CHARLOTTE COUNTY LEGAL NOTICES

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

FIRST INSERTION

PUBLIC NOTICE OF SALE

Notice is hereby given that on 5/23/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1961 BELM HS 649 . Last Tenants: DENISE CAROL HOPPE 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 9, 16, 2025 25-00466T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 835 Tamiami Trail, Port Charlotte, FL, 33953 Esther Bouche A rug, two box springs, a mattress, couple stools, a picture, misc house stuff . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

May 9, 16, 2025 25-00446T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Lisa Ortega- arcade games dolly shop vac shelving totes case diet coke microwave straps. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

May 9, 16, 2025 25-00445T

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V9

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 Wax Charm located at 42041 Cypress Parkway Suite 214 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 5th day of May, 2025.

Marisela Ansbro

May 9, 2025 25-00459T

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 UNIVISTA INSURANCE located at 949 Tamiami Tr., Unit 207 in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of April, 2025.

SANCHEZ 2 INSURANCE LLC
Jineth Sanchez

May 9, 2025 25-00449T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Fishing Fossils & Fun located at 10225 Melanie Ave, in the County of Charlotte, in the City of Englewood, Florida 34224 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Englewood, Florida, this 1st day of May, 2025.

CAPTAIN HARRIS LLC

May 9, 2025 25-00448T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24000100CA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
JESSICA L. STEELMAN, UNKNOWN SPOUSE OF JESSICA . STEELMAN; GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC.; ROELFKE NIEMEYER; UNKNOWN SPOUSE OF ROELFKE NIEMEYER; HARM NIEMEYER; UNKNOWN SPOUSE OF HARM NIEMEYER; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 16, 2025 entered in Civil Case No. 24000100CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, Civil Division wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JESSICA L. STEELMAN; GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC.; ROELFKE NIEMEYER; UNKNOWN SPOUSE OF ROELFKE NIEMEYER; HARM NIEMEYER; UNKNOWN SPOUSE OF HARM NIEMEYER; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are Defendant(s), Roger Eaton, Clerk of Court, will sell the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on June 2, 2025 the following described property as set forth in said FInal Judgment, to-wit:

LOT 35, BLOCK 4291, PORT CHARLOTTE SUBDIVISION, SECTION 66, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 13428 Romford Ave, Port Charlotte, FL 33981

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

05/05/2025

Roger Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERK OF COURT

Taji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service EMail:
ftlrealprop@kelleykronenberg.com
File No: M23595-JMV

May 9, 16, 2025 25-00458T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24000148CA

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY,
Plaintiff, vs.
GERTRUDE E. AUSTIN, et al.,
Defendant.

To: MERRILL WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF MERRILL WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
TRACI WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF TRACI WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
MARK WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF MARK WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
ANNIF WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF ANNIF WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
RICHARD WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF RICHARD WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, BLOCK 1647, PORT CHARLOTTE SUBDIVISION SECTION TWELVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGES 1A THROUGH 1D, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of you written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 9, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 2 day of May, 2025.

ROGER D. EATON
CLERK OF COURT OF CHARLOTTE COUNTY
As Clerk of the Court
BY: B. Lackey (SEAL)
Deputy Clerk

Jamie Juster, Esq.
McCalla Raymer Leibert Pierce, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
23-08780FL

May 9, 16, 2025 25-00453T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-000729-CC

LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SAMANTHA G. ROWNTREE; RICHARD K. ROWNTREE; his/her/their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a Defendants and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described Defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 5th day of June, 2025, at public sale at www.charlotterealforclose.com to the highest bidder, for cash, the following-described real property:

Unit No. 2804, LOVELAND COURTYARDS, Phase III, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1065, Page 156 through 221, and amendments thereto, of the Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 24000729CC.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this day of 05/01/2025.

ROGER D. EATON,
Clerk
By: (SEAL) D. Gerace
Deputy Clerk

Ernest W. Sturges, Jr., Esq.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954

May 9, 16, 2025 25-00452T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24002343CA

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
RICHARD G. MARPLE; CAROLYN MARPLE; ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 11, 2025 and entered in Case No. 24002343CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAP A CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and RICHARD G. MARPLE; CAROLYN MARPLE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on June 2, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1162, ROTONDA WEST PINEHURST SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 12A THRU 12K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

Dated this day of 05/02/2025.

ROGER D. EATON
As Clerk of said Court
By (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00044 SF

May 9, 16, 2025 25-00456T

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.: 2577CA

NEW VISTA PROPERTIES, INC., a Florida corporation,
Plaintiff, vs.
FAIGA A. SINDI; KHALED TAHA; SHAHID RAZA SIDDIQUI; ARSHAD MASOOD; DUAL DIAMONDS, LLC, a foreign limited liability company; ETHEL M. DEGROOT, individually, ETHEL M. DEGROOT, as Trustee under Agreement dated 4/30/1985; AGRO GROUP, LLC; a Florida limited liability company; 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: FAIGA A. SINDI; KHALED TAHA, DUAL DIAMONDS, LLC, ETHEL M. DEGROOT, individually, ETHEL M. DEGROOT, as Trustee under Agreement dated 4/30/1985 and AGRO GROUP, LLC, 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 any right, title, or interest in the property herein described:

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

Parcel 1
Lot 16, Block 2502, Port Charlotte Subdivision, Section 47, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61A through 61G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 341 Matson Lane, Port Charlotte, FL 33953

Parcel 2
Lot 3, Block 1275, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 23166 Glen Avenue, Punta Gorda, FL 33980

Parcel 3
Lot 11, Block 1283, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 3644 Vessels Road, Punta Gorda, FL 33980

Parcel 4
Lot 12, Block 1310, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 3358 Vessels Road, Punta Gorda, FL 33980

Parcel 5
Lot 15, Block 2903, Port Charlotte Subdivision, Section 49, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 63A through 63E of the Public Records of Charlotte County, Florida.
Commonly Known As: 1475 Jacobs Street, Port Charlotte, FL 33953

Parcel 6
Lot 25, Block 2348, Port Charlotte Subdivision, Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, of the Public Records of Charlotte County, Florida.
Commonly Known As: 153 Friendly Street, Port Charlotte, FL 33953

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 May 7, 2025.

ROGER D. EATON,
CLERK OF THE COURT
By: B. Lackey (SEAL)
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 9, 16, 23, 30, 2025 25-00468T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 24001021CP
Division: Probate
IN RE: ESTATE OF
DAVID LEE WIENHOLD
Deceased.

The administration of the estate of David Lee Wienhold, deceased, whose date of death was May 19, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, 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 9, 2025.

Personal Representative:
Jane L. Miclay
1524 Kinglet Drive
Punta Gorda, FL 33950
Attorney for Personal Representative:
Will W. Sunter, Esq.
Florida Bar Number 011448
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
Email: wsunter@farr.com /
ctout@farr.com
May 9, 16, 2025 25-00450T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000485CP
IN RE: ESTATE OF
SHAUN M. OGDEN

The administration of the estate of SHAUN M. OGDEN, deceased, whose date of death was January 20, 2025; File Number 24000485CP , is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 9, 2025.

TRACY LYNN POWHATAN
Personal Representative
8157 Laurel Oak Drive
Fort Worth, TX 76131
Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENDERS • ALVAREZ
• DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
May 9, 16, 2025 25-00451T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-460-CP
Division: Probate
IN RE: ESTATE OF
CHARLES M. MOORE
Deceased.

The administration of the estate of Charles M. Moore, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, 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 9, 2025.

Personal Representative:
Miranda Middleton
P.O. Box 511143
Punta Gorda, Florida 33951
Attorney for Personal Representative:
Will W. Sunter
Florida Bar Number 011448
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
Email: wsunter@farr.com /
ptwardzik@farr.com /
ctout@farr.com
May 9, 16, 2025 25-00467T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000499
Division Probate
IN RE: ESTATE OF
DAVID M. ALVAREZ
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 David M. Alvarez, deceased, File Number 2025-CP-000499, 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 March 20, 2025; that the total value of the estate is $500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Bertie B. Alvarez 14081 Heritage Landing Blvd., Unit 231 Punta Gorda, FL 33955

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 9, 2025.

Person Giving Notice:
Bertie B. Alvarez
14081 Heritage Landing Blvd.,
Unit 231
Punta Gorda, Florida 33955
Attorney for Person Giving Notice:
Forrest J. Bass, Esq.
Florida Bar Number: 68197
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
akibler@farr.com
and probate@farr.com
May 9, 16, 2025 25-00462T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025 000321 CP
IN RE: ESTATE OF
RONALD LEE COX, JR.,
A/K/A RONALD L. COX, JR.
Deceased.

The administration of the estate of Ronald Lee Cox, Jr., deceased, whose date of death was on or about September 9, 2024, is pending in the Circuit Court for the Twentieth Judicial Circuit in and 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.

The personal representative or curator, if applicable, 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, if applicable, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216–732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 9, 2025.

Personal Representatives:
Marsha Hillman
28 Concord Lane
Wallingford, CT 06492
Attorney for Personal Representative:
James L. Essenson, Esq.
(FBN 0359033)
100 Wallace Ave., Ste. 310
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwelch@essensonlaw.com
May 9, 16, 2025 25-00455T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0447
Division Probate
IN RE: ESTATE OF
RUTH L. VANDERPOOL
Deceased.

The administration of the estate of Ruth L. Vanderpool, deceased, whose date of death was January 8, 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 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.

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representatives:
Lois J. Williams
1364 W. Corktree Circle
Port Charlotte, Florida 33952
John F. Vanderpool, Jr.
18 Twilight Path
Weymouth, Massachusetts 02189
Attorney for Personal Representatives:
Joshua A. Grant, Attorney
Florida Bar Number: 1002763
Grant Cottrell, PLLC
5147 Castello Drive
Naples, FL 34103
Telephone: (239) 649-4848
Fax: (239) 643-9810
E-Mail: josh@grantcottrell.com
Secondary E-Mail:
jennifer@grantcottrell.com
May 9, 16, 2025 25-00460T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000388CP
Division Probate
IN RE: ESTATE OF
JOAN WILLIAMS a/k/a
JOAN F. WILLIAMS, a/k/a
JOAN FRANCES WILLIAMS,
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 JOAN WILLIAMS a/k/a JOAN F. WILLIAMS a/k/a JOAN FRANCES WILLIAMS, deceased, File Number 25000388CP_ 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 6, 2025 that the total value of the estate is $8,931.50 [consisting of Exempt Property (as to $7,000.0)) and Non-Exempt Property as to (1,931.50)] and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Jo Ann Mixon 732 McCormick Blvd., Clifton Forge, VA 24422
Debra Sanjur 26202 Minanao Ln., Punta Gorda, FL 33983
Cheryl Ann Santa Maria 25225 Rampart Blvd., #204, Punta Gorda, FL 33983

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

The date of first publication of this Notice is May 9, 2025.

Person Giving Notice:
Jo Ann Mixon
732 McCormick Blvd.
Clifton Forge, VA 24422
Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
May 9, 16, 2025 25-00454T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 25-394-CP
Division: PROBATE
IN RE: ESTATE OF
JOHN C. DEVINCENZO
a/k/a JOHN C. DE VINCENZO
Deceased.

The administration of the estate of JOHN C. DEVINCENZO, 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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
JOHN A. DEVINCENZO
2448 Celebes Court
Punta Gorda, Florida 33983
Attorney for Personal Representative:
MARY A. BYRSKI, Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave., Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
May 9, 16, 2025 25-00447T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000542CP
IN RE: ESTATE OF
BRUCE G. RIGHTMYER
Deceased.

The administration of the estate of Bruce G. Rightmyer, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025

Personal Representative:
Jolene Rightmyer-Macolini
3305 Rockland Ridge Dr.
Cary, North Carolina 27519
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
May 9, 16, 2025 25-00461T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
LV10267
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

YOUR PUBLISHED 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

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 25000184CA
EF MORTGAGE LLC,
Plaintiff, v.
MODERN BUILDERS, INC., a Florida Corporation; GREGG C. GLASSER, an Individual; CLAUDIO ALEJANDRO BEVILACQUA; IFP FUND I LLC; SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),
To the following Defendant(s):
CLAUDIO ALEJANDRO BEVILACQUA
350 East 54th Street, Apt. 6A
New York, NY 10022

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 24, BLOCK 23, ROTONDA SANDS NORTH REPLAT, UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 4A THROUGH 4Z2, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
a/k/a 27 Mast Drive, Placida, FL 33946

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before June 11, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 6 day of May, 2025.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
May 9, 16, 2025 25-00463T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2500000414CA
WOLF CODE INVESTMENTS LLC,
Plaintiff, v.
STEVEN WON, YEON JOO WON and TROPICAL HOLDING INVESTMENTS, LLC a/k/a TROPICAL HOLDINGS INVESTMENTS, LLC,
Defendants.
TO: STEVEN WON
766 KENTUCKY DR
ROCHESTER HILLS, MI 48307
YEON JOO WON
766 KENTUCKY DR
ROCHESTER HILLS, MI 48307

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:
PORT CHARLOTTE SEC17 BLK940 LT 17 551/2033 DC1328/1337-MMF 1344/1186 2152/1738 2509/2035 2716/164 TXD4875/803

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the 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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 6 day of May, 2025.

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

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 9, 16, 23, 30, 2025 25-00465T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 24000148CA
TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY,
Plaintiff, vs.
GERTRUDE E. AUSTIN, et al.,
Defendant.
To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF JUSENTA WOOLERY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
1506 BEACON DR
PORT CHARLOTTE, FL 33952
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, BLOCK 1647, PORT CHARLOTTE SUBDIVISION SECTION TWELVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGES 1A THROUGH 1D, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 11, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 6 day of May, 2025.

ROGER D. EATON
CLERK OF COURT OF CHARLOTTE COUNTY
As Clerk of the Court
BY: B. Lackey (SEAL)
Deputy Clerk

Jamie Juster, Esq.
McCalla Raymer Leibert Pierce, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
23-08780FL
May 9, 16, 2025 25-00464T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000436CP
Division: Probate
IN RE: ESTATE OF PATRICIA C. MATHEWS, Deceased.

The administration of the estate of Patricia C. Mathews, deceased, whose date of death was January 16, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Patricia A. Mathews
c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
May 9, 16, 2025 25-00469T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24CA1981
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
MARTHA M. NOLASCO, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF MARTHA M. NOLASCO,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, June 9, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 11, Block 3091, Port Charlotte Subdivision, Section Fifty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71-A, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2024-001981-CA, New Vista Properties, Inc., v. Martha M. Nolasco, et als.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 05/02/2025

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

Albert J. Tiseo, Jr., Esq.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954
May 9, 16, 2025 25-00457T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 LINDA RAE MILLER 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 25-00436T

SECOND 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 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

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_V29

--- ESTATE ---

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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
May 2, 9, 2025 25-00421T

SECOND 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 CAROLYN 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:

Name 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. NOTWITHSTANDING 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
May 2, 9, 2025 25-00431T

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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
Tel.: (239) 390-0081
May 2, 9, 2025 25-00425T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-000473-CP
Division: Probate
IN RE: ESTATE OF
CAROLINE BILLS
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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE No.: 25000304CA
VICKI R. LEONARD,
Plaintiff, vs.
GARY MCCLINTICK, deceased and all others claiming by, through and under GARY MCCLINTICK, deceased and MARIE KALEMBA,
Defendant,

TO: 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 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 or petition.

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

DATED this 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 25-00443T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
JOHN A. DELVINCENZO
2448 Celebes Court
Punta Gorda, Florida 33983
Attorney for Personal Representative:
MARY A. BYRSKI, Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave., Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
May 2, 9, 2025 25-00444T

SECOND 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 FARMER 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Chad Nunez	130	Boxes, Shelving, furniture
Mikaelah Scharmberg	307	Furniture, Boxes

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

SECOND 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:

Name Address

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

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. NOTWITHSTANDING 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

SECOND 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
May 2, 9, 2025 25-00426T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

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

Occupant Name	Unit	Description of Property
Patricia Marie Douglas	06005	Household Items
David Syrett	12035	Household Items
Nicola Baker	11131	Household Items
Yosyf Popov	10027	Household Items
Stephanie Robinson	11029	Household Items

May 2, 9, 2025 25-00420T

--- ACTIONS / SALES ---

FOURTH 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, Florida:

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 you for the relief demanded in the Complaint or petition.

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2024-CA-001104
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
DANIEL D. BOOTH, et al.,
Defendants.
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 Charlotte County, Florida, to wit:

Lot 112, SOUTH PUNTA GORDA HEIGHTS, 8TH ADDITION, 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. Together with a 2005 Double Wide DYNA Mobile Home VIN No's. H817973GL and H817973GR and Title No's. 94012411 and 94012344.

Property Address: 15532 Mango Drive, Punta Gorda, FL 33955

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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
May 2, 9, 2025 25-00437T

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

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, to wit:

LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of the court on 04/22/2025.

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
May 2, 9, 2025 25-00433T

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.

LV18237_V12

SECOND 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.

Commonly known as : 31 Calamondin 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
May 2, 9, 2025 25-00428T

FOURTH 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, SHERMAN MILLER OR RUTH 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, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on April 14, 2025.

ROGER D. EATON
CLERK OF CIRCUIT COURT & COMPTROLLER
(SEAL) By: B. Lackey
Deputy Clerk

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

SECOND 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 IN 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 forth in said Order or Final Judgment, 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, 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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 hearing 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

SECOND 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 MARTINEZ 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 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
May 2, 9, 2025 25-00432T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025-CA-0430
SIGMA INFINITY LLC,
Plaintiff, v.
AMSC FLORIDA HOLDINGS CORP., a FLORIDA CORPORATION, Defendant.
To: AMSC FLORIDA HOLDINGS CORP., a FLORIDA CORPORATION

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

RHT 000 0000 0881 ROTONDA HTS LT 881 688/674 UNREC NJ PROB-AAC DC4395/389-LRC PR19-114-AAC DC4395/391-AAC OSA4406/470 4727/2045 4728/1600 More commonly known as: 112 Arrow Lane, Rotonda West, FL 33947

has been filed by Plaintiff, SIGMA INFINITY 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 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 23 day of April, 2025.

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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
May 2, 9, 16, 23, 2025 25-00427T

SECOND 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, 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 her, 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:

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

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, according 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