

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT  
NOTICE OF PUBLIC HEARING FOR ADOPTION OF THE  
AMENDED AMENITY POLICY AND FEES AND REGULAR BOARD MEETING

The Governing Board (“Board”) of the Babcock Ranch Community Independent Special District (“District”) will hold a public hearing and a regular meeting at the following date, time and place:

**Date & Time:** June 26, 2025, at 4:00 p.m.  
**Location:** Babcock Ranch Field House Cafeteria  
43281 Cypress Parkway  
Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended Amenity Policy that sets fees and charges related to the use of the District’s amenity facilities and services. The purpose and effect of the proposed changes to the rates, fees, and charges is to update such rates, fees, and charges as provided below and to provide for efficient and effective administration of District construction, maintenance and operations within boundaries of the District. A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 (“**District Manager’s Office**”), during normal business hours. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on May 27, 2025 and May 28, 2025, respectively. The proposed rates, fees and charges are as follows:

Jack Peeples Community Park  
Amenity Rental Fees – Community Park

Advance Reservation:	
District Residents	Available 2 weeks in advance
Non-Districts Residents	Available 1 week in advance
Reservations Close 5:00 p.m. day before play	All reservations and drop-in play start at the top of the hour for one (1) hour.

Pickle Ball Courts   Tennis Courts	
District Residents Advance Registration	\$20 per court per hour
Non-District Residents Advance Registration	\$30 per court per hour
Residents and Non-Residents “Drop Ins” - No Advance Registration	Free for 1 hour and continuous play if nobody is waiting or no other reservation(s)
Maximum Capacity	4 people per court

Bocce Court	
District Residents	\$20 per court, per hour
Non-District Residents	\$30 per court, per hour
Residents and Non-Residents “Drop Ins” - No Advance Registration	Free for 1 hour and continuous play if nobody is waiting or no other reservation(s)
Maximum Capacity	8 people per court

Bocce Ball Court Rental Tournament/Instruction	
Residents and Non-Residents	\$150 per day \$90 per four hours

Tennis Court   Pickle Ball Tournament/Instruction	
Residents and Non-Residents	\$150 per day (maximum 8 hours) \$90 per four hours \$70 per 2 hours \$50 per hour

Basketball Court	
Residents and Non-Residents	\$400 per day (maximum 8 hours) \$200 per four hours \$100 per 2 hours \$50 per hour

Amenities beyond the rental period will result in an additional charge of \$150.00 per hour.

ALL OTHER DISTRICT AMENITY FEES

Advance Reservation:	
District Residents	Available Six (6) Months in Advance
Non-Districts Residents	Available Four (4) Months in Advance
Non-Profit Groups (20% Rental Discount)	Available Three (3) Months in Advance

Shade Arbor Rental Fees (Non-Peak Hours)	
District Residents	\$50 for up to four (4) hours
Non-District Residents	\$100 for up to four (4) hours
Deposit*	\$100
Maximum Capacity	50

Bandshell and Great Lawn	
Bandshell or Great Lawn is not available for rent.	N/A

Lake and Trail Rental Fees	
Maximum Fee	\$3,000
Maximum Deposit	\$2,000

Deposit*
*Refundable Deposits are required for all rentals. Deposits will be cashed and then returned within 30 days if no issues or damage are discovered post rental.

FIELDHOUSE FEES

Rental Rates	Resident Per Hour	Non-Resident Per Hour	Per Day (12 Hours)	Staffing Fee (Per Hour)
Entire Facility Capacity : 1,626	\$325.00	\$375.00	\$3,750.00	\$75.00
Championship Court	\$175.00	\$200.00	\$2,000.00	\$30.00
Cafe/Meeting Space	\$50.00	\$60.00	\$600.00	\$50.00
Sports Courts	\$65.00 per court	\$75.00 per court	\$750.00 per court	\$25.00
Performance Stage (Entire Facility)	\$375.00	\$400.00	\$3,750.00	\$75.00
Rehearsal Facility (Private - Entire Facility)	\$375.00	\$400.00	\$3,750.00	\$75.00
Rehearsal Stage (Stage and Court 3 Only)	\$175.00	\$200.00	\$2,000.00	\$30.00

\*\*Deposit is 50% of total rental rate.

SPORTS COMPLEX FEES

Rental Rates	Resident Rates Based on 90 Minutes	Non-Resident Rates Based on 90 Minutes
Football Field	\$75	\$150
Baseball Field	\$50	\$100
Softball Field	\$50.00	\$100
Soccer/Multipurpose Field	\$50	\$100
Skate Park	\$40	\$80

\*\*Deposit is 50% of total rental rate.

