

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-437 Division Probate IN RE: ESTATE OF RICHARD WORTH SHAMPENY a/k/a RICHARD W. SHAMPENY Deceased.</p> <p>The administration of the estate of Richard Worth Shampeny a/k/a Richard W. Shampeny, deceased, whose date of death was February 22, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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>All other creditors of the decedent and other persons having claims or de-</p> | |
| mands 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 25, 2025. | |
| Personal Representative John T. Shampeny c/o BOYER & BOYER PA 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 | |
| Attorney for Personal Representative Edwin M. Boyer, Esq. Florida Bar Number: 252719 | |
| BOYER & BOYER PA 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 | |
| Telephone: (941) 365-2304 | |
| Fax: (941) 364-9896 | |
| Email: emboyer@boyerboyer.com | |
| Secondary Email: service@boyerboyer.com | |
| April 25; May 2, 2025 | 25-00411T |

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000208CP Division Probate IN RE: ESTATE OF RONALD L. BEASOM Deceased. 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 RONALD L. BEASOM, deceased, File Number 25000208CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was April 22, 2024; that the total value of the estate is \$11,836.86 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Address JEFFREY C. BEASOM 9624 Ambleside Drive Windermere, Florida 34786 KIM L. SCHWAB 710 Danica Jo Lane Car Juction, MO 64834 BRYN A. FAY 24 Findail Drive Newark, DE 19711</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration</p> | |
| must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. | |
| The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. | |
| The date of first publication of this Notice is April 25, 2025. | |
| Person Giving Notice: JEFFREY C. BEASOM 9624 Ambleside Drive Windermere, Florida 34786 | |
| Attorney for Person Giving Notice ANTHONY G. MOWRY, Attorney Florida Bar Number: 107374 227 Pensacola Rd. Venice, FL 34285 Telephone: (941) 480-0333 Fax: (941) 486-4106 E-Mail: tony@mowrylawoffice.com Secondary E-Mail: jen@mowrylawoffice.com | |
| April 25; May 2, 2025 | 25-00410T |

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1721 NC IN RE: ESTATE OF HUNT B. WAGSTAFF Deceased.</p> <p>The administration of the Estate of Hunt B. Wagstaff, deceased, whose date of death was December 17, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address of the Personal Representative and the Personal Representative's attorney is 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, Florida Statutes.</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. | |
| 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: Friday, April 25, 2025. | |
| Personal Representative: Paige C. Sutherland 25 Central Park W, Suite 3Y New York, NY 10023-7214 | |
| Attorneys for Personal Representative: DUNLAP & MORAN, P.A. Post Office Box 3948 Sarasota, Florida 34230-3948 Telephone: (941) 366-0115 Fax: (941) 365-4660 By: Daniel J. Jackson, Esq. Florida Bar No: 1015499 Johnson S. Savary, Jr., Esq. Florida Bar No. 0162220 Primary E-Mail: djackson@dunlapmoran.com Primary E-Mail: jsavary@dunlapmoran.com Secondary E-Mail: eserve@dunlapmoran.com | |
| April 25; May 2, 2025 | 25-00404T |

| FIRST INSERTION | |
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| <p>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Passport to Paradise Travel Co. located at 1201 Lotus St, in the County of Charlotte, in the City of Port Charlotte, Florida 33953 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated at Port Charlotte, Florida, this 21st day of April, 2025.</p> <p>Madison Hendrick April 25, 2025</p> | |
| | 25-00403T |
| FIRST INSERTION | |
| <p>Notice of Sale</p> <p>Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999</p> <p>Sale Date May 16 th , 2025 @ 10:00 AM at each individual repair facility.</p> <p>40655 2023 Jeep VIN#: 1C4SJVG6PS549836 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$10,653.08 April 25, 2025</p> | |
| | 25-00400T |

| FIRST INSERTION | |
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| <p>REQUEST FOR PROPOSAL (“RFP”) FOR CONSTRUCTION SERVICES FOR THE BRCISD HURRICANE MILTON LAKE BANK EROSION REPAIRS PROJECT</p> <p>AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT</p> <p><i>RFP for Construction Services for the BRCISD Hurricane Milton Lake Bank Erosion Repairs project.</i></p> <p>Notice is hereby given that the Babcock Ranch Community Independent Special District (the “District”) will receive sealed proposals from qualified construction firms interested in providing services for the Hurricane Milton Lake Bank Erosion Repairs Project located within the Babcock Ranch community in Charlotte and Lee Counties, Florida (the “Project”).</p> <p>For the Project, the selected Applicant will provide all labor, materials, and equipment necessary for construction services to repair erosion damages to various lake banks throughout the community as identified in the Hurricane Milton Bank Erosion Report (March 2025), prepared by Kimley-Horn and Associates, Inc. The work will include, but is not limited to:</p> <ul style="list-style-type: none">• Site grading and restoration• Installation of turf reinforcement systems (2” or 4”)• Enhanced littoral plantings• Placement of riprap in designated locations <p>The project manual (“Project Manual”) will be made available upon request to the District Manager at kantarzhia@whhassociates.com beginning on April 25, 2025, at 10:00 a.m. (EST). The Project Manual will consist of a completed PDF document of the proposal package with specifications containing all available supplemental information. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any.</p> <p>The District intends to contract directly with a qualified construction firm to perform the work identified in the RFP. Applicants must demonstrate experience with similar lake bank stabilization projects and the ability to deliver work in accordance with local, state, and federal environmental regulations. A key component of the project is the successful installation of erosion control and slope stabilization materials with minimal disturbance to existing vegetation and natural features. Among other requirements provided in the RFP Documents (defined below), Applicants must submit a proposal that addresses the following evaluation criteria: (1) qualifications and abilities of key personnel; (2) relevant experience, including similar projects and past performance; (3) a clear project approach outlining understanding of the scope and proposed methodology; (4) financial strength and any known liabilities; (5) certification as a Minority Business Enterprise (if applicable); (6) location of the firm's main and local offices; (7) a proposed schedule showing ability to meet deadlines; and (8) a detailed price proposal reflecting the scope of services and overall value. Incomplete responses may result in disqualification.</p> | |
| Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling construction services. The District desires to contract directly with a firm providing construction services. To the extent the Applicant does not provide any of the following services and intends to subcontract to provide such construction Services, the Applicant must list the entities with which it intends to subcontract for such services. | |
| The District reserves the right in its sole discretion to make amendments, supplements, or changes to the Project Manual up until the time of the proposal submittal, and to provide notice of such changes only to those proposers who have requested a Project Manual. If reasonable accommodations are needed for participation in any proposal-related meetings, please contact the District Manager, Andrew Kantarzhi at (877) 276-0889, kantarzhia@whhassociates.com at least forty-eight (48) hours in advance. | |
| All questions relative to this project shall be directed in writing only to the District's representative, via email only at kantarzhia@whhassociates.com with email copies to Christina Kontos at ckontos@kitsonpartners.com, and Alyssa Willson at alyssa.willson@kutakrock.com. Questions must be submitted by May 21, 2025, at 5:00 p.m. (EST). | |
| The District will review all Applicants and will comply with Florida law. All Applicants interested must submit five (5) copies and one (1) electronic copy on a flash drive of Standard Form No. 330 and the proposal by 12:00 p.m. on May 28, 2025, to the attention of Christina Kontos, at 42850 Crescent Loop, Babcock Ranch, FL 33982. As noted below, all timely-received proposals will be publicly opened on the date, time, and location provided below. Additionally, as further described in the Project Manual, each proposer shall supply a proposal bond or cashier's check in the amount of five-thousand dollars (\$5,000.00) with its proposal. | |
| Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as “BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT HURRICANE MILTON LAKE BANK EROSION REPAIRS PROJECT.” Proposals may be either mailed or hand-delivered. No facsimile, telephonic, electronic, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal will not be considered but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District or returned to the proposer. | |

| FIRST INSERTION | |
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| <p>STARLING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS</p> <p>The Board of Supervisors (“Board”) of the Starling Community Development District (“District”) will hold a Regular Meeting on May 7, 2025 at 10:30 a.m., at 23461 Collina Way, Port Charlotte, Florida 33980 for the purpose of considering any business which may properly come before it.</p> <p>The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.</p> <p>There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.</p> <p>A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager April 25, 2025</p> | |
| | 25-00407T |

