <b>ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. DENNIS J. TOTH, Defendant.</b> 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 Pub- lic 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, Sec- tion 45.031. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, 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
THIRD INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000406CA <b>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,</b> 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, 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
<b>NOTICE TO CREDITORS</b> 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 Da- vid Nyles Eck a.k.a. David N. Eck, de- ceased, whose date of death was Janu- ary 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 address- es of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 04/11/2025. <b>Personal Representative:</b> <b>Kali Allison Hensley</b> 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, 18, 2025 25-00358T

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> <b>(summary administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000360-CP Division: Probate IN RE: ESTATE OF <b>LUELLA M. SEVERINSEN a/k/a</b> <b>LUELLA MARIE SEVERINSEN</b> 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. Sev- erinsen 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 Decem- ber 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. Ixonnia, 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

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> 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 per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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 11, 2025. <b>Personal Representative:</b> <b>PATRICIA L. LEPENDORF</b> 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, 18, 2025 25-00373T

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> 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 ad- dresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or 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. 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, applies, or may apply, unless a written demand is made by a creditor as spec- ified 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 11, 2025. <b>Personal Representative:</b> <b>Andrew Krause</b> 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, 18, 2025 25-00352T
SECOND INSERTION
<b>NOTICE TO CREDITORS</b> 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 Pe- ter 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 per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> 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 Char- lotte County, Florida, Probate Division, the address of which is Charlotte Coun- ty Justice Center, 350 E. Marion Ave- nue, Punta Gorda, FL 33951-1687. 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 Commu- nity Property Rights at Death Act as de- scribed 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 Sta- tutes. 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 11, 2025. <b>Personal Representative:</b> <b>Stephen A. Parisi</b> 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, 18, 2025 25-00380T
SECOND INSERTION
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 Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-289-CP Division Probate IN RE: ESTATE OF <b>CAROL M. ANDERSON Deceased.</b> The administration of the estate of CAROL M. ANDERSON, deceased, whose date of death was July 31, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Pro- bate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 11, 2025. <b>Personal Representative:</b> <b>IAN KING REYNOLDS</b> 25835 Prada Drive Punta Gorda, Florida 33955 Attorney for Personal Representative NICOLE S. PEET Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com April 11, 18, 2025 25-00353T
SECOND INSERTION
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 11, 2025. <b>Personal Representative:</b> <b>Julie Tuttle</b> 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, 18, 2025 25-00361T

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> 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, de- ceased, 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 represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AF- TER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN
SECOND INSERTION
THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 11, 2025. <b>Personal Representative:</b> <b>Donna Kowalski</b> 4394 Freeman Road Orchard Park, NY 14127 Attorney for Personal Rep.1 Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 April 11, 18, 2025 25-00351T

---

ACTIONS / SALES / ESTATE ---

---

SECOND INSERTION	
<b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 23001959CA</b> <b>FREEDOM MORTGAGE CORPORATION</b> <b>PLAINTIFF, vs.</b> <b>ANN MARIE FIGIEL ET AL.,</b> <b>DEFENDANTS.</b> 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 <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a> 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 ESERVICE@MGS-LEGAL.COM 23FL373-0268 April 11, 18, 2025	25-00359T

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 24001649CA</b> <b>ATHENE ANNUITY &amp; LIFE COMPANY,</b> <b>Plaintiff, v.</b> <b>ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD HAYWARD, DECEASED; ET AL,</b> <b>Defendant(s).</b> 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

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 24001979CA</b> <b>ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE,</b> <b>Plaintiff, vs.</b> <b>FAITH INVESTMENT PROPERTIES GROUP, LLC; WIN INVESTMENT PROPERTY TRUST; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY,</b> <b>Defendants.</b> 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 <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a> 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 24-02203 April 11, 18, 2025	25-00368T

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 18000609CA</b> <b>FIFTH THIRD BANK AS SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE COMPANY,</b> <b>Plaintiff, vs.</b> <b>FRANCINE MARTINO, et al.,</b> <b>Defendant.</b> 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 <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a> 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	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 000310 CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>PATRICIA K. MAGUIRE, Deceased.</b> 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 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 11, 2025. <b>Personal Representative:</b> <b>Maureen Tumbleton</b> <b>c/o Ledbetter Cowan Law Group</b> 229 Pensacola Rd. Venice, FL 34285 Attorney for Personal Representative: Ledbetter Cowan Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: <a href="mailto:steve@LedbetterLawFL.com">steve@LedbetterLawFL.com</a> Callie W. Cowan, Esq., FL Bar No. 57893 Email: <a href="mailto:callie@LedbetterLawFL.com">callie@LedbetterLawFL.com</a> Jada W. Terreros, Esq., FL Bar No. 1032584 Email: <a href="mailto:jada@LedbetterLawFL.com">jada@LedbetterLawFL.com</a> 229 Pensacola Road Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: <a href="mailto:probate@LedbetterLawFL.com">probate@LedbetterLawFL.com</a> April 11, 18, 2025	25-00370T

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 24001505CA</b> <b>U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1,</b> <b>Plaintiff, v.</b> <b>GOLD INVESTOR, LLC A FLORIDA LIMITED LIABILITY COMPANY A/K/A GOLD INVESTOR, LLC A NEVADA LIMITED LIABILITY COMPANY, et al.,</b> <b>Defendants.</b> 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, to wit: LOT 2, BLOCK 4494, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 51, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 9555 Hal-lendale Dr, 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: 04/08/2025. ROGER D. EATON, CLERK OF COURT By: B. Lackey (SEAL) Deputy Clerk	
HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Phone: (954) 893-7874 Fax: (888) 235-0017 E-Mail: <a href="mailto:Pleadings@HowardLaw.com">Pleadings@HowardLaw.com</a> <a href="mailto:Harris@HowardLaw.com">Harris@HowardLaw.com</a> Counsel for Plaintiff April 11, 18, 2025	25-00376T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25 335 CP</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF</b> <b>LEO HERBERT FIESER, JR.</b> <b>ALSO KNOWN AS LEO H. FIESER</b> <b>Deceased</b> 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 11, 2025. <b>Personal Representative:</b> <b>Greg A. Fieser</b> 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	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000373CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Ronald Alan Negrich, Sr</b> <b>Deceased.</b> 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 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. <b>/s/Ronald Negrich Dominguez</b> <b>Ronald Negrich Dominguez</b> <b>Personal Representative</b> 213 Rio De Janeiro Avenue Punta Gorda, FL 33983 <b>/s/ Mark Martella</b> Mark Martella, Esq. Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: 941-867-6865 Fax: 941-867-8949 E-mail: <a href="mailto:mark@martellalaw.com">mark@martellalaw.com</a> Secondary: <a href="mailto:tara@martellalaw.com">tara@martellalaw.com</a> Attorney for Petitioner April 11, 18, 2025	
25-00365T	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 25 CP 416</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM WALTER BLAUVELT</b> <b>Deceased.</b> 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 tile 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. <b>Personal Representative:</b> <b>Kim Denise Lemaster</b> 18385 Winsom Ave Port Charlotte, Florida 33948 Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 <a href="mailto:contact@nathandoughertylaw.com">contact@nathandoughertylaw.com</a> April 11, 18, 2025	
25-00381TT	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000333CP</b> <b>IN RE: ESTATE OF</b> <b>ROSE ANNE CANTASANO,</b> <b>Deceased.</b> 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. <b>Personal Representative:</b> <b>Lauren McKendry</b> 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: <a href="mailto:andy@ponnocklaw.com">andy@ponnocklaw.com</a> April 11, 18, 2025	
25-00357T	