THE PKWY PARKS FEES

Private Shade Arbors(3) at Palmetto Park Rental Fees	
District Residents	\$50 for up to four (4) hours
Non-District Residents	\$100 for up to four (4) hours
Deposit	\$100
Maximum Capacity	25 People
Residents and Non-Residents	\$400 per day (maximum 8 hours) \$200 per four hours \$100 per 2 hours \$50 per hour

Bark Park	
Memorial Plates	\$50 per plate

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the meeting and public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District’s website at the following address: <http://www.babcockranchliving.com/153/Independent-Special-District>.

Craig Wrathell, District Manager  
May 30, 2025

25-00567T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units.

The auction will be held on JUNE 16, 2025, at or after 8:00 am and will continue until finished.

Units are said to contain household items. Property sold under Florida Statute 83.806.

The names of whose units will be sold are as follows.  
23950 Veterans Blvd Port Charlotte, FL 33954 Charlotte  
Sharon McKissick-Perez 2004 \$152.00  
Lisa Taylor 1110 \$492.95  
Houston Griffis 1050 \$693.80  
Gerthy Vincent 1075 \$867.80  
Jeffrey Anderson 4010 \$3,242.60  
Brian Pierre 3046 \$483.40  
Gerthy Vincent 3045 \$1,153.10  
Greg Mosher 2054 \$294.85  
Zoe Godwin 1046 \$991.40  
Rosa Bundy-Gilday 2115 \$1,057.25  
Elizabeth Oriente 2051 \$443.70  
Erick Vega 3156 \$352.00  
Elizabeth Oriente 1062 \$492.95  
Brian Weir 2156 \$435.70  
Kelly Riddle 3211 \$613.75

May 30; June 6, 2025

25-00540T



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](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



--- PUBLIC SALES ---

FIRST INSERTION		
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at <a href="http://www.StorageTreasures.com">www.StorageTreasures.com</a> (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale. Property includes the storage unit contents belonging to the following tenants at the following locations: <b>Metro Self Storage</b> <b>1231 Kings Highway</b> <b>Port Charlotte, FL 33980</b> The bidding will close on the website StorageTreasures.com and a high bidder will be selected on <b>June 17, 2025 at 10AM</b>		
Occupant Name	Unit	Description of Property
Marilyn Butler	07016	Household Items
Marshall Lane	11041	Household Items
Paul Ryniec	10075	Household Items
Robert Lamothe	02021	Household Items
Michael Leigh	10010	Household Items
Renee Aguis	04016	Household Items
Dennis Winters	11014	Household Items
Antoine Goodman	08009	Household Items
David Bucceny	08007	Household Items
May 30; June 6, 2025		25-00541T

FIRST INSERTION		
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via <a href="http://www.selfstorageauction.com">www.selfstorageauction.com</a> on 06/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below. Carissa Senn 429 boxes Allen Wood 2235 household items Dominick Francis 2322 household items Dennis Trage 166 household items Richard Donaldson 600 household goods Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. May 30; June 6, 2025		
		25-00542T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-407</b> <b>IN RE: ESTATE OF</b> <b>REGINALD LLOYD STROUT</b> <b>Deceased.</b> The administration of the estate of Reginald Lloyd Strout, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,		
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30, 2025. <b>Connie Strout Tawney</b> 1411 North Fiske Boulevard Cocoa, Florida 32922 Attorney for Personal Representative: 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: <a href="mailto:rm@merriman-law.com">rm@merriman-law.com</a> Secondary E-Mail: <a href="mailto:tq@merriman-law.com">tq@merriman-law.com</a> May 30; June 6, 2025		25-00543T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000413CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>FREDA P. WILCOX</b> <b>Deceased.</b> The administration of the estate of Freda P. Wilcox, 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 East Marion Avenue, Punta Gorda, FL 33950. . The names and addresses of the personal representative and the personal representative's attorney are set forth below.. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,		
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30, 2025. <b>Personal Representative:</b> <b>Scott McLean</b> 5768 Rhapsody Ave North Port, Florida 34288 Attorney for Personal Representative: Lori A. Wellbaum, Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: <a href="mailto:lori@wellbaumlaw.com">lori@wellbaumlaw.com</a> Secondary E-Mail: <a href="mailto:anne@wellbaumlaw.com">anne@wellbaumlaw.com</a> May 30; June 6, 2025		25-00545T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No. 25-476-CP</b> <b>IN RE: THE ESTATE OF:</b> <b>DIANE GUAY,</b> <b>Deceased;</b> <b>MARIE JOSEE DESMARAIS,</b> <b>Petitioner</b> The administration of the testate estate of DIANE GUAY, deceased, whose date of death was March 11, 2025, and the last four digits of whose social security number are 1458 , is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name of the personal representative is MARIE JOSEE DESMARAIS, The name and address of the personal representative's attorney and registered agent 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication is May 30, 2025. DATED this 21st day of May, 2025. /S/ RAYMOND S. GRIMM, ESQ. P.O. Box 6746 North Port, FL 34290 <a href="mailto:raygrimm@outlook.com">raygrimm@outlook.com</a> FLA. BAR NO. 0488798 Attorney and Registered Agent for Personal Representative May 30; June 6, 2025		
		25-00544T