| FIRST INSERTION | |
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| <p>The Board shall select and rank the Applicants using the requirements set forth in the evaluation criteria contained within the Project Manual and on file with the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and the highest ranked Applicant will be requested to enter contract negotiations. Notwithstanding the foregoing, please note that in order to be qualified, each Applicant must meet the following mandatory minimum qualifications: Applicants must (1) hold all required applicable state and federal, as applicable, professional licenses in good standing; (2) hold a current and active Florida corporate charter or be authorized to do business in the State of Florida; (3) Applicant will have completed three (3) projects similar in quality and scope with a minimum of \$1,000,000.00 in total volume contract cost within the last three (3) years; and (4) Applicant will have a minimum bonding capacity equal to the sum of their proposal from a Surety Company acceptable to the District. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue with the third highest ranked Applicant. Furthermore, the Board may choose to enter continuing contracts with multiple Applicants if tied for highest ranking. The successful Applicant will be required to execute a contract and submit performance and payment bonds within ten (10) calendar days of Notice of Award.</p> <p>The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submission of the proposals in response to this request. Rankings will be made based on the evaluation criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion it is in the best interest of the District to do so.</p> <p>Any protest regarding the terms the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual (collectively, “RFP Documents”), must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid RFP Documents. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.</p> <p>Notice of Public Meeting for Proposal Opening</p> <p>A public meeting will be held on May 28, 2025, at 12:30 p.m. (EST) at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room) to open the timely-received proposals. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the timely-received proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.</p> <p>Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.</p> <p>Notice of Public Meeting for Evaluation Committee</p> <p>A public meeting of the District's evaluation committee will be held on June 3, 2025, at 1:30 p.m. (EST) at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.</p> <p>Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.</p> <p>April 25, 2025</p> | |
| | 25-00408T |

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

FIRST INSERTION

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE

April 25; May 2, 2025 25-00416T

FIRST INSERTION

Dennis White, Jr.
1718 S. 11th St.
Terre Haute, IN 47802
Angela Marie Wallace
1812 South 21st Street
Terre Haute, IN 47802
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

FIRST INSERTION

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,

April 25; May 2, 2025 25-004171

FIRST INSERTION

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.

April 25; May 2, 2025

FIRST INSERTION

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,

April 25; May 2, 2025 25-00413T



PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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.

LV18237_V13

LV20875 V27

| --- ESTATE / SALES --- | | |
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| FIRST INSERTION | | |
| <p>NOTICE OF FORECLOSURE SALE #20286</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.</p> <p>CASE No. 24001161CA</p> <p>SEATTLE BANK, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SALLY A. GENOVESE A/K/A SALLY ANN CRISCIONE A/K/A SALLY ANN GENOVESE (DECEASED), ET AL. DEFENDANT(S).</p> | <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 7, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on June 2, 2025 , at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:</p> <p>LOT 10, BLOCK 2326, PORT CHARLOTTE SUBDIVISION, SECTION 38, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 42A THRU 42H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the</p> | <p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</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-</p> |
| FIRST INSERTION | | |

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| <p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>24001010CA</p> <p>FIRST HOME MORTGAGE CORPORATION, Plaintiff, vs. MARK BRYANT MOORE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that sale</p> | <p>will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 25, 2025 in Civil Case No. 24001010CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, FIRST HOME MORTGAGE CORPORATION is the Plaintiff, and MARK BRYANT MOORE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, 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 July 11, 2025 at 11 :00:00 AM EST the following described real prop-</p> | <p>erty as set forth in said Final Judgment, to wit:</p> <p>LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTYONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, 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 before the clerk reports the surplus 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</p> |
| FIRST INSERTION | | |

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| <p>NOTICE OF FORFEITURE PROCEEDING</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case Number: 25000023CA</p> <p>In Re: The Forfeiture of: 2021 Blue Mazda 4-Door VIN #: JM1BPAALXM1325046</p> <p>Claimant: SCOTT WILLIAM PHILLION</p> <p>TO: Scott William Phillion 9921 Gulfstream Blvd. Englewood, FL 34224</p> <p>AND ALL OTHERS WHOSE NAMES ARE PRESENTLY UNKNOWN</p> | <p>but may claim an interest in the motor vehicle described as One (1) 2021 Blue Mazda 4-Door, VIN# JM1BPAALXM1325046. 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 March 5, 2025, Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, obtained an ORDER DETERMINING PROBABLE</p> | <p>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</p> |
| FIRST INSERTION | | |

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| <p>NOTICE OF SALE PURSUANT TO CHAPTER 45</p> <p>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE NO.: 24001091CA</p> <p>GITSIT SOLUTIONS, LLC, Plaintiff, v. WILLIAM H. LONG, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 1, 2025 and entered in Case No. 24001091CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein WILLIAM H. LONG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY E. LONG, DECEASED, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on May 28, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: (DEED BOOK 647, PAGE 1337) LOT 12, BLOCK F, MAY TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 49, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> | <p>AND (DEED BOOK 2715, PAGE 1442) A PARCEL OR TRACT OF LAND BEING A PORTION OF LOT 70, ENGLEWOOD GARDENS, AS RECORDED IN PLAT BOOK 2, PAGE 57, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT INTERSECTION OF THE EAST LINE OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 20 EAST AND THE NORTHERLY PLAT LIMITS OF MAY TERRACE AS RECORDED IN PLAT BOOK 6, PAGES 49-A THRU 49-B PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE SOUTH 89 DEGREES 26 MINUTES WEST ALONG SAID NORTHERLY PLAT LIMITS A DISTANCE OF 360.50 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK F, OF SAID PLAT FOR A POINT OF BEGINNING. THENCE CONTINUE SOUTH 89 DEGREES 26 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY PLAT LIMITS A DISTANCE OF 75.00 FEET TO THE NORTHWEST</p> | <p>CORNER OF SAID LOT 12, BLOCK F; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LOT LINE OF SAID LOT 12, BLOCK F, A DISTANCE OF 65.01 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 41 SECONDS EAST AND PARALLEL WITH NORTHERLY PLAT LIMITES A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EASTERLY LOT LINE OF SAID LOT 12, BLOCK 6, THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING.</p> <p>and commonly known as: 1266 LINCOLN DRIVE, ENGLEWOOD, FL 34224 (the "Property").</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 WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability</p> |
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FLORIDA'S NEWSPAPER FOR THE C-SOUTH

Business Observer

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| <p>NOTICE TO CREDITORS (Summary Administration)</p> <p>IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 25000149CP</p> <p>Division Probate</p> <p>IN RE: ESTATE OF HENRY G. MARCHMAN Deceased.</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 HENRY G. MARCHMAN, deceased, File Number 25000149CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was August 22, 2024; that the total value of the estate is \$10,218.41 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Address Janet L. Marchman 24017 Madaca Lane Port Charlotte, FL 33954</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the de-</p> | <p>cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is April 25, 2025.</p> <p>Persons Giving Notice</p> <p>Janet L. Marchman</p> <p>Attorney for Persons Giving Notice: Tasha Warnock, Esq. Florida Bar Number: 116474 The Warnock Law Group LLC 6843 Porto Fino Circle Port Myers, Florida 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com April 25; May 2, 2025 25-00409T</p> |
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| <p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION</p> <p>File No. 25-399 CP</p> <p>IN RE: ESTATE OF EDMUND FRANCIS LEWIS, Deceased.</p> | <p>The administration of the estate of Edmund Francis Lewis, deceased, whose date of death was February 24, 2025 is pending in the Circuit Court of CHARLOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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>All other creditors of the decedent</p> | <p>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 25, 2025.</p> <p>Personal Representative:</p> <p>Edmund G. Lewis, 4977 Lake Forest Drive, Peninsula, OH 44264.</p> <p>Attorney for Personal Representative: Sarah M. Howell, Esq., FL Bar No. 084738, 22226 Westchester Blvd, Port Charlotte, FL 33952; tel 941-445-6017, fax 941625-2504. April 25; May 2, 2025 25-00405T</p> |
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| <p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE No.: 25000402CA</p> <p>AMERICAN BRIDGE DEVELOPMENT LLC, Plaintiff, vs. MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DIEGO VELEZ MAYO, JUAN FELIPE GAVIRIA GUTIERREZ, and all others claiming by, through and under JUAN FELIPE GAVIRIA GUTIERREZ, DARIO DEJESUS TAMAYO VELEZ, and all others claiming by, through and under DARIO DEJESUS TAMAYO VELEZ, FRANK ENRIQUE DEGRIFF RAMOS, and all others claiming by, through and under FRANK ENRIQUE DEGRIFF RAMOS, CAMBRIDGE HOUSE OF PORT CHARLOTTE - A CONDOMINIUM, INC. and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., Defendant,</p> <p>TO: MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DIEGO VELEZ MAYO, JUAN FELIPE GAVIRIA GUTIERREZ, 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 DEGRIFF RAMOS, and all others claiming by, through and under FRANK ENRIQUE DEGRIFF RAMOS</p> <p>YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Charlotte County, Florida:</p> <p>Parcel 1: Unit 109 of Cambridge House of Port Charlotte, a Condominium according to the Declaration of Condominium thereof, recorded</p> | <p>in Official Records Book 620, Page(s) 1205, of the Public Records of Charlotte County, Florida, and any amendments thereto, together with its undivided share in the common elements. a/k/a 21260 Brinson Ave -Unit 109, Port Charlotte, FL 33952 ("Parcel 1").</p> <p>Parcel 2: Lot 31, Block 4247, Port Charlotte Subdivision Section Fifty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 72A through 72J, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 14200 Salvatierra Ln, Port Charlotte, FL 33981 ("Parcel 2").</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 & 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.</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 2 day of April 2025.</p> <p>Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk April 11, 18, 25; May 2, 2025 25-00363T</p> | |

