
ACTIONS / SALES

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24-001881-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not- for-profit corporation, Plaintiff, vs. PAMELA FIFE, et al., Defendants. NOTICE OF FORECLOSURE SALE NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 2nd day of May, 2025, in Civil Action No. 2024-001881-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which RICHARD FIFE, II, PAMELA FIFE and SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE. REALFORECLOSE.COM at 11:00 a.m., 18th day of June, 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida: Lot 1237, BABCOCK RANCH COMMUNITY EDGEWATER,			
according to the plat thereof as recorded in Plat Book 23, Pages 11A through 11P, of the Public Records of Charlotte County, Florida. (Property Address: 42114 Edge- water Dr., Punta Gorda, FL 33982) Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a 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 immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 05/20/2025 ROGER D. EATON, CLERK OF THE CIRCUIT COURT By: (SEAL) D. Gerace Deputy Clerk Jennifer A. Nichols, Esq. Roetzel & Address, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 23086189_1 137082.0083 May 23, 30, 2025 25-00535T			
FIRST INSERTION			
NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 241984CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. LUZ MIRYAN VASCO; 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 LUZ MIRYAN VASCO, 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, July			
7, 2025, at 11:00 a.m. at www.charlotte. realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 5, Block 2545, Port Charlotte Subdivision, Section Twenty- Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22-A through 22-G, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 241984CA, New Vista Properties, Inc., v. Luz Miry- an Vasco. 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 pro- vision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 05/15/2025 ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk May 23, 30, 2025 25-00518T			
FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24000388CA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JONATHAN D. POPE; CONTEMPORARY COASTAL BUILDERS; SUZANNE EDGERTON, TRUSTEE OF THE EDGERTON REALTY & DEV LLC SOLO 401K TRUST; UNKNOWN SPOUSE OF JONATHAN D. POPE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte. realforeclose.com at, 11:00 AM on the 30 day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, BLOCK 4553, PORT CHARLOTTE SUBDIVISION SECTION 87, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 14295 MORRISTOWN AVE, PORT CHARLOTTE, FL 33981 IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS			
AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PEND ENS MAY CLAIM THE SURPLUS. If you are an individual with a dis- ability who needs an accommodation in order to participate in a court proceed- ing or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assis- tance. Requests for accommodations may be presented on this form, in an- other written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your sched- uled court appearance or other court activity. Upon request by a qualified individual with a disability, this docu- ment will be made available in an alter- nate format. If you need assistance in completing this form due to your dis- ability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20. org. Dated this day of 5/19/2025. ROGER D. EATON, Clerk of The Circuit Court By: (SEAL) B. Lackey Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03908 May 23, 30, 2025 25-00526T			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE No. 24000513CA BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. MANUEL F. TORRES, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 14, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on June 30, 2025 at 11:00 AM, at WWW. CHARLOTTE.REALFORECLOSE. COM for the following described property: LOT 61, LEMON BAY ISLES, PHASE III, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGES 53A THROUGH 53G, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. TOGETHER WITH A 1989 MOBILE HOME WITH VIN #S 2D10176A AND 2D10176B			
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may en- large the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Date: 05/21/2025 Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk of the Court Prepared by: Tromberg, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 23-001539 May 23, 30, 2025 25-00537T			
FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24-001888-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not- for-profit corporation, Plaintiff, vs. RANDALL ROGOWSKI, et al. Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 2nd day of May, 2025, in Civil Action No. 2024- 001888-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which RANDALL ROGOWSKI and PAMELA ROGOWSKI are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-forprofit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE. REALFORECLOSE.COM at 11:00 a.m., on the 18th day of June, 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida: Lot 458, BABCOCK RANCH COMMUNITY PHASE 1B1, ac- cording to the plat thereof as			
recorded in Plat Book 22, Page 10A through 10Z1, of the Pub- lic Records of Charlotte County, Florida. (Property Address: 16216 Lau- rel Oak Ln., Punta Gorda, FL 33982) Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a 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 immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 05/20/2025 ROGER D. EATON, CLERK OF THE CIRCUIT COURT By: (SEAL) D. Gerace Deputy Clerk Jennifer A. Nichols, Esq. Roetzel & Address, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 23079076_1 137082.0089 May 23, 30, 2025 25-00534T			
FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25000172CA Nationstar Mortgage LLC, Plaintiff, vs. David Steven Ray, Bethany Eileen Ray a/k/a Bethany Ray, David Steven Ray as Trustee of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022, Bethany Eileen Ray a/k/a Bethany Ray, as Trustee of The David Steven Ray And Bethany Ray Revocable Trust, Dated July 26, 2022, Unknown Settlers and Beneficiaries of the Trustees of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022; Discover Bank, Sunnova TE Management LLC, Unknown Tenant 1, Unknown Tenant 2, Defendants. TO: Unknown Settlers and Beneficia- ries of the Trustees of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022 LKA: 6188 Rosewood Drive Englewood, FL 34224 You are notified of an action to fore- close a mortgage on the following prop- erty in Pinellas County: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE CHAR- LOTTE COUNTY, STATE OF FLORIDAAND MORE PAR- TICULARLY DESCRIBED AS FOLLOWS: LOTS 12 AND 13, BLOCK 3582, PORT CHARLOTTE SUBDI- VISION, SECTION 62, AC- CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 6188 Rose- wood Drive, Englewood, FL 34224. The action was instituted in the Circuit Court, Twentieth Judicial Circuit in			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24001444CA Fifth Third Bank, National Association, Plaintiff, vs. Ralph C. Kotthoff, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24001444CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and Ralph C. Kotthoff; Fifth Third Bank, National Association dba Fifth Third Bank (South Florida) are the Defendants, that I will sell to the highest and best bidder for cash at, www. charlotte.realforeclose.com, begining at 11:00 AM on the 4th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 4358, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 27A THRU 27L, INCLUSIVE,			
OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX ID: 412121255011 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. 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 05/19/2025. Roger Eaton As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk File # 24-F00941 May 23, 30, 2025 25-00521T			
FIRST INSERTION			
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 24-CC-0367 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit corporation Plaintiff, v. KYLE LAFLAMME and CHAD LAFLAMME, Defendants. TO: KYLE LAFLAMME 430 La Sila Ct, Punta Gorda, FL 33950 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the fol- lowing described property in CHAR- LOTTE County, Florida: Lot 3, Block 15, ROTONDA VIL- LAS, a subdivision according to the plat thereof, as recorded in Plat Book 12, Page 1, of the Pub- lic Records of Charlotte County, Florida. Property address: 13412 Anchovy Ln, Placida, FL 33946 Which has the address of 13412 Anchovy Ln, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers,			
FL 33907 (239-887-4276), leland@ associationlegalservices.com, thirty (30) days from the first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 on May 20, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace As Deputy Clerk Association Legal Services, LLC, Plaintiff's attorney 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 May 23, 30, 2025 25-00524T			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25CA326 JUDY KELLEY, a single woman, Individually and as Trustee of THE KELLEY FAMILY REVOCABLE TRUST dated April 20, 2021, Plaintiffs, vs. RICHARD W. JEAN, a single man and MARIA CUMMINGS, a single woman, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a 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, Defendants. TO: RICHARD W. JEAN, a single man and MARIA CUMMINGS, a single woman, their devisees, grantees, credi- tors, 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, suc- cessors 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 un- known, 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 here- after described: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida: Lot 15, RIVERSIDE, a subdivi- sion according to the map or plat thereof, as recorded in Plat Book 3, Page 14, of the Public Records of Charlotte County, Florida; to- gether with that parcel of land lying between said Lot 15 and Godfrey Creek commonly known as 150 Crest- view Drive, Englewood, FL 34223 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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. WITNESS my hand and seal of this Court May 14, 2025. ROGER D. EATON CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk May 23, 30, 2025 25-00511T			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25000172CA Nationstar Mortgage LLC, Plaintiff, vs. David Steven Ray, Bethany Eileen Ray a/k/a Bethany Ray, David Steven Ray as Trustee of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022, Bethany Eileen Ray a/k/a Bethany Ray, as Trustee of The David Steven Ray And Bethany Ray Revocable Trust, Dated July 26, 2022, Unknown Settlers and Beneficiaries of the Trustees of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022; Discover Bank, Sunnova TE Management LLC, Unknown Tenant 1, Unknown Tenant 2, Defendants. TO: Unknown Settlers and Beneficia- ries of the Trustees of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022 LKA: 6188 Rosewood Drive Englewood, FL 34224 You are notified of an action to fore- close a mortgage on the following prop- erty in Pinellas County: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE CHAR- LOTTE COUNTY, STATE OF FLORIDAAND MORE PAR- TICULARLY DESCRIBED AS FOLLOWS: LOTS 12 AND 13, BLOCK 3582, PORT CHARLOTTE SUBDI- VISION, SECTION 62, AC- CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 6188 Rose- wood Drive, Englewood, FL 34224. The action was instituted in the Circuit Court, Twentieth Judicial Circuit in			
FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25000172CA Nationstar Mortgage LLC, Plaintiff, vs. David Steven Ray, Bethany Eileen Ray a/k/a Bethany Ray, David Steven Ray as Trustee of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022, Bethany Eileen Ray a/k/a Bethany Ray, as Trustee of The David Steven Ray And Bethany Ray Revocable Trust, Dated July 26, 2022, Unknown Settlers and Beneficiaries of the Trustees of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022; Discover Bank, Sunnova TE Management LLC, Unknown Tenant 1, Unknown Tenant 2, Defendants. TO: Unknown Settlers and Beneficia- ries of the Trustees of The David Steven Ray and Bethany Ray Revocable Trust, Dated July 26, 2022 LKA: 6188 Rosewood Drive Englewood, FL 34224 You are notified of an action to fore- close a mortgage on the following prop- erty in Pinellas County: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE CHAR- LOTTE COUNTY, STATE OF FLORIDAAND MORE PAR- TICULARLY DESCRIBED AS FOLLOWS: LOTS 12 AND 13, BLOCK 3582, PORT CHARLOTTE SUBDI- VISION, SECTION 62, AC- CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 6188 Rose- wood Drive, Englewood, FL 34224. The action was instituted in the Circuit Court, Twentieth Judicial Circuit in			

--- ACTIONS / SALES ---	
FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-42 SECTION 20 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. ADAM WOLFF, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant</p>	<p>to a Final Judgment of Foreclosure dated May 8, 2025, and entered in Case No. 24-CC-42 of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SECTION 20 PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, and Adam Wolff, Lovely Francois, Unknown Tenant One, Unknown Tenant Two and HRA Constructions, Inc. are Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 23rd day of July , 2025 the following described property as set forth in said Final Judgment, to wit:</p>
	<p>Lot 8, Block 552, Punta Gorda Isles Section 20, according to the plat thereof as recorded in Plat Book 11, Pages 2, Public Records of Charlotte County, Florida. A/K/A: 122 Valdiva Street, Unit 8, Punta Gorda, FL 33983 A 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 SIXTY (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</p>
	<p>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, as Clerk of said Court By: As Deputy Clerk S26398/416751/26736667 May 23, 30, 2025 25-00510T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No. 25000446CA PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. CHRISTOPHER JOHN BILL A/K/A CHRISTOPHER BILL, ET AL. DEFENDANT(S). To: KRISTLE MARIE PEARSON A/K/A KRITSLE PEARSON RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5104 Silver Bell Dr, Port Charlotte , FL 33948 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida: Lot 13, Block 4674, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTY-NINE, a subdivision according to the plat thereof recorded in Plat Book 6, Page 43, of the Public Records of Charlotte County, Florida. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC,</p>	<p>attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 6/25/2025 or immediately thereafter, otherwise 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. Date: 5/20/2025 Clerk of the Circuit Court By: B. Lackey (SEAL) (SEAL) Deputy Clerk of the Court 25-00052 May 23, 30, 2025 25-00528T</p>
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 2024-000392-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. AREM C. STILL and DONNA J. STILL, Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 14th day of May, 2025, in Civil Action No. 2024-000392-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which AREM C. STILL and DONNA J. STILL are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., on the 16th day of July 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida: Lot 1934, of BABCOCK RANCH COMMUNITY, PHASE 2D, according to the Plat thereof, as re-</p>	<p>corded in Plat Book 24, Page 23, of the Public Records of Charlotte County, Florida. (Property Address: 17784 Palmetto Pass Ln., Punta Gorda, FL 33982) Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 05/15/2025 ROGER D. EATON, CLERK OF THE CIRCUIT COURT By: (SEAL) D. Gerace Deputy Clerk Jennifer A. Nichols, Esq. Roetzel & Andress, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 23278605 _1 May 23, 30, 2025 25-00512T</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23000155CA REVERSE MORTGAGE FUNDING LLC Plaintiff, vs. SAUNDRA CANNADY AKA SAUNDRA LOUISE CANNADY, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23000155CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein, CELINK, Plaintiff, and SAUNDRA CANNADY AKA SAUNDRA LOUISE CANNADY, et. al., are Defendants, Clerk of Circuit Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com, on June 30, 2025 at 11:00 AM, the following described property: LOT 16, BLOCK 1670, PORT CHARLOTTE SUBDIVISION, SECTION 21, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK</p>	<p>5, PAGES 12A THRU 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. 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 19 day of May, 2025. ROGER D. EATON Clerk Circuit Court By: (SEAL) /s/Brittany Lackey Deputy Clerk 22-000757-01 / 58341.1657 / Jean Schwartz May 23, 30, 2025 25-00522T</p>

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 24000229CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. HARRY F. OSTERHOUDT and PHILOMENA OSTERHOUDT, Deceased Individuals, and Unknown heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against Harry F. Osterhoudt, and Philomena Osterhoudt, both deceased Individuals, Defendants. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 05/19/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 13, Block 115, ROTONDA MEADOWS, as recorded in Plat Book 10, Pages 15Z11 of the Public Records of Charlotte County,</p>	<p>Florida. Commonly known as: 12 Kumquat Ct, Placida, FL 33946. In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 a.m. on June 26th, 2025. A copy of this notice shall be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 5/19/2025. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court May 23, 30, 2025 25-00525T</p>

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1W20P06_V25

SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2025-CA-0430
SIGMA INFINITY LLC,
Plaintiff, v.
AMSC FLORIDA HOLDINGS
CORP., a FLORIDA
CORPORATION, Defendant.
To: AMSC FLORIDA HOLDINGS
CORP., a FLORIDA CORPORATION
YOU ARE HEREBY NOTIFIED that
an action to Quiet Title to real property
described as:
RHT 000 0000 0881 RO-
TONDA HTS LT 881 688/674
UNREC NJ PROB-AAC
DC4395/389-LRC PR19-
114-AAC DC4395/391-AAC
OSA4406/470 4727/2045
4728/1600 More commonly
known as: 112 Arrow Lane, Ro-
tonda West, FL 33947
has been filed by Plaintiff, SIGMA IN-
FINITY LLC, and you are required to
serve a copy of your written defenses, if
any, on Alisa Wilkes, Esq., 13400 Sut-
ton Park Dr. S., Suite 1204, Jack-
sonville, FL 32224, (904)620-9545 on or
before 5-29-2025 and file the original

with the Clerk of Court and Plaintiff's
attorney, otherwise a default and judg-
ment will be entered against you for the
relief demanded.
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Admin-
istrative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
Witness my hand and the seal of this
court on this 23 day of April, 2025.
Clerk of the
Circuit Court
(SEAL) By: B. Lackey
Deputy Clerk

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

FOURTH 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

THIRD 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

SECOND 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 CHAR-
LOTTE SUBDIVISION SEC-
TION 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

the surplus from the sale, if any, other
than the property owner as of the date
of the Lis Pendens must file a claim
before the clerk reports the surplus as
unclaimed.
If the sale is set aside for any reason,
the Purchaser at the sale shall be en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee or the Mortgagee's attorney.
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
WITNESS my hand and official seal
of this Honorable Court this day of
05/12/2025.
Roger D. Eaton
Clerk of the Circuit Court
By: (SEAL) B. Lackey
DEPUTY CLERK
May 16, 23, 2025 25-00488T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000535CP
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 pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is 350 E. Marion Ave-
nue, Punta Gorda, Florida 33950. The
names and addresses of the personal
representative and the personal rep-
resentative'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 DA TE
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:
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

SECOND 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 Wil-
liam Leslie Pruitt, deceased, whose date
of death was May 19, 2024, 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.
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:
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

SECOND 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 An-
drew 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 representa-
tive 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.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The personal representative or cu-
rator 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 Disposi-
tion 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 surviv-
ing spouse of a beneficiary as specified
under § 732.2211.
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

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

NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER 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
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
May 16, 23, 2025 25-00486T

SECOND 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 Janu-
ary 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 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 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

SAVE TIME

Email your Legal Notice
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

920-202-1021

--- ESTATE ---			
SECOND INSERTION			
<p>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.</p> <p>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</p>			
SECOND INSERTION			
<p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 8 day of May 2025.</p> <p>ROGER D. EATON Clerk of the Court By: D. Gerace (SEAL) Deputy Clerk</p> <p>/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</p>			
FOURTH INSERTION			
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2553CA NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. BARRY W. SHARP; GLENN R. SHARP; TIMOTHY LYNN DEWEESE;TIMOTHY DONALD MOBERLY; TERRY ANN M. PERKINS; LEE HSIA-LAN; JOHN CHANG; LINDA CHANG; ARIDERSON BENITEZ; JEAN C. MATTHIEU; GRACE LIN; and JU YU HUANG; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants. TO: BARRY W. SHARP, GLENN R. SHARP, TIMOTHY LYNN DEWEESE, TIMOTHY DONALD MOBERLY, TERRY ANN M. PERKINS, JOHN CHANG, LINDA CHANG, ARIDERSON BENITEZ, JEAN C. MATTHIEU,</p>			
<p>GRACE LIN and JU YU HUANG, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described:</p> <p>YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte County, Florida:</p> <p>Lot 5, Block 2328, Port Charlotte Subdivision, Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, inclusive, of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 13342 Gold Avenue, Port Charlotte, FL 33953 Lot 11, Block 3090, Port Charlotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, inclusive, of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 2032 Lorraine Drive, Port Charlotte, FL 33953</p> <p>Lot 11, Block 2717, Port Charlotte Subdivision, Section 31, accord-</p>			
THIRD INSERTION			
<p>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</p>			
<p>persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described:</p> <p>YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte County, Florida:</p> <p>Parcel 1</p> <p>Lot 16, Block 2502, Port Charlotte Subdivision, Section 47, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61A through 61G, inclusive, of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 341 Matson Lane, Port Charlotte, FL 33953 Parcel 2</p> <p>Lot 3, Block 1275, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 23166 Glen Avenue, Punta Gorda, FL 33980</p> <p>Parcel 3</p> <p>Lot 11, Block 1283, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of</p>			
<p>Charlotte County, Florida.</p> <p>Commonly Known As: 3644 Vessels Road, Punta Gorda, FL 33980</p> <p>Parcel 4</p> <p>Lot 12, Block 1310, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 3358 Vessels Road, Punta Gorda, FL 33980</p> <p>Parcel 5</p> <p>Lot 15, Block 2903, Port Charlotte Subdivision, Section 49, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 63A through 63E of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 1475 Jacobs Street, Port Charlotte, FL 33953</p> <p>Parcel 6</p> <p>Lot 25, Block 2348, Port Charlotte Subdivision, Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 153 Friendly Street, Port Charlotte, FL 33953</p> <p>has been filed against you and you are required to serve a copy of your written</p>			
<p>first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of this Court April 29, 2025.</p> <p>ROGER D. EATON, CLERK OF THE COURT (SEAL) By: B. Lackey Deputy Clerk</p> <p>Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.com</p> <p>Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 May 2, 9, 16, 23, 2025 25-00434T</p>			
<p>defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of this Court May 7, 2025.</p> <p>ROGER D. EATON, CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk</p> <p>Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.com</p> <p>Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 May 9, 16, 23, 30, 2025 25-00468T</p>			

SECOND INSERTION	
<p>NOTICE OF PUBLIC SALE</p> <p>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, 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</p>	
25-00497T	

SECOND INSERTION	
<p>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 RIVERA 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 DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE 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,</p>	
<p>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.</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 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.</p> <p>DATED this 9th day of May, 2025.</p> <p>Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk</p> <p>May 16, 23, 30; June 6, 2025 25-00479T</p>	

SECOND INSERTION							
<p>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:</p> <p>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:</p> <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> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de-</p>		Name	Address	Sherry Lyons	1274 Loma Lane		Englewood, FL 34224
Name	Address						
Sherry Lyons	1274 Loma Lane						
	Englewood, FL 34224						
<p>cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is May 16, 2025.</p> <p>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</p>							

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 24000335CC 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.charlotterealforclose.com to the highest bidder, for cash, the following-described real property: Unit B-2, Aqua Gardens Townhouse, a Condominium consisting to the Declaration of Condo-</p>	
<p>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 Charlotte County, Florida, and survey, plot plan and graphic description thereof recorded in Condominium 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.</p> <p>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. 24000335CC.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 05/08/2025.</p> <p>ROGER D. EATON, Clerk By: (SEAL) D. Gerace Deputy Clerk</p> <p>Ernest W. Sturges, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 May 16, 23, 2025 25-00477T</p>	

ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
(Ancillary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File Number 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, Punta
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 demands
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 demands
against decedent's Estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
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

SECOND 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 other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
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

SECOND 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 other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
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

SECOND 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 UN-
KNOWN 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, 202525-00495T

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

NOTICE.
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

SECOND 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 Ave-
nue, 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 other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
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

SECOND 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 other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
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

SECOND 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 Ten-
ants: HOWARD GUNTER RAGSDALE, ESTATE OF HOWARD GUNTER RAGS-
DALE, 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, 202525-00498T

SECOND 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 other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
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

SECOND 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 other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
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

SECOND 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 Ave-
nue, 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 other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
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

SECOND 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, 202525-00496T

--- ACTIONS / SALES ---

SECOND INSERTION	
<p>RE-NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 23001346CA</p> <p>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,</p> <p>Plaintiff, vs.</p> <p>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)</p> <p>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</p>	<p>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:</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the</p>
	<p>Clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 05/13/2025.</p> <p>ROGER D. EATON As Clerk of said Court By (SEAL) B. Lackey As Deputy Clerk</p>
	<p>Submitted by:</p> <p>Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380</p> <p>Designated service email: notice@kahaneandassociates.com File No.: 23-00204 SPS May 16, 23, 2025 25-00493T</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO. 24001747CA</p> <p>CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs.</p> <p>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)</p> <p>To the following Defendant(s):</p> <p>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</p>	<p>(LAST KNOWN ADDRESS)</p> <p>2611 LAKESHORE CIRCLE PORT CHARLOTTE, FLORIDA 33952</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>a/k/a 2611 LAKESHORE CIRCLE, PORT CHARLOTTE, FLORIDA 33952</p> <p>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</p>

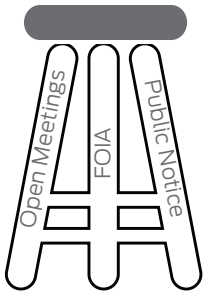
SECOND INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION</p> <p>Case No.: 24-264-CA</p> <p>CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., A Florida not-for-profit corporation, Plaintiff, v.</p> <p>DAVID CASEY; MORGAN 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.</p> <p>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-</p>	<p>for-profit corporation, is the Plaintiff; and the above-named parties are the Defendants.</p> <p>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:</p> <p>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.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 05/3/2025 day of 2025.</p> <p>ROGER D. EATON Clerk of Court BY: (SEAL) D. Gerace Deputy Clerk</p> <p>033043.0925 May 16, 23, 2025 25-00494T</p>
SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case No.: 24-001368CC</p> <p>VILLA ESTA II ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>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.</p> <p>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.charlottearealforeclose.com to the highest bidder, for cash, the following-</p>	<p>described real property:</p> <p>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.</p> <p>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</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 05/08/2025.</p> <p>ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk</p> <p>May 16, 23, 2025 25-00481T</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case No.: 24001676CA</p> <p>PALLARDY LLC, Plaintiff, vs.</p> <p>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</p> <p>Defendants.</p> <p>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:</p> <p>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.</p> <p>Parcel ID: 412133254001 Property Address: 36 Sapsucker Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105185010 Property Address: 13477 Wall-eye Way, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105185011 Property Address: 13469 Wall-eye Way, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105185012 Property Address: 13459 Walley Way, Placida, FL 33946</p> <p>AND</p> <p>Lot 9, 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.</p> <p>Parcel ID: 422105279001 Property Address: 12263 Triple-tail Drive, Placida, FL 33946</p> <p>AND</p> <p>Lot 8, 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.</p>	<p>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.</p> <p>Parcel ID: 422105233010 Property Address: 12154 Bate-man Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105254027 Property Address: 12169 Quail Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105254028 Property Address: 12193 Quail Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105254029 Property Address: 13646 Wall-eye Way, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105254030 Property Address: 13630 Wall-eye Way, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105254031 Property Address: 12303 Quail Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parree ID: 422105279006 Property Address: 12253 Triple-tail Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105279007 Property Address: 12283 Triple-tail Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105279011 Property Address: 12263 Triple-tail Drive, Placida, FL 33946</p> <p>AND</p> <p>Lot 8, 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.</p>

SECOND INSERTION	
<p>Parcel ID: 422105279012 Property Address: 12273 Triple-tail Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105303007 Property Address: 12270 Pipe-fish Court, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105303008 Property Address: 12251 Killfish Court, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105303009 Property Address: 12242 Kill-fish Court, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422109231005 Property Address: 13060 Blue Marlin Road, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 412132253004 Property Address: 5 Redwood Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 412132255006 Property Address: 12 Redwood Drive, Placida, FL 33946</p> <p>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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Roger D. Eaton Clerk of the Circuit Court 05/12/2025 By: (SEAL) B. Lackey Deputy Clerk</p> <p>May 16, 23, 2025 25-00489T</p>	<p>Lot 16, 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.</p> <p>Parcel ID: 422105303008 Property Address: 12251 Killfish Court, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422105303009 Property Address: 12242 Kill-fish Court, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 422109231005 Property Address: 13060 Blue Marlin Road, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 412132253004 Property Address: 5 Redwood Drive, Placida, FL 33946</p> <p>AND</p> <p>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.</p> <p>Parcel ID: 412132255006 Property Address: 12 Redwood Drive, Placida, FL 33946</p> <p>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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Roger D. Eaton Clerk of the Circuit Court 05/12/2025 By: (SEAL) B. Lackey Deputy Clerk</p> <p>May 16, 23, 2025 25-00489T</p>

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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