FIRST INSERTION		
<b>NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS</b> IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 2025-CA-000661</b> <b>In re: HOME WIZARDS, INC,</b> <b>Assignor, to</b> <b>LARRY S. HYMAN,</b> <b>Assignee.</b> TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about May 21, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by HOME WIZARDS, INC, Assignor, with its principal place of business at 1201 Alton Rd, Port Charlotte, FL 33952, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Charlotte County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before September 18, 2025. May 30; June 6, 13, 20, 2025		
		25-00554T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 24001392CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>MYRNA L. BAUMGARTNER</b> <b>Deceased.</b> The administration of the estate of MYRNA L. BAUMGARTNER, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice. All creditors of the decedent and other persons having claims or demands against the decedent's estate upon whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE, OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 30, 2025. <b>Personal Representative:</b> <b>Michael R. Huffman</b> 8146 Winged Foot Drive Port Myers, FL 33912 Attorney for Personal Representative: Will W. Sunter, Esq. Florida Bar Number 011448 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 Email: <a href="mailto:wsunter@farr.com">wsunter@farr.com</a> / <a href="mailto:ctout@farr.com">ctout@farr.com</a> May 30; June 6, 2025		
		25-00553T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-580-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM CRAIG VANCE A/K/A</b> <b>WILLIAM VANCE</b> <b>Deceased.</b> The administration of the estate of William Craig Vance a/k/a William Vance, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30, 2025. <b>Personal Representative:</b> <b>Jeffrey R. Kuhns, Esq</b> 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: <a href="mailto:jeff@kuhnslawfirm.com">jeff@kuhnslawfirm.com</a> Secondary E-Mail: <a href="mailto:forrest@kuhnslawfirm.com">forrest@kuhnslawfirm.com</a> May 30; June 6, 2025		25-00552T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025-CP-000602</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM JOSEPH SCHLICH</b> <b>a/k/a WILLIAM J. SCHLICH</b> <b>Deceased.</b> The administration of the estate of William Joseph Schlich a/k/a William J. Schlich, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30, 2025. <b>Personal Representatives:</b> <b>Anne E. Knapp</b> 34 Water Street Ghent, NY 12075 <b>William J. Schlich, Jr.</b> 127 Overlook Drive Hawley, PA 18428 Attorney for Personal Representatives: Forrest J. Bass, Esq. Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: <a href="mailto:fbass@farr.com">fbass@farr.com</a> Secondary E-Mail: <a href="mailto:msleeper@farr.com">msleeper@farr.com</a> and <a href="mailto:probate@farr.com">probate@farr.com</a> May 30; June 6, 2025		
		25-00558T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-594-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>CYNTHIA LEE STRAYER</b> <b>a/k/a CYNTHIA L. STRAYER</b> <b>Deceased.</b> The administration of the Estate of Cynthia Lee Strayer a/k/a Cynthia L. Strayer, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of first publication of this Notice is May 30, 2025. <b>Personal Representative:</b> <b>Levi W. Strayer</b> 23115 Glen Ave. Port Charlotte, Florida 33980 Attorney for Personal Representative: Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: <a href="mailto:tmays@mizell-law.com">tmays@mizell-law.com</a> , <a href="mailto:ndotres@mizell-law.com">ndotres@mizell-law.com</a> May 30; June 6, 2025		
		25-00560T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-398-CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>GLADINE LEE FERNANDEZ</b> <b>A/K/A GLADINE FERNANDEZ</b> <b>Deceased.</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Gladine Lee Fernandez a/k/a Gladine Fernandez, deceased, File Number 25-398-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was November 25, 2024; that the total value of the estate is \$4,390.73 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Wilda Navas 1410 Citizens, Unit 308 North Port, Florida 34288 Diana Marrero 21089 Evanstan Avenue Port Charlotte, Florida 33952 Dorothy Foster 2320 S. Salford Blvd North Port, Florida 34287 Tracey Pearson 801 Neill Avenue, Apt. 24E Bronx, New York 10462 Stephanie Santiago 5032 Glenburne Drive Spring Hill, Florida 34609 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de-		
cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The date of first publication of this Notice is May 30, 2025. <b>Person Giving Notice:</b> <b>Wilda Navas</b> 1410 Citizens, Unit 308 North Port, Florida 34288 Attorney for Person Giving Notice Ellie K. Harris Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: <a href="mailto:e-service@schwarzlaw.net">e-service@schwarzlaw.net</a> Secondary E-Mail: <a href="mailto:mackenