CHARLOTTE COUNTY LEGAL NOTICES



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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

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

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 5/16/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2011 HYUN SANTA FE 4D GRAY #5XYZG3AB6BG047938 TAG # 86DIZX . Last Tenants: BRANDI LYNN FARMER, LINDA RAE MILLER, AND DWAYNE FARM-ER and all unknown parties beneficiaries heirs . Sale to be at CS1031 HARBORVIEW MHC LLC DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-8269.

May 2, 9, 2025 25-00439T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Starshine Pavers Plus located at 3101 Felda St in the City of Port Charlotte, Charlotte County, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of April, 2025. STARSHINE PAINTING & PRESSURE CLEANING, INC. 25-00423T

FIRST INSERTION

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

Sale Date May 23rd, 2025 @ 10:00 AM at each individual repair facility.

40685 2019 Ram VIN#: 3C6TRVBG8KE509264 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$3,758.02

40686 2023 Ram VIN#: 3C63R3HL2PG532107 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$1,609 May 2, 2025 25-00419T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage 1231 Kings Highway Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on May 20th, 2025 at 10AM

Description of Property Occupant Name Unit Patricia Marie Douglas Household Items 06005 David Syrett 12035 Household Items Nicola Baker Household Items 11131 Yosyf Popov Household Items Stephanie Robinson 11029 Household Items

25-00420T May 2, 9, 2025

FIRST INSERTION

CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Coral Creek Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954 on the following dates:

May 15, 2025 July 17, 2025 August 21, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://coralcreekcdd.net/

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager District Manager May 2, 2025

25-00440T

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 5/16/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1961 KNOX HS S55TFB193 . Last Ten-KNOX HS S55TFB193 . Last Tenants: MICHAEL JOHN CHASE AND JOHN WILLET CHASE and all unknown parties beneficiaries heirs Sale to be at CS1031 HARBOR VIEW MHC LLC DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-

8269. May 2, 9, 2025 25-00435T

FIRST INSERTION

Number 865.09

Notice Under Fictitious Name Law According to Florida Statute

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NoteArmor located at 43837 Cattleman Drive in the City of Punta Gorda, Charlotte County, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of April, 2025. Evan M Hoffman

May 2, 2025

25-00422T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/22/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Mikaelah Scharmberg 307

Boxes, Shelving, furniture Furniture, Boxe

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

May 2, 9, 2025 25-00418T

FIRST INSERTION

WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the West Port East Community Development District (the "District") will hold a special meeting on May 13, 2025 at 12:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

The Special Meeting is being held for the necessary public purpose of considering the delegation resolution and related financing items, as well as conducting any other business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone

Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager May 2, 2025

25-00442T

FIRST INSERTION

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court. Port Charlotte, Florida 33954 on the following dates:

May 15, 2025 July 17, 2025 August 21, 2025 September 18, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at https://tuckerspointcdd.net/.

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to $\,$ any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

District Manager May 2, 2025

25-00441T

SAVE TIME E-mail your Legal Notice



legal@businessobserverfl.com

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 5/16/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 HILL HS 02611236N . Last Tenants: BRANDI LYNN FARMER AND LIN-DA RAE MILLER and all unknown

parties beneficiaries heirs be at CS1031 HARBOR VIEW MHC LLC DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-8269. May 2, 9, 2025

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. 25-470 CP IN RE: ESTATE OF MARGARET MAE ALLEN,

Deceased.The administration of the estate of Margaret Mae Allen, deceased, whose date of death was March 10, 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 May 2, 2025

Personal Representative: Diane C. Cooper, 18630 Van Nuys Circle,

Port Charlotte, FL 33948 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 May 2, 9, 2025 25-00430T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. 25000372CP IN RE: ESTATE OF KHEMRAJ RAJPAUL Deceased.

The administration of the estate of Khemraj Rajpaul, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 05/02/2025.

Personal Representative: Richard Rajpaul

43-431 Silverstone Drive Etobicoke, Florida M9V3K7 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

25-00421T

May 2, 9, 2025

FIRST INSERTION

NOTICE TO CREDITORS (Ancillary Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-000492-CP IN RE: ESTATE OF CAROLYN M. CORYELL, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ANCILLARY ESTATE:

You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of CAR-OLYN M. CORYELL. deceased. File Number 25-000492-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 June 18, 2024; that the total value of the estate is 50% of non-homestead real property located at 12 Master Dr., Placida. FL 33946 and that the names and addresses of those to whom it has been assigned by such order are:

Address CATHERINE MITCHELL. as Successor Trustee of the CAROLYN M. MITCHELL TRUST dated 9/5/2018.

1004 Stargaze Dr. Shiloh. IL 62269

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD. 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 May 2, 2025.

Person Giving Notice:

CATHERINE MITCHELL 1009 Stargaze Dr. Shiloh, IL 62269 Attorney for Person Giving Notice: THE PURDY FIRM JAMES K. PURDY, ESQ Florida Bar Number: 143510 401 E. Jackson St., Suite 2340 Tampa, FL 33602 Telephone: (813) 934-2270 E-Mail: jim@thepurdyfirm.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25000456cp

IN RE: The Estate of CHARLES WILLIAM O'CONNELL, A/K/A CHARLES W. O'CONNELL. A/K/A C. WILLIAM O'CONNELL,

Deceased.

The administration of the estate of CHARLES WILLIAM O'CONNELL, A/K/A CHARLES W. O'CONNELL, A/K/A C. WILLIAM O'CONNELL, deceased, whose date of death was January 14, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 2, 2025.

Personal Representative:

Sheila M. O'Connell 351 New London Avenue, Unit 506

Warwick, RI 02886 Attorney for Personal Representative: Gary F. Ritter Fla. Bar No. 0492051 24341 Copperleaf Blvd. Bonita Springs, FL 34135

25-00425T

Tel.: (239) 390-0081

May 2, 9, 2025

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000473-CP **Division: Probate** IN RE: ESTATE OF

Deceased.The administration of the estate of Caroline Bills, deceased, whose date of death was March 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, Florida 33950. The name and address of the personal representa-

CAROLINE BILLS

attorney are set forth below.

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

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

FIRST INSERTION

PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

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

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

The date of first publication of this notice is May 2, 2025

Personal Representative: Gregory H. Dyer

1489 Ultramarine Lane Punta Gorda, Florida 33983 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com May 2, 9, 2025 25-00429T

FIRST INSERTION

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

tive and the personal representative's

FLORIDA CASE No.: 25000304CA VICKI R. LEONARD,

GARY MCCLINTICK, deceased and all others claiming by, through and under GARY MCCLINTICK, deceased and MARIE KALEMBA, Defendant,

GARY MCCLINTICK, deceased and all others claiming by, through and under GARY MCCLINTICK, deceased YOU ARE NOTIFIED that an action

to quiet the title on the following real property in Charlotte County, Florida: Lots 211, 212, 245 and 246, Amended Plat of South Punta Gorda Heights and its First Addition, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 17A through 17C, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 11317 Fourth Ave Punta Gorda, FL 33955; 11321 Fourth

Ave Punta Gorda, FL 33955; 11330 Fifth Ave Punta Gorda, FL 33955; and 11334 Fifth Ave Punta Gorda, FL 33955 a/k/a Parcel No. 412334307005

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

NOTICE TO CREDITORS

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No.: 25-394-CP

Division: PROBATE

IN RE: ESTATE OF

JOHN C. DELVINCENZO

Deceased.

The administration of the estate of

JOHN C. DELVINCENZO, deceased,

whose date of death was February 26,

2025, is pending in the Circuit Court

for Charlotte County, Florida, Probate

Division, the address of which is 350 E.

Marion Ave. Punta Gorda, FL 33950.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

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

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

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,

by the decedent or the decedent's

OF THIS NOTICE ON THEM.

attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 3, 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

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 28 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 May 2, 9, 16, 23, 2025

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

JOHN A. DELVINCENZO

2448 Celebes Court

Punta Gorda, Florida 33983

Attorney for Personal Representative:

MARY A. BYRSKI, Attorney

MARY A. BYRSKI

Secondary E-Mail:

May 2, 9, 2025

kaye@byrskilaw.com

Florida Bar Number: 0166413

25086 Olympia Ave., Suite 310

Punta Gorda, Florida 33950

Telephone: (941) 833-9262

E-Mail: mary@byrskilaw.com

25-00444T

(941) 833-9264

DATE OF DEATH IS BARRED.

notice is May 2, 2025.

must be filed with the clerk.

NOTICE.

BARRED.

FIRST INSERTION

FIRST INSERTION NOTICE TO CREDITORS

(Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000486

Division Probate IN RE: ESTATE OF BARBARA H, LAVEZZOLI 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 Barbara H. Lavezzoli, deceased, File Number 2025-CP-000486, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was February 12, 2025; that the total value of the estate is approximately \$7,700.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Barbara H. Lavezzoli Revocable Trust Dated December 29, 1993 as

Julie Lavezzoli Purcell, Trustee 306 Cove Road Stonington, CT 06378 ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 May 2, 2025.

Person Giving Notice: Julie Lavezzoli Purcell, Trustee 306 Cove Road

Stonington, CT 06378 Attorney for Person Giving Notice Brett H. Sifrit, Esq. Attorney 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: akibler@farr.com and probate@farr.com May 2, 9, 2025 25-00424T

FIRST INSERTION

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

PROBATE DIVISION File No.: 2025-CP-000387 Division: Probate IN RE: ESTATE OF RUDOLF P. MAERCHY,

Deceased.

The administration of the estate of Rudolf P. Maerchy, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 May 2, 2025.

Personal Representative: Terrance Wright 1751 Hunter Creek Drive

Punta Gorda, FL 33982 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar Number: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 Secondary E-Mail: msleeper@farr.com and probate@farr.com May 2, 9, 2025

25-00426T

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

--- ACTIONS / SALES ---

CHARLOTTE COUNTY

FIRST INSERTION

FIRST INSERTION

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

CASE NO: 23001528CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation,

Plaintiff, v. WELLINGTON MARCELO PAVARINI. Defendant

Notice is hereby given that pursuant to an Amended Final Judgment of Foreclosure entered on 03/26/2025, 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 7, Block 117, of ROTONDA MEADOWS, according to the Plat thereof as recorded in Plat Book 10, Page(s) 15A through 15Z18, inclusive, in the Public Records of Charlotte County, Florida.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL

CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO.: 2024-CA-001104

NOTICE is hereby given that Roger

D. Eaton, Clerk of the Circuit Court

of Charlotte County, Florida, will on

June 6, 2025, at 11:00 a.m. ET, via the

online auction site at www.charlotte.

realforeclose.com in accordance with

Chapter 45, F.S., offer for sale and sell to

the highest and best bidder for cash, the

following described property situated in

Lot 112, SOUTH PUNTA GOR-

DA HEIGHTS, 8TH ADDI-

TION, a subdivision according

to the plat thereof, as recorded in

Plat Book 4, Page(s) 6A through

6D, of the Public Records of

Charlotte County, Florida. To

gether with a 2005 Double Wide

DYNA Mobile Home VIN No's.

H817973GL and H817973GR

and Title No's. 94012411 and

Property Address: 15532 Mango

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

24001010CA

FIRST HOME MORTGAGE

MARK BRYANT MOORE; ANY

AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH,

HEREIN NAMED INDIVIDUAL

WHETHER SAID UNKNOWN

SEES, GRANTEES, OR OTHER

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

PARTIES MAY CLAIM AN INTER-

EST AS SPOUSES, HEIRS, DEVI-

NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or

Final Judgment. Final Judgment was

awarded on March 25, 2025 in Civil

Case No. 24001010CA, of the Circuit

Court of the TWENTIETH Judicial Cir-

 $cuit\,in\,and\,for\,Charlotte\,County,\,Florida,$

wherein, FIRST HOME MORTGAGE

CORPORATION 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 UN-

KNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

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

CLAIMANTS are Defendants.

UNDER AND AGAINST THE

CORPORATION,

Plaintiff, VS.

CLAIMANTS

of which is set forth above.

Drive, Punta Gorda, FL 33955

94012344.

Charlotte County, Florida, to wit:

LAKEVIEW LOAN SERVICING,

DANIEL D. BOOTH, et al.,

LLC.

Plaintiff, v.

Defendants.

Commonly known as: 31 Cala-

mondin Way, Placida, FL 33946 In an online sale at www.charlotte realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 a.m., on May 28th, 2025.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

DATED this day of 04/24/2025. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court 25-00428T May 2, 9, 2025

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-2140-CC SECTION 23 PROPERTY

OWNER'S ASSOCIATION, INC., a Florida corporation, Plaintiff, v. RUBEN MARTINEZ,

Defendant. NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated April 25, 2025 in Case No. 24-2140 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and RUBEN MARTI-

NEZ is the defendant.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www. charlotte.realforeclose.com on July 16, 2025 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages Lot 5, Block 785, PUNTA GORDA

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO.: 2025-CA-0430

To: AMSC FLORIDA HOLDINGS

CORP., a FLORIDA CORPORATION

an action to Quiet Title to real property

RHT 000 0000 0881 RO-

TONDA HTS LT 881 688/674 UNREC NJ PROB-AAC DC4395/389-LRC PR19-

4728/1600 More commonly

known as: 112 Arrow Lane, Ro-

DC4395/391-AAC

4727/2045

YOU ARE HEREBY NOTIFIED that

SIGMA INFINITY LLC,

CORP., a FLORIDA

described as:

114-AAC

OSA4406/470

tonda West, FL 33947

Plaintiff, v.
AMSC FLORIDA HOLDINGS

CORPORATION, Defendant.

ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 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 04/29/2025

ROGER D. EATON CLERK OF THE COURT (SEAL) By D. Gerace Deputy Clerk

David K. Oaks, Esq. P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.net

25-00432T May 2, 9, 2025

FIRST INSERTION

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

unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mort-

gagee or the Mortgagee's attorney.

before the clerk reports the surplus as

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

hearing or voice impaired, call 711. WITNESS my hand and official seal of this Honorable Court this day of 04/29/2025.

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

DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789

floridaservice@tblaw.com

Judgment, to wit:

FIRST INSERTION

25-00437T May 2, 9, 2025

property as set forth in said Final

LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE,

SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 5, PAGE 12, PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

If you are a person with a 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

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

WITNESS my hand and the seal of

CLERK OF THE COURT

Roger D. Eaton

Deputy Clerk

25-00433T

(SEAL) D. Gerace

or voice impaired, call 711.

the court on 04/22/2025.

ALDRIDGE PITE, LLP

5300 West Atlantic Avenue

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

Service Mail@aldridgepite.com

Primary E-Mail:

May 2, 9, 2025

1100-978B

Attorney for Plaintiff

Suite 303

located at 350 E. Marion Avenue

has been filed by Plaintiff, SIGMA IN-FINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 5-29-2025 and file the original with the Clerk of Court and Plaintiff's attorney otherwise a default and judgment will be entered against you for the relief demanded.

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 von. 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 on this 23 day of April, 2025. Clerk of the Circuit Court

(SEAL) By: B. Lackey

Alisa Wilkes, Esq. Wilkes & Mee, PLLC

13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 25-00427T

May 2, 9, 16, 23, 2025

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2553CA NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. BARRY W. SHARP; GLENN R. SHARP; TIMOTHY LYNN DEWEESE;TIMOTHY DONALD MOBERLY; TERRY ANN M. PERKINS; LEE HSIA-LAN; JOHN CHANG; LINDA CHANG; ARIDERSON BENITEZ; JEAN C. MATTHIEU; GRACE LIN; and JU YU HUANG; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title,

or interest in the property herein described, Defendants. TO: BARRY W. SHARP, GLENN R. SHARP, TIMOTHY LYNN DEWEESE, TIMOTHY DONALD MOBERLY, TERRY ANN M. PERKINS, JOHN CHANG, LINDA CHANG, ARIDER-SON BENITEZ, JEAN C. MATTHIEU, GRACE LIN and JU YU HUANG, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have

erty herein described: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte County, Florida:

any right, title, or interest in the prop-

Lot 5, Block 2328, Port Charlotte Subdivision, Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, inclusive, of the Public Records of Charlotte County, Florida.

Commonly Known As: 13342 Gold Avenue, Port Charlotte, FL 33953

Lot 11, Block 3090, Port Charlotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, inclusive, of the Public Records of Charlotte County, Florida.

Commonly Known As: 2032 Lorraine Drive, Port Charlotte, FL 33953

Lot 11, Block 2717, Port Charlotte Subdivision, Section 31, accord-

ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of the Public Records of Charlotte County, Florida.

Commonly Known As: 3632 Flamingo Blvd., Port Charlotte, FL 33948

Lot 1, Block 2266, Port Charlotte Subdivision, Section 20, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 10A through 10F of the Public Records of Charlotte County, Florida.

Commonly Known As: 23386 Hemenway Avenue, Punta Gorda, FL 33980

Lot 1, Block 2225, Port Charlotte Subdivision, Section 37, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 41A through 41H, of the Public Records of Charlotte County, Florida.

Commonly Known As: 18024 Republic Avenue, Port Charlotte, FL 33948

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court April 29, 2025.

ROGER D. EATON, CLERK OF THE COURT (SEAL) By: B. Lackey Deputy Clerk Albert J. Tiseo, Jr., Esq.

atiseo@gtslawfirm.com lbaird@gtslawfirm.com Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 May 2, 9, 16, 23, 2025 25-00434T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA.

CIVIL DIVISION

CASE NO. 23003435CA

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN P. SOUZA A/K/A JOHN PHILLIP SOUZA DECEASED: JENNETTE CORYN SOUZA; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 22, 2025, and entered in Case No. 23003435CA of the Circuit Court in and for Charlotte County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN P. SOUZA A/K/A JOHN PHILLIP SOUZA, DECEASED; JENNETTE CORYN SOUZA: UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose. com, 11:00 a.m., on June 6, 2025, the following described property as set

to-wit: LOT 4. BLOCK 1478, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 38-A THROUGH 38H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

forth in said Order or Final Judgment,

FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE, NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED at Punta Gorda, Florida, on 04/28/2025.

ROGER D EATON As Clerk, Circuit Court By: (SEAL) B. Lackey As Deputy Clerk

Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1463-193895 / BJB May 2, 9, 2025 25-00438T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. 25-399 CP IN RE: ESTATE OF EDMUND FRANCIS LEWIS,

Deceased.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 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 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 PURITCATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 25, 2025.

Personal Representative: Edmund G. Lewis, 4977 Lake Forest Drive, Peninsula, OH 44264. Attorney for Personal Representative: Sarah M. Howell, Esq.,

FL Bar No. 084738, 226 Westchester Rly Port Charlotte, FL 33952; tel 941-445-6017, fax 941625-2504 April 25; May 2, 2025

25-00405T

SECOND INSERTION

(ancillary administration) IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION

NOTICE TO CREDITORS

CASE NO.: 25000482CP IN RE: ESTATE OF DAVID EARLE JOHNSON, Deceased.
TO ALL PERSONS HAVING CLAIMS

DEMANDS AGAINST THE ABOVE ESTATE:

The ancillary administration of the Estate of DAVID EARLE JOHNSON, deceased. File Number 25000482CP is pending in the Circuit Court for Charlotte County, Florida.

The names and addresses of the an-cillary personal representative and the personal representative's attorney are set forth below

ALL INTERESTED PARTIES ARE NOTIFIED THAT:

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

LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

and persons having claims against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS AND DEMANDS

NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of

this Notice is April 25, 2025.

Personal Representative: PETER JOHNSON 2602A Monroe Street Madison, WI 53711

Attorney for Personal Representative: JAN A. YELEN YELEN YELEN & SIMON, P.A. Florida Bar No. 323799 1104 Ponce de Leon Boulevard Coral Gables, Florida 33134

(305) 445-3721 jyelen@yelen-yelen.com April 25; May 2, 2025 25-00416T

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

--- ESTATE / ACTION ---

SECOND INSERTION

NOTICE TO CREDITORS Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000149CP **Division Probate** IN RE: ESTATE OF HENRY G. MARCHMAN

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 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:

Name Address Janet L. Marchman 24017 Madaca Lane Port Charlotte, FL 33954 ALL INTERESTED PERSONS ARE

All creditors of the estate of the de-

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, 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.

Persons Giving Notice Janet L. Marchman

Attorney for Persons Giving Notice: Tasha Warnock, Esq. Florida Bar Number: 116474 The Warnock Law Group LLC 6843 Porto Fino Circle Fort Myers, Florida 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 service@warnocklawgroup.com

Secondary E-Mail: twarnock@warnocklawgroup.com April 25; May 2, 2025 25-00409T

SECOND INSERTION

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. 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.

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 AF-TER 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,

NOTICE OF ACTION

IN THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

Case No. 082025CC000129000101

ROBERT SPEER, and LAURIE

PATRICIA CAMPANINI, AS

TRUSTEE of the JUDITH EVE GOLDMAN TRUST of September

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

CONTROL CONTRO

IN PLAT BOOK 15, PAGE(S)

25A THROUGH 25O, OF THE

PUBLIC RECORDS OF CHAR-

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

LOTTE COUNTY, FLORIDA.

SPEER.

Plaintiffs, vs.

Defendant.

All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 25-00404T

Judicial Circuit Court in and for

Charlotte County, Florida and is

titled, Robert Speer and Laurie Speer

of the Judith Eve Goldman Trust of September 29, 2014, and is case

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@lakelawfirmpa.com.

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

Services Manager, whose office is lo-

cated at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose

telephone number is (941) 637-2110,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

ROGER D. EATON

ROGER D. EATON.

350 E. Marion Avenue,

Punta Gorda, FL 33950

(941) 637-2113

As Deputy Clerk

(seal) Clerk of the Circuit Court

CLERK OF THE CIRCUIT COURT

DATED: April 4, 2025

ontact Jon Embury, Administrative

Patricia Campanini, as Trustee

082025CC00012900010.

FOURTH INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-0457 CP

Division Probate IN RE: ESTATE OF

FRANK A. NEWMAN Deceased. The administration of the estate of FRANK A. NEWMAN, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED.

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 Representatives: JOHN F. NEWMAN 24619 Rio Villa Lake Circle Punta Gorda, Florida 33950 KELLY J. VAN HYFTE (f/k/a Kelly J. Newman) 6749 Ryan Gulch Road Silverthorne, CO 80498 Attorney for Personal Representatives:

DOROTHY L. KORSZEN, ESQUIRE Florida Bar Number: 765317 Farr Law Firm P.A. 901 Ridgewood Avenue Venice, FL 34285 Telephone: (941) 4841-3000 Fax: (941) 485-5173 E-Mail: dkorszen@farr.com Secondary E-Mail: jpainchaud@farr.com

April 25; May 2, 2025 25-00415T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA

PROBATE DIVISION File No. 25-408-CP IN RE: ESTATE OF DENNIS WAYNE WHITE a/k/a DENNIS WAYNE WHITE, SR.

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 Dennis Wayne White a/k/a Dennis Wayne White, Sr., deceased, File Number 25-408-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 January 9, 2025; that the total value of the estate is \$0.00 (exempt property only) and that the names and addresses of those to whom it has been assigned by such order are:

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:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, 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.

Person Giving Notice: Dennis White, Jr 1718 S. 11th St. Terre Haute, IN 47802 Attorney for Person Giving Notice: Jeffrey R. Kuhns. Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail:

 $for rest@\.kuhnslawfirm.com$ April 25; May 2, 2025 25-00414T

SECOND INSERTION

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

PROBATE DIVISION File No. 082025CP000461000101 Division PROBATE IN RE: ESTATE OF BONNIE JEAN FULKS

Deceased.

The administration of the estate of Bonnie Jean Fulks, deceased, whose date of death was November 11, 2024, 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 represen

tative 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH FLORIDA STATUTES 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 25, 2025.

Personal Representative: Kate Fulks 1751 Old Trail Drive

Crozet, Virginia 22932 Attorney for Personal Representative: Alexandra Kane Attorney

Florida Bar Number: 1039243 Goodwin Law, P.A. 9955 Tamiami Trail North, STE 4 Naples, Florida 34108 Telephone: (239) 207-3403 Fax: (239) 207-3403 E-Mail: alexandra@flestatelaw.com Secondary E-Mail: matt@flestatelaw.com April 25; May 2, 2025 25-00417T SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-465-CP **Division: Probate** IN RE: ESTATE OF JEANNETTE ANN LEE A/K/A

JEANNETTE LEE Deceased. $The \ administration \ of the \ estate \ of \ Jean$ nette Ann Lee a/k/a Jeannette Lee, deceased, whose date of death was March $23,\,2025, is\,pending\,in\,the\,Circuit\,Court$ for Charlotte County, Florida, Probate Division, the address of which Charlotte County Justice Center, 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 oth-

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

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

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

must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED.

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: Scott Lee

31 Lincoln Road Saco, Maine 04072 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle

Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 $\hbox{E-Mail: e-service@schwarzlaw.net}\\$ Secondary E-Mail: mackenzie@schwarzlaw.net April 25; May 2, 2025

SECOND INSERTION

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.

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.

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

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

SECOND INSERTION

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 DEMANDS AGAINST THE ABOVE ESTATE:

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:

Name Address
JEFFREY C. BEASOM 9624 Ambleside Drive Windermere, Florida 34786 KIM L. SCHWAB 710 Danica Jo Lane Carl Juction, MO 64834

BRYN A. FAY 24 Findail Drive New-ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the de-

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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: ien@mowrvlawoffice.com 25-00410T April 25; May 2, 2025

PUBLISH YOUR LEGAL NOTICE

April 11, 18, 25; May 2, 2025

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- ESTATE / SALES ---

CHARLOTTE COUNTY

FOURTH INSERTION

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

CASE No.: 25000407CA BONNIE OCONNELL,

Plaintiff, vs. MARIA FERRARA, and all others claiming by, through and under MARIA FERRARA, FACUNDO MARQUES, and all others claiming by, through and under FACUNDO MARQUES and SANTIAGO MARQUES, 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

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 4, Block 1014, Port Charlotte Subdivision Section Fourteen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 3-A through 3-E, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 18384 Tulane Ave, Port Charlotte, FL 33954.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A. Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before May 8, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

THIRD INSERTION

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.

TO: Defendant, ANTONIO KENT 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,

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).

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

either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against

This notice shall be published once each week for four consecutive weeks in the Business Observer.

you for the relief demanded in the Com-

plaint or petition.

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

WITNESS my hand and the seal of this Court on this 9 day of April, 2025. ROGER D. EATON Clerk of the Circuit Court (SEAL) By: B. Lackey

Deputy Clerk Michael E. Schuchat, Esq. Lutz, Bobo & Telfair, P.A. Two North Tamiami Trail, Suite 500 Sarasota, Florida 34236 meschuchat@lutzbobo.com April 18, 25; May 2, 9, 2025

25-000389T

THIRD INSERTION

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, MILLER: AND ALL UNKNOWN PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR

INTEREST IN THE PROPERTY. Defendants. TO: All Defendants named above, and

to all others whom it may concern: 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:

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.

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

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.

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, the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on April 14, 2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey

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

25-00390T

Deputy Clerk

E-mail your Legal Notice legal@businessobserverfl.com

NOTICE OF FORECLOSURE SALE

#20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No. 24001161CA

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).

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,

SECOND INSERTION

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.CHAR-LOTTE.REALFORECLOSE.COM for

the following described property: LOT 10, BLOCK 2326, PORT FLORIDA.

Any person claiming an interest in the

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

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disabil-

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-

2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Date: 04/21/2025

Clerk of the Circuit Court By: (SEAL) D. Gerace Deputy Clerk of the Court

Prepared by: Tromberg, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441

Our Case#: 24-000232/24001161CA/ PHH

Apr. 25; May 2, 2025 25-00406T

SECOND INSERTION

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

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA 24001010CA

FIRST HOME MORTGAGE CORPORATION, Plaintiff, vs.

MARK BRYANT MOORE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 25, 2025 in Civil Case No. 24001010CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, FIRST HOME MORTGAGE CORPORATION is the Plaintiff, and MARK BRYANT MOORE; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES HEIRS DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose. com on July 11, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment,

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 CHAR-LOTTE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose

telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303

Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1100-978B

Apr. 25; May 2, 2025

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDING

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

Case Number: 25000023CA In Re: The Forfeiture of: 2021 Blue Mazda 4-Door VIN #: JM1BPAALXM1325046 Claimant: SCOTT WILLIAM PHILLION Scott William Phillion

9921 Gulfstream Blvd. Englewood, FL 34224 AND ALL OTHERS WHOSE NAMES PRESENTLY UNKNOWN but may claim an interest in the motor vehicle described as One (1) 2021 Blue Mazda 4-Door, VIN# JM1B-PAALXM1325046. 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 PRUM-MELL, Sheriff of Charlotte County, Florida, for the use and benefit of the Charlotte County Sheriff's Office.

On March 5, 2025, Petitioner, WIL-LIAM PRUMMELL, Sheriff of Charlotte County, Florida, obtained an OR-DER DETERMINING PROBABLE

CAUSE AND REQUIRING CLAIM-ANTS 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.

The property was seized by Officers

of the Charlotte County Sheriff's Office on or about December 27, 2024, at or near Cochran Blvd./Bendway Dr., Port Charlotte, Charlotte County, Florida, and is being held by the Charlotte County Sheriff's Office. FARR LAW FIRM, P.A. By:/s/ Will W. Sunter 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 001122.1001 4923-3720-5559, v. 1

Apr. 25; May 2, 2025

SECOND INSERTION

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

20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY. FLORIDA

CASE NO.: 24001091CA GITSIT SOLUTIONS, LLC, Plaintiff, v. WILLIAM H. LONG, et al,

Defendant(s).
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 REP-RESENTATIVE 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

forth in said Final Judgment, to wit: (DEED BOOK 647, PAGE 1337) LOT 12, BLOCK F, MAY TER-RACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 49, PUB-LIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

May 28, 2025 at 11:00am, the fol-

lowing described real property as set

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 CHAR-LOTTE COUNTY, FLORIDA, BEING MORE PARTICULRLY DESCRIBED AS FOLLOWS: COMMENCE AT INTERSEC-TION 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 CHAR-LOTTE COUNTY, FLORIDA, THENCE SOUTH 89 DE-GREES 26 MINUTES WEST ALONG SAID NORTHERLY PLAT LIMITS A DISTANCE OF 360.50 FEET TO THE NORTH-EAST 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

CORNER OF SAID LOT 12, BLOCK F; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY EXTEN-SION 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 NORTH-ERLY PLAT LIMITES A DIS-TANCE OF 75.00 FEET TO THE INTERSECTION OF THE NORTHERLY EXTEN-SION OF THE EASTERLY LOT LINE OF SAID LOT 12, BLOCK 6, THENCE SOUTH 00 DE-GREES 19 MINUTES 00 SEC-ONDS WEST ALONG SAID LINE, A DISTANCE OF 65.01 FEET TO THE POINT OF BE-GINNING.

and commonly known as: 1266 LINCOLN DRIVE, ENGLE-WOOD, FL 34224 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability

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

Submitted By: GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25000402CA

AMERICAN BRIDGE DEVELOPMENT LLC. Plaintiff, vs. MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DIEGO VELEZ MAYO, JUAN FELIPE GAVIRIA GUTIERREZ, and all others claiming by, through and under JUAN FELIPE GAVIRIA GUTIERREZ, DARIO DEJESUS TAMAYO VELEZ, and all others claiming by, through and under DARIO DEJESUS TAMAYO VELEZ, FRANK ENRIQUE DEGREIFF RAMOS, and all others claiming by, through and under

FRANK ENRIQUE DEGREIFF

PORT CHARLOTTE - A

RAMOS, CAMBRIDGE HOUSE OF

CONDOMINIUM, INC. and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., Defendant.

TO: MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DI-EGO VELEZ MAYO IIIAN 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 claiming by, through and under FRANK ENRIQUE 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

in Official Records Book 620. Page(s) 1205, of the Public Records of Charlotte County, Florida, and any amendments thereto, together with its undivided share in the common elements. a/k/a 21260 Brinson Ave -Unit 109, Port Charlotte, FL 33952 ("Parcel 1"). Parcel 2:

Lot 31, Block 4247, Port Charlotte Subdivision Section Fifty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 72A through 72J, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 14200 Salvatierra Ln, Port

Charlotte, FL 33981 ("Parcel 2"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before May 8, 2025, and file the original with the Clerk of this Court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

25-00402T

Apr. 25; May 2, 2025

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

call 711. DATED this 2 day of April 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk April 11, 18, 25; May 2, 2025

25-00363T