--- ACTIONS / ESTATE ---

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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE No.: 25000339CA MITCHELL T. KERN, Plaintiff, vs. LEON A. STRATTON, deceased and all others claiming by, through and under LEON A. STRATTON, deceased, SONDRA L. STRATTON, deceased and all others claiming by, through and under SONDRA L. STRATTON, deceased and ROTONDA HEIGHTS CONSERVATION ASSOCIATION, Defendant, TO: LEON A. STRATTON, deceased and all others claiming by, through and under LEON A. STRATTON, deceased and 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 & Associates, P.A., Plaintiff's</p> | <p>NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE No.: 25000407CA BONNIE OCONNELL, Plaintiff, vs. MARIA FERRARA, and all others claiming by, through and under MARIA FERRARA, FACUNDO MARQUES, and all others claiming by, through and under FACUNDO MARQUES and SANTIAGO MARQUES, and all others claiming by, through and under SANTIAGO MARQUES, Defendant, TO: MARIA FERRARA, and all others claiming by, through and under MARIA FERRARA, FACUNDO MARQUES, and all others claiming by, through and under 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> | <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 25000452CP IN RE: ESTATE OF KENNETH M. MATTHEWS Deceased.</p> <p>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, 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.</p> <p>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.</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 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. 732.221, Florida Statutes.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 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>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 25-00366T</p> | <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION</p> <p>FILE No. 24001385CP IN RE: ESTATE OF WENDY NICOLE CHADWICK CONSALVO Deceased.</p> <p>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 ad- dresses of the personal representatives and the personal representatives' attor- ney are set forth below.</p> <p>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.</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 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. 732.221, Florida Statutes.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 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>Personal Representatives: Leslie Lohn c/o Leslie Lohn 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 25-00399T</p> |

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| <p>NOTICE OF ACTION IN THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 082025CC000129000101 ROBERT SPEER, and LAURIE SPEER, Plaintiffs, vs. PATRICIA CAMPANINI, AS TRUSTEE of the JUDITH EVE GOLDMAN TRUST of September 29, 2014, Defendant.</p> <p>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> | <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.</p> <p>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.</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 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.</p> <p>DATED: April 4, 2025</p> <p>ROGER D. EATON (seal) Clerk of the Circuit Court</p> <p>ROGER D. EATON, CLERK OF THE CIRCUIT COURT</p> <p>350 E. Marion Avenue, Punta Gorda, FL 33950 (941) 637-2113</p> <p>D. Gerace As Deputy Clerk</p> <p>April 11, 18, 25; May 2, 2025</p> <p>25-00362T</p> |

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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 25-CP-000045 IN RE: ESTATE OF JOSEPHINE C. GEMELLI Deceased.</p> <p>The administration of the estate of Jo- sephine C. Gemelli, deceased, whose date of death was October 10, 2024, is pending in the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below.</p> <p>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</p> | <p>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>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.</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 sur- viving spouse is property to which the Forida Uniform Disposition of Commu- nity Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN</p> |

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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 25000412CP IN RE: ESTATE OF NANCY L. RYAN, Deceased.</p> <p>The administration of the estate of NANCY L. RYAN, deceased, whose date of death was March 1, 2025, is pend- ing 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 represen- tatives and the personal representatives' attorney are set forth below.</p> <p>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</p> | <p>THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</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 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 speci- fied under s. 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY</p> |

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| <p>NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 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>Attorney for Personal Representative: /s/ Melinda L. Budzynski Melinda L. Budzynski Attorney Florida Bar Number: 97831 11256 Boyette Rd. Riverview, FL 33569 Telephone: (813) 850-0025 Fax: (813) 850-0040 E-Mail: mindy@summerfieldlaw.com April 18, 25, 2025 25-00388T</p> |
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| <p>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>Personal Representatives: ERICH B. OEHLER 1024 Montrose Way Hoschton, GA 30548 FRANZ B. OEHLER 3570 Jeannin Drive North Port, FL 34288</p> <p>Attorney for Personal Representatives: ELIZABETH C. MARSHALL Florida Bar No. 0440884 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of EMail Addresses for service: Primary: emarshall@williamsparser.com Secondary: emitchell@williamsparser.com April 18, 25, 2025 25-00398T</p> |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 25-438-CP IN RE: ESTATE OF LAWRENCE V KELLEY Deceased.</p> <p>The administration of the estate of LAWRENCE V. KELLEY, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or de- mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF</p> |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 25-405-CP Division Probate IN RE: ESTATE OF RUSSELL B. NELSON a/k/a RUSSEL BROOKS NELSON Deceased.</p> <p>The administration of the Estate of Russell B. Nelson a/k/a Russell Brooks Nelson, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below.</p> <p>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</p> |
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| <p>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 oth- er 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>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 speci- fied under s. 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p> |
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| <p>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.</p> <p>The date of first publication of this notice is April 18, 2025.</p> <p>Personal Representative Doreen R. Nelson 1400 Main St. Conneautville, PA 16406</p> <p>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 18, 25, 2025 25-00383T</p> |
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| SECOND INSERTION | | |
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| <p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No.: 25-000393-CP Division: PROBATE IN RE: ESTATE OF JOHN J. PRYOR Deceased.</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>Person Giving Notice: DEBROAH A. KEE 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> | | |

| SECOND INSERTION | | |
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| <p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.:24-CC-0283 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. CARLOTA POSADA, Defendant.</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., Placida, 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> | | |

| SECOND INSERTION | | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000410 IN RE: ESTATE OF PATRICK A. LeMASTERS, Deceased.</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>Personal Representative: /s/Iris LeMasters IRIS LeMASTERS 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, CECHEMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com</p> <p>April 18, 25, 202525-00384T</p> | | |

| SECOND INSERTION | | |
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| <p>NOTICE OF FORFEITURE PROCEEDING IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case Number: 25-000130-CA In Re: The Forfeiture of: 2017 White Nissan Sentra VIN #: 3N1AB7AP3HY363822 Claimant: SUSAN M. REINHARDT 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> | | |

| SECOND INSERTION | | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24000388CA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JONATHAN D. POPE; CONTEMPORARY COASTAL BUILDERS; SUZANNE EDGERTON, TRUSTEE OF THE EDGERTON REALTY & DEV LLC SOLO 401K TRUST; UNKNOWN SPOUSE OF JONATHAN D. POPE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</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 & 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> | | |

| SECOND INSERTION | | |
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| <p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 23001262CA New Residential Mortgage Loan Trust 2016-3 Plaintiff, -vs.- 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) Defendant(s).</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> | | |

| SECOND INSERTION | | |
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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024-CA-002137 TONY TAING and KIMHEANG TAING, Plaintiff, -vs- ANTONIO KENT, Defendant.</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 & 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 & 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> | | |

| SECOND INSERTION | | |
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| <p>NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25000344CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. 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, Defendants.</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 & 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> | | |

| SECOND INSERTION | | |
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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24001649CA ATHENE ANNUITY & LIFE COMPANY, Plaintiff, v. 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, Defendant(s).</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.

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