

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CK Associates, located at 123 Kings Drive, in the City of Rotonda West, County of Charlotte, State of FL, 33947, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 8 of May, 2025. Stuart Guy Sammis 123 Kings Drive Rotonda West, FL 33947 May 16, 2025	
25-00470T	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 5/30/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1963 GIBR HS 51101710 . Last Tenants: DEBORAH ANN KLEMAN, ESTATE OF DEBORAH ANN KLEMAN, ANY AND ALL UNKNOWN HEIRS, BENEFICIARIES, SUCCESSORS, AND ASSIGNS OF DEBORAH ANN KLEMAN, ANY AND ALL UNKNOWN PARTY OR PARTIES IN POSSESSION. 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 16, 23, 2025	
25-00497T	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 5/30/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 HILL HS 0261190M . Last Tenants: THEODORE STORME KEGGINS, ESTATE OF THEODORE STORME KEGGINS, ANY AND ALL UNKNOWN HEIRS, BENEFICIARIES, SUCCESSORS, AND ASSIGNS OF THEODORE STORME, AND ASSIGNS OF THEODORE STORME, KEGGINS, ESTATE OF CHERYLE KEGGINS, ANY AND ALL UNKNOWN HEIRS, BENEFICIARIES, SUCCESSORS, AND ASSIGNS OF CHERYLE KEGGINS, AND UNKNOWN PARTY OR PARTIES IN POSSESSION. 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 16, 23, 2025	
25-00496T	

FIRST INSERTION	
CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING	

The Board of Supervisors (“Board”) of the Coral Creek Community Development District (“District”) will hold a regular meeting on May 29, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954

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

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

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

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

District Manager May 16, 2025	25-00505T
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FIRST INSERTION	
TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING	

The Board of Supervisors (“Board”) of the Tuckers Pointe Community Development District (“District”) will hold a regular meeting on May 29, 2025 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

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

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

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

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

District Manager May 16, 2025	25-00504T
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FIRST INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 5/30/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 HILL HS 02611213M . Last Tenants: HOWARD GUNTER RAGSDALE, ESTATE OF HOWARD GUNTER RAGSDALE, ANY AND ALL UNKNOWN HEIRS, BENEFICIARIES, SUCCESSORS, AND ASSIGNS OF HOWARD GUNTER RAGSDALE, AND UNKNOWN PARTY OR PARTIES IN POSSESSION. 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 16, 23, 2025	
25-00495T	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23-CA-002188 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. GEORGE EDWARD HAWKINS, et al., Defendants. NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on June 26, 2025, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 7, Block 1577, PORT CHARLOTTE SUBDIVISION SECTION FIFTEEN, according to the Plat thereof, recorded in Plat Book 5, Pages 4A through 4E, of the Public Records of Charlotte County, Florida. Property Address: 316 Orlando Blvd, Port Charlotte, FL 33954 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in	
May 16, 23, 2025	25-00488T
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2500053CP Division Probate IN RE: ESTATE OF JACKIE J. RUTLEDGE a/k/a JACK J. RUTLEDGE Deceased The administration of the estate of Jackie J. Rutledge, deceased, whose date of death was June 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 16, 2025 Personal Representative: M. Lorraine Leibfried-Rutledge 215 Carolina Way Sanford, North Carolina 27332 Attorney for Personal Representative: Jeffrey M. Backo, Attorney Florida Bar Number: 0086426 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 E-Mail: jeff@northportlaw.com Secondary E-Mail: shelly@northportlaw.com May 16, 23, 2025	
25-00491T	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000378CP Division Probate IN RE: ESTATE OF WILLIAM LESLIE PRUITT Deceased. The administration of the estate of William Leslie Pruitt, 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 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE 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,	
May 16, 23, 2025	25-00491T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000540 IN RE: ESTATE OF C. JACK CLARKSON A/K/A JACK CLARKSON Deceased. The administration of the estate of C. Jack Clarkson A/K/A Jack Clarkson, deceased, whose date of death was January 10, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The date of first publication of this notice is May 16, 2025 Personal Representative: Barbara Cole 97 Hannah Street Port Charlotte, Florida 33954 Attorney for Personal Representative: Abigail M. Lyons, Esq. Attorney Florida Bar Number: 1040206 Lyons & Lyons, PA. 27911 Crown Lake Boulevard Ste 201 Bonita Springs, FL 34135 Telephone: (239) 948-1823 Fax: (239) 948-1826 E-Mail: abby.lyons@lyons-law.com May 16, 23, 2025	
25-00492T	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 5/30/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2005 MERC GRAND MARQUIS 4D # 2MEFM74WX5X662505 BEIGE TAG# JZRZ65 . Last Tenants: HOWARD GUNTER RAGSDALE, ESTATE OF HOWARD GUNTER RAGSDALE, ANY AND ALL UNKNOWN HEIRS, BENEFICIARIES, SUCCESSORS, AND ASSIGNS OF HOWARD GUNTER RAGSDALE, AND UNKNOWN PARTY OR PARTIES IN POSSESSION. 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 16, 23, 2025	
25-00498T	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA File No. 25-000532-CP Division: Probate IN RE: ESTATE OF ANDREW R. HALCIK Deceased. The administration of the estate of Andrew R. Halcik, deceased, whose date of death was April 7, 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 § 732.221. The date of first publication of this notice is May 16, 2025. Personal Representative: Gale Halsey 408 Cartagena Street 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 16, 23, 2025	
25-00499T	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000392CP 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 25000392CP, 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 16, 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 E-service for all attorneys listed above: GADservice@GendersAlvarez.com May 16, 23, 2025	
25-00486T	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA File No. 25-CP-000540 IN RE: ESTATE OF C. JACK CLARKSON A/K/A JACK CLARKSON Deceased. The administration of the estate of C. Jack Clarkson A/K/A Jack Clarkson, deceased, whose date of death was January 10, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The date of first publication of this notice is May 16, 2025. Personal Representatives: Jean Hahn 8840 East County Line Road 1000 North Buterville, Indiana 47233 Ann Bowman 91 Pointe Lane Arcadia, Indiana 46030 Attorney for Personal Representatives: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com May 16, 23, 2025	
25-00500T	

ESTATE / PUBLIC SALES

FIRST INSERTION

NOTICE TO CREDITORS
(Ancillary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000450CP
IN RE: ESTATE OF
ALBERT PICO
Deceased

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:
The ancillary Administration of the
Estate of ALBERT PICO, deceased, File
Number 25000450CP, is pending in the
Circuit Court for Charlotte County,
Florida, Probate Division, the address
of which is 350 E Marion Avenue, Pun-
ta Gorda, Florida 33950. The name and
address of the ancillary Co-Personal
Representatives and that Co-Personal
Representatives' attorney are set forth
below.
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the decedent and
all other persons having claims or de-
mands against decedent's Estate on
whom a copy of this notice is required
to be served must file their claims with
the court WITHIN THE LATER OF
3 MONTHS AFTER THE TIME OF
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICES OF A COPY OF

THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's Estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DEATH IS BARRED.
The date of the first publication of
this notice is May 16, 2025
Ancillary Personal Representative:
ALBERT DELL'ANGELO,
5 Sugar Maple Lane
Horsham, Pennsylvania 19044
ANTHONY PICO
522 Rustic Road,
Oradell, New Jersey 07649
Attorney for Ancillary Personal
Representative:
ROBERT D. SCHWARTZ, ESQ.
Florida Bar No. 028525
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone: (561) 736-3440
E-mail: robert@schwartzpa.com
May 16, 23, 202525-00471T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-224
IN RE: ESTATE OF
ROBERTA A. SPECHT
Deceased.

The administration of the estate of Ro-
berta A. Specht, deceased, whose date
of death was October 26, 2024, is pend-
ing in the Circuit Court for Charlotte
County, Flor-ida, Probate Division, the
address of which is 350 East Marion
Ave., Punta Gorda, Florida 33950. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,

unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
Charles Pawlowicz
13901 Hawkeye Road
Kiowa, Colorado 80117
Attorney for Personal Representative:
Robin D. Merriman II, Esq.
Attorney
Florida Bar Number: 105386
9200 Estero Park Commons, Blvd.,
Ste 4
Estero, Florida 33928
Telephone: 239.301.3495
Fax: 239.908.0829
E-Mail: rm@merriman-law.com
Secondary E-Mail:
tq@merriman-law.com
May 16, 23, 202525-00475T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000491CP
Division PROBATE
IN RE: ESTATE OF
HENRY R. KRAMARSKI
Deceased.

The administration of the estate of
Henry R. Kramarski, deceased, whose
date of death was June 29, 2024, is
pending in the Circuit Court for Char-
lotte County, Florida, Probate Division,
the address of which is 350 E. Marion
Avenue, Punta Gorda, Florida 33950.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act
as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
Venise C. Kramarski
56 Sabal Drive
Punta Gorda, Florida 33950
Attorney for Personal Representative:
/s/ Samantha Heaton
Samantha Heaton, Esq.
Florida Bar Number: 1010514
KULZER & DIPADOVA P A
76 E. Euclid Avenue, Suite 300
HADDONFIELD, NJ 08033
Telephone: (856) 795-7744
Fax: (856) 795-8982
sheaton@kulzerdipadova.com
jmf@kulzerdipadova.com
May 16, 23, 202525-00482T

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, de-
siring to engage in business under the Fictitious Name of
Gulf Coast Vacations located at 2411 S McCall Road Unit F in the City of Englewood,
Charlotte County, FL 34224 intends to register the said name with the Division of
Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of May, 2025.
LJP VENTURES LLC
May 16, 2025

25-00490T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 082025CP000434000101
IN RE: ESTATE OF
DELOIS DENBLEYKER
Deceased.

The administration of the estate of De-
lois DenBleyker, deceased, whose date
of death was January 20, 2025, is pend-
ing 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 represen-
tative and the personal representative's
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS

NOTICE.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
Kimberley Anne Arndt
43650 Mink Meadows Street
South Riding, VA 20152
Attorney for Personal Representative:
Joe L. Leone, Esq.
jleone@wflaw.com Email Addresses:
4550 Montgomery Ave., Suite 775N
Bethesda, MD 20814
Florida Bar No. 602965
Telephone: (301) 951-1500
May 16, 23, 202525-00473T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
File No. 2025-CP-306
Division: Probate
IN RE: ESTATE OF
JOSEPH BETOR
Deceased.

The administration of the estate of Jo-
seph Betor, deceased, whose date of
death was October 17, 2024, is pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is 350 E. Marion Av-
enue, Punta Gorda, FL 33950. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,

unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
/s/Malakay Betor
1121 N. Vassault Street
Tacoma, Washington 98406
Attorney for Personal Representative:
/s/Marynelle Hardee, Esq.
Attorney for Personal Representative
Florida Bar Number: 937789
SALTER FEIBER, PA
3940 N.W. 16TH Blvd., Bldg. B
GAINESVILLE, FL 32605
Telephone: (352) 376-8201
Fax: (352) 416-0401
E-Mail: marynelleh@salterlaw.net
May 16, 23, 202525-00474T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000433CP
Division Probate
IN RE: ESTATE OF
SUSAN JOANNE SHOOK Deceased.

The administration of the estate of
SUSAN JOANNE SHOOK, deceased,
whose date of death was February 6,
2025, is pending in the Circuit Court
for Charlotte County, Florida, Probate
Division, the address of which is 350
E. Marion Ave, Punta Gorda FL 33950.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a

creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
Randy Smith
(May 8, 2025 20:06 EDT)
Randy Smith
124 Broadmoor Lane
Rotonda West, Florida 33947
Attorney for Personal Representative:
Bryan S. Kessler
Florida Bar Number: 97974
Berg, Brewer, Kessler & Mowry, PLLC
1872 Tamiami Trail S., Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 201-1601
E-Mail: Bryan@Bkmpllc.com
Secondary E-Mail:
Patti@bkmpllc.com
May 16, 23, 202525-00483T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000493CP
Division Probate
IN RE: ESTATE OF
RUTH C. GAUSE, Deceased.

The administration of the estate of
RUTH C. GAUSE, deceased, whose
date of death was January 24, 2025, is
pending in the Circuit Court for Char-
lotte County, Florida, Probate Division,
the address of which is 350 E. Marion
Ave., Punta Gorda, Florida 33950. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act
as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211.
Florida Statutes.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
Charles Lewis Gause
23401 Westchester Blvd.
Port Charlotte, FL 33980
Attorney for Personal Representative:
Ariana R. Fileman
Florida Bar No.0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Telephone: 941-833-5560
Email address:
afileman@filemanlaw.com
May 16, 23, 202525-00484T

FIRST INSERTION

Notice To Creditors
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 25000512CP
PROBATE DIVISION,
IN RE: ESTATE OF
ESTELLA SIMONS
Deceased.

The administration of the estate of
Estella Simons, deceased, whose date
of death was August 12, 2023, is pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is 18500 Murdock Cir,
Port Charlotte, FL 33948. The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act

as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
Mignone Simons Judge
8 Pierce Blvd
Windsor, Connecticut 06095
Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (1800) 809-1774
E-Mail: eservice@ponnocklaw.com
May 16, 23, 202525-00485T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-0441 CP
Division Probate
IN RE: ESTATE OF
JANETTE B. PILIPOVICH
a/k/a Janette Bilyeu Pilipovich
Deceased.

The administration of the estate of JA-
NETTE B. PILIPOVICH a/k/a Janette
Bilyeu Pilipovich, deceased, whose date
of death was April 2, 2024, is pending
in the Circuit Court for CHARLOTTE
County, Florida, Probate Division, the
address of which is 350 E. Marion Av-
enue, Punta Gorda, FL 33950. The
names and addresses of the personal rep-
resentative and the personal representa-
tive's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity Property Rights at Death Act

as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 16, 2025.
Personal Representative:
DONALD B. PILIPOVICH
17 Chapman Square
London, England SW19 5QR
Attorney for Personal Representative:
NICOLE S. PEET, ESQUIRE
Florida Bar Number: 1025612
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail:
jpainchaud@farr.com
May 16, 23, 202525-00472T

PUBLISH YOUR LEGAL NOTICE

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- 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

--- ESTATE ---

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000422CP IN RE: ESTATE OF PHILIP EVERETT DUGGER, JR. The administration of the estate of PHILIP EVERETT DUGGER, JR., deceased, whose date of death was December 8, 2023; File Number 25000422CP, 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 16, 2025. CAROLYN JEAN TUTTLE DUGGER Personal Representative 21280 Edgewater Drive Port Charlotte, FL 33952 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: GADservice@GendersAlvarez.com May 16, 23, 2025 25-00501T

FIRST INSERTION	
NOTICE OF ACTION WITH MAILING IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 24-CC-1346 HUAJUN ZHOU, Plaintiff v. RONALD B. DAVIS and GEORGINA A. DAVIS, Defendant(s). TO: 1. RONALD B. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950 2. GEORGINA A. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950 YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel Timothy P. Culhane, Esq., at the Law Firm of Landmark Law Firm, LLC., located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before June 13, 2025 and file the original with the clerk of this Court at Charlotte County Clerk of Court, 350 E. Marion Street, Punta Gorda, Florida 33950, before service on Plaintiff's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.	Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. THIS NOTICE will be published four times, once each week for fourth consecutive weeks in a newspaper of general circulation published in 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 this 8 day of May 2025. ROGER D. EATON Clerk of the Court By: D. Gerace (SEAL) Deputy Clerk /s/ Timothy P. Culhane Timothy P. Culhane 3949 Evans Avenue, Suite 300B Fort Myers, FL 33901 Fla. Bar No. 124657 May 16, 23, 30; June 6, 2025 25-00476T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-498-CP Division Probate IN RE: ESTATE OF SONJA J. DOSSE a/k/a SONJA JENSEN DOSSE Deceased. The administration of the Estate of Sonja J. Dosse a/k/a Sonja Jensen Dosse, deceased, whose date of death was March 14, 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 16, 2025. Personal Representatives: Linda Dosse 25188 Marion Ave., Apt. B305 Punta Gorda, Florida 33950 Susan Dosse West PO Box 510967 Punta Gorda, Florida 33951 Attorney for Personal Representatives: John B. Mizell, Esq. Florida Bar No. 0562424 Mizell & Mays Law Firm, P.A. 311 Sullivan St., Punta Gorda, Florida 33950 Telephone: (941) 575-9291 E-mail Addresses: jmizell@mizell-law.com, ndotres@mizell-law.com May 16, 23, 2025 25-00503T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000205CA ROBERT BAKER, Plaintiff, v. ALEX PATRICIO AGUILERA RIVERA, Defendant. TO: ALEX PATRICIO AGUILERA RI- VERA 12130 KILMER AVE PORT CHARLOTTE, FL 33981 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT: PCH 060 1950 0002 PORT CHARLOTTE SEC 60 BLK 1950 LT 2. 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 9th day of May, 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk May 16, 23, 30; June 6, 2025 25-00479T

FIRST INSERTION							
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-0548-CP IN RE: ESTATE OF KENT BRUCE LYONS 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 Kent Bruce Lyons, deceased, File Number 25000548CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 W. Marion Ave, Punta Gorda FL 33950; that the decedent's date of death was September 11, 2024; that the total value of the estate, except exempt homestead property, is under \$75,000.00, and that the names and addresses of those to whom it has been assigned by such order are: <table><tr><td>Name</td><td>Address</td></tr><tr><td>Sherry Lyons</td><td>1274 Loma Lane</td></tr><tr><td></td><td>Englewood, FL 34224</td></tr></table> ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de-	Name	Address	Sherry Lyons	1274 Loma Lane		Englewood, FL 34224	cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT- WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 16, 2025. Person Giving Notice: Sherry Lyons 1274 Loma Lane Englewood, Florida 34224 Attorney for Person Giving Notice Albert Stickley III, Esquire Attorney Florida Bar Number: 0051605 737 S. Indiana Ave., Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: skylar@stickleylaw.com May 16, 23, 2025 25-00502T
Name	Address						
Sherry Lyons	1274 Loma Lane						
	Englewood, FL 34224						

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.: 24000335 AQUA GARDENS TOWNHOUSE ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOYCE CHIN; her 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 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; UNKNOWN SPOUSE OF JOYCE CHIN; UNKNOWN TEN- ANT #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 28th day of May, 2025, at public sale at www.charlotterealeforeclose.com to the highest bidder, for cash, the following- described real property: Unit B-2, Aqua Gardens Town- house, a Condominium accord- ing to the Declaration of Condo-	minium recorded in O.R. Book 620, Page 164, as amended in O.R. Book 649, Page 93; Book 123 and Book 777, Page 1185, all of the Public Records of Char- lotte County, Florida, and survey, plot plan and graphic description thereof recorded in Condomini- um Book 2, Pages 45A thru 450, as amended at Condominium Book 2, Pages 47A thru 50N and at Condominium Book 4, Pages 44A thru 44N, all of the Public Records of Charlotte County, Florida. The said sale will be made pursuant to the Final Judgment of Foreclo- sure of the County Court of Charlotte County, Florida, in Civil Action No. 24000335CC. 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this noti- fication if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 05/08/2025. 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 16, 23, 2025 25-00477T

Who benefits from legal notices?

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

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



FIRST INSERTION			
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23001346CA U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-HE2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs. DENNIS L. CRAVENS; GWENITH E. CRAVENS; CHARLOTTE COUNTY, FLORIDA; DOMETIC CORPORATION; STATE OF FLORIDA DEPARTMENT OF HEALTH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed April 25, 2025 and entered in Case No. 23001346CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE	HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-HE2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 is Plaintiff and DENNIS L. CRAVENS; GWENITH E. CRAVENS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CHARLOTTE COUNTY, FLORIDA; DOMETIC CORPORATION; STATE OF FLORIDA DEPARTMENT OF HEALTH; 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 9, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 1, 2, AND 22, BLOCK 256, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76A, 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 05/13/2025.		
	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.: 23-00204 SPS May 16, 23, 2025		
	25-00493T		

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No.: 24-264-CA CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., A Florida not-for-profit corporation, Plaintiff, v. DAVID CASEY; MORGAN CASEY; CHARLOTTE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; STATE OF FLORIDA DEPARTMENT OF HEALTH; EQUIFIRST PROPERTIES, LLC, a Delaware Limited Liability Company; CLERK OF THE COURT FOR THE TWENTIETH JUDICIAL CIRCUIT FOR CHARLOTTE COUNTY; STATE OF FLORIDA DEPARTMENT OF REVENUE; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS 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; and UNKNOWN TENANTS #1 and #2, the name being fictitious to account for parties in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 12, 2025 and entered in Case No. 24-264-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., a Florida not-	for-profit corporation, is the Plaintiff; and the above-named parties are the Defendants. The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on the 21st day of July, 2025, the following described properties as set forth in said Final Judgment, to wit: Lot 8, LAKE EMMA SUBDIVISION, a Subdivision according to the plat thereof, as recorded in Plat Book 3, Page 20, of the Public Records of Charlotte County, Florida. IF YOU ARE A SUBORDINATE LIEN-HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. 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 05/3/2025 day of 2025.		
	ROGER D. EATON Clerk of Court BY: (SEAL) D. Gerace Deputy Clerk		
	033043.0925 May 16, 23, 2025		
	25-00494T		

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.: 24-001368CC VILLA ESTA II ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. TODD POLLACK; his 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 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; UNKNOWN SPOUSE OF TODD POLLACK; 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 4th day of June, 2025, at public sale at www.charlotterealforeclose.com to the highest bidder, for cash, the following-	described real property: Unit A, VILLA EST A II, a Condominium, as per the Declaration of Condominium thereof, recorded in Official Records Book 904, Page 104, together with any amendments thereto, and as per Plat thereof recorded in Condominium Book 7, Pages 7 A through 7C, inclusive, as amended, of the Public Records of Charlotte County, Florida, together with an undivided interest in the common elements appurtenant thereto. 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. 24001368CC 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 05/08/2025.		
	ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk		
	May 16, 23, 2025		
	25-00481T		

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24001747CA CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNY K. WHITE, JR., DECEASED; APRIL ANN WHITE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNY K. WHITE, JR., DECEASED	(LAST KNOWN ADDRESS) 2611 LAKESHORE CIRCLE PORT CHARLOTTE, FLORIDA 33952 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 53, BLOCK 444, PORT CHARLOTTE SUBDIVISION, SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 8A THRU 8E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 2611 LAKESHORE CIRCLE, PORT CHARLOTTE, FLORIDA 33952 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 16, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief		
	demanded in the complaint. 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. WITNESS my hand and the seal of this Court this 9 day of May, 2025.		
	ROGER D. EATON As Clerk of the Court By 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 May 16, 23, 2025		
	25-00480T		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 24001676CA PALLARDY LLC, Plaintiff, vs. JRGC, LLC, a Florida limited liability company; JORDAN RUBEN, an individual; BAIRD VENTURES, LLC, a Delaware limited liability company dba Baird Ventures FL, LLC; THE ROTONDA MEADOWS/ VILLAS CONSERVATION ASSOCIATION, INC., a Florida corporation; 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 Defendants. NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on April 11, 2024 in the above-referenced matter pending in the Circuit Court for the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of this Court will sell the following described property situated in Charlotte County, Florida at public sale, to the highest and best bidder, for cash, on June 4, 2025 at 11:00 a.m., conducted electronically online at the following website: http://www.charlotte.realforeclose.com: Lot 11, Block 126, of ROTONDA MEADOWS, according to the Plat thereof, as recorded in Plat Book 10, Pages 15-A through 15-Z-18, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 412133254001 Property Address: 36 Sapsucker Drive, Placida, FL 33946 AND Lot 11, Block 14, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105185010 Property Address: 13477 Wall-eye Way, Placida, FL 33946 AND Lot 12, Block 14, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105185011 Property Address: 13469 Wall-eye Way, Placida, FL 33946 AND Lot 13, Block 14, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105233009 Property Address: 13506 Tuna Drive, Placida, FL 33946 AND Lot 26, Block 4, of ROTONDA	VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105233010 Property Address: 12154 Bate-man Drive, Placida, FL 33946 AND Lot 54, Block 15, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105254027 Property Address: 12169 Quail Drive, Placida, FL 33946 AND Lot 57, Block 15, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105254028 Property Address: 12193 Quail Drive, Placida, FL 33946 AND Lot 66, Block 15, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105254029 Property Address: 13646 Wall-eye Way, Placida, FL 33946 AND Lot 68, Block 15, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105254030 Property Address: 13630 Wall-eye Way, Placida, FL 33946 AND Lot 111, Block 15, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105254031 Property Address: 12303 Quail Drive, Placida, FL 33946 AND Lot 6, Block 11, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Paree ID: 422105279006 Property Address: 12253 Triple-tail Drive, Placida, FL 33946 AND Lot 9, Block 11, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105279007 Property Address: 12283 Triple-tail Drive, Placida, FL 33946 AND Lot 7, Block 11, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105279011 Property Address: 12263 Triple-tail Drive, Placida, FL 33946 AND Lot 8, Block 11, of ROTUNDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida.		
	Parcel ID: 422105279012 Property Address: 12273 Triple-tail Drive, Placida, FL 33946 AND Lot 19, Block 11, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105303007 Property Address: 12270 Pipe-fish Court, Placida, FL 33946 AND Lot 21, Block 20, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105303008 Property Address: 12251 Killfish Court, Placida, FL 33946 AND Lot 25, Block 20, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422105303009 Property Address: 12242 Kill-fish Court, Placida, FL 33946 AND Lot 45, Block 37, of ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Pages 1-A through 1-Z-15, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 422109231005 Property Address: 13060 Blue Marlin Road, Placida, FL 33946 AND Lot 3, Block 37, of ROTONDA MEADOWS, according to the Plat thereof, as recorded in Plat Book 10, Pages 15-A through 15-Z-18, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 412132253004 Property Address: 5 Redwood Drive, Placida, FL 33946 AND Lot 11, Block 38, of ROTONDA MEADOWS, according to the Plat thereof, as recorded in Plat Book 10, Pages 15-A through 15-Z-18, inclusive, of the Public Records of Charlotte County, Florida. Parcel ID: 412132255006 Property Address: 12 Redwood Drive, Placida, FL 33946 Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.		
	ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, 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. Roger D. Eaton Clerk of the Circuit Court 05/12/2025 By: (SEAL) B. Lackey Deputy Clerk May 16, 23, 2025		
	25-00489T		

SUBSEQUENT INSERTIONS

--- ESTATE / SALES / ACTIONS ---

SECOND 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 fol-
lowing described property:
LOT 24, BLOCK 23, ROTON-
DA SANDS NORTH REPLAT,
UNIT 1, A SUBDIVISION AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 11, PAGE 4A
THROUGH 4Z2, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE 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 Kronen-
berg, Attorney for Plaintiff, whose ad-
dress 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 publica-
tion of this Notice in and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault 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 provi-
sion 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 im-
mediately upon receiving this notifica-
tion if the time before the scheduled ap-
pearance 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

SECOND 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 DE-
SCRIBED LAND, SITUATE,
LYING, AND BEING IN CHAR-
LOTTE 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 provi-
sion 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

THIRD 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 Ad-
dition, 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 Pun-
ta 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, tele-
phone number (407) 514-2692, on or
before June 3, 2025, and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint
or petition.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
DATED this 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 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 PAR-
TIES CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE ES-
TATE OF JUSENTA WOOLERY,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS
1506 BEACON DR
PORT CHARLOTTE, FL 33952
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:
LOT 15, BLOCK 1647, PORT
CHARLOTTE SUBDIVISION
SECTION TWELVE, A SUBDI-
VISION ACCORDING TO THE
PLAT THEREOF RECORDED
AT PLAT BOOK 5, PAGES 1A
THROUGH 1D, IN THE PUB-
LIC RECORDS OF CHAR-
LOTTE 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
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

SECOND 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 representa-
tive and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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

SECOND 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 Char-
lotte Subdivision, Section Fifty-
Seven, according to the map or
plat thereof, as recorded in Plat
Book 5, Page(s) 71-A, of the Pub-
lic 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 with-
in 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
Dated 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



PUBLIC SALES / SALES / ACTIONS ---

SECOND INSERTION		SECOND INSERTION		SECOND 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: W W W . C H A R L O T T E . 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, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 05/02/2025. ROGER D. EATON As Clerk of said Court By (SEAL) B. Lackey As Deputy Clerk	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, 202525-00466T	SECOND INSERTION PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The under- signed 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, 202525-00445T	SECOND INSERTION PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The under- signed 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, 202525-00445T

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	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.	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	SECOND 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 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, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, OF THE PUB- LIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. Property Address: 13428 Rom- ford Ave, Port Charlotte, FL 33981 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE	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, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, OF THE PUB- LIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. Property Address: 13428 Rom- ford Ave, Port Charlotte, FL 33981 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

THIRD INSERTION		THIRD INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2553CA NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. BARRY W. SHARP; GLENN R. SHARP; TIMOTHY LYNN DEWEESE;TIMOTHY DONALD MOBERLY; TERRY ANN M. PERKINS; LEE HSIA-LAN; JOHN CHANG; LINDA CHANG; ARIDERSON BENITEZ; JEAN C. MATTHIEU; GRACE LIN; and JU YU HUANG; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants. TO: BARRY W. SHARP, GLENN R. SHARP, TIMOTHY LYNN DEWEESE, TIMOTHY DONALD MOBERLY, TERRY ANN M. PERKINS, JOHN CHANG, LINDA CHANG, ARIDER- SON BENITEZ, JEAN C. MATTHIEU, GRACE LIN and JU YU HUANG, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the prop- erty herein described: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte Coun-	ty, Florida: Lot 5, Block 2328, Port Charlotte Subdivision, Section 38, accord- ing 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 Char- lotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, in- clusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 2032 Lorraine Drive, Port Charlotte, FL 33953 Lot 11, Block 2717, Port Charlotte Subdivision, Section 31, accord- ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 3632 Fla- mingo Blvd., Port Charlotte, FL 33948 Lot 1, Block 2266, Port Charlotte Subdivision, Section 20, accord- ing 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 Gor- da, FL 33980 Lot 1, Block 2225, Port Charlotte Subdivision, Section 37, accord- ing 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.	Parcel 6 Lot 25, Block 2348, Port Char- lotte 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 origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court May 7, 2025. ROGER D. EATON, CLERK OF THE COURT 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 9, 16, 23, 30, 202525-00468T	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.: 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 claim- ing 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 fol- lowing described properties in Char- lotte County, Florida: Parcel 1 Lot 16, Block 2502, Port Char-

THIRD INSERTION		THIRD INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2553CA NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. BARRY W. SHARP; GLENN R. SHARP; TIMOTHY LYNN DEWEESE;TIMOTHY DONALD MOBERLY; TERRY ANN M. PERKINS; LEE HSIA-LAN; JOHN CHANG; LINDA CHANG; ARIDERSON BENITEZ; JEAN C. MATTHIEU; GRACE LIN; and JU YU HUANG; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants. TO: BARRY W. SHARP, GLENN R. SHARP, TIMOTHY LYNN DEWEESE, TIMOTHY DONALD MOBERLY, TERRY ANN M. PERKINS, JOHN CHANG, LINDA CHANG, ARIDER- SON BENITEZ, JEAN C. MATTHIEU, GRACE LIN and JU YU HUANG, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the prop- erty herein described: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte Coun-	ty, Florida: Lot 5, Block 2328, Port Charlotte Subdivision, Section 38, accord- ing 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 Char- lotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, in- clusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 2032 Lorraine Drive, Port Charlotte, FL 33953 Lot 11, Block 2717, Port Charlotte Subdivision, Section 31, accord- ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 3632 Fla- mingo Blvd., Port Charlotte, FL 33948 Lot 1, Block 2266, Port Charlotte Subdivision, Section 20, accord- ing 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 Gor- da, FL 33980 Lot 1, Block 2225, Port Charlotte Subdivision, Section 37, accord- ing 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.	Parcel 6 Lot 25, Block 2348, Port Char- lotte 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 origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court 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, 202525-00434T	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.: 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 claim- ing 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 fol- lowing described properties in Char- lotte County, Florida: Parcel 1 Lot 16, Block 2502, Port Char-

THIRD INSERTION		THIRD INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2553CA NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. BARRY W. SHARP; GLENN R. SHARP; TIMOTHY LYNN DEWEESE;TIMOTHY DONALD MOBERLY; TERRY ANN M. PERKINS; LEE HSIA-LAN; JOHN CHANG; LINDA CHANG; ARIDERSON BENITEZ; JEAN C. MATTHIEU; GRACE LIN; and JU YU HUANG; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants. TO: BARRY W. SHARP, GLENN R. SHARP, TIMOTHY LYNN DEWEESE, TIMOTHY DONALD MOBERLY, TERRY ANN M. PERKINS, JOHN CHANG, LINDA CHANG, ARIDER- SON BENITEZ, JEAN C. MATTHIEU, GRACE LIN and JU YU HUANG, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the prop- erty herein described: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte Coun-	ty, Florida: Lot 5, Block 2328, Port Charlotte Subdivision, Section 38, accord- ing 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 Char- lotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, in- clusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 2032 Lorraine Drive, Port Charlotte, FL 33953 Lot 11, Block 2717, Port Charlotte Subdivision, Section 31, accord- ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 3632 Fla- mingo Blvd., Port Charlotte, FL 33948 Lot 1, Block 2266, Port Charlotte Subdivision, Section 20, accord- ing 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 Gor- da, FL 33980 Lot 1, Block 2225, Port Charlotte Subdivision, Section 37, accord- ing 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.	Parcel 6 Lot 25, Block 2348, Port Char- lotte 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 origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court 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, 202525-00434T	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.: 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,

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
<p>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.</p> <p>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.</p> <p>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.</p> <p>All other creditors of the decedent</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is May 9, 2025.</p> <p>Personal Representative: Jane L. Midlay 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</p> <p>May 9, 16, 202525-00450T</p>

SECOND INSERTION	SECOND INSERTION				
<p>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.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Bertie B. Alvarez</td><td>14081 Heritage Landing Blvd., Unit 231 Punta Gorda, FL 33955</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or</p>	Name	Address	Bertie B. Alvarez	14081 Heritage Landing Blvd., Unit 231 Punta Gorda, FL 33955	<p>demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is May 9, 2025.</p> <p>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</p> <p>May 9, 16, 202525-00462T</p>
Name	Address				
Bertie B. Alvarez	14081 Heritage Landing Blvd., Unit 231 Punta Gorda, FL 33955				

SECOND INSERTION	SECOND INSERTION								
<p>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.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of 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 \$7,000.00) 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:</p> <table><tr><td>Name:</td><td>Address:</td></tr><tr><td>Jo Ann Mixon</td><td>732 McCormick Blvd., Clifton Forge, VA 24422</td></tr><tr><td>Debra Sanjur</td><td>26202 Minanao Ln., Punta Gorda, FL 33983</td></tr><tr><td>Cheryl Ann Santa Maria</td><td>25225 Rampart Blvd., #204, Punta Gorda, FL 33983</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the de-</p>	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	<p>cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.</p> <p>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>The date of first publication of this Notice is May 9, 2025.</p> <p>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</p> <p>May 9, 16, 202525-00454T</p>
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								

THIRD INSERTION	THIRD INSERTION								
<p>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</p>	<p>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:</p> <table><tr><td>RHT 000 0000 0881</td><td>RO-</td></tr><tr><td>TONDA HTS LT 881 688/674</td><td>UNREC</td></tr><tr><td>NJ PROB-AAC</td><td>DC4395/389-LRC</td></tr><tr><td>PR19-114-AAC</td><td>DC4395/391-AAC</td></tr></table>	RHT 000 0000 0881	RO-	TONDA HTS LT 881 688/674	UNREC	NJ PROB-AAC	DC4395/389-LRC	PR19-114-AAC	DC4395/391-AAC
RHT 000 0000 0881	RO-								
TONDA HTS LT 881 688/674	UNREC								
NJ PROB-AAC	DC4395/389-LRC								
PR19-114-AAC	DC4395/391-AAC								
<p>OSA4406/470 4727/2045 4728/1600 More commonly known as: 112 Arrow Lane, Rontonda 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</p>	<p>with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose</p>								
<p>office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Witness my hand and the seal of this</p>	<p>court on this 23 day of April, 2025.</p> <p>Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk</p> <p>Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 May 2, 9, 16, 23, 202525-00427T</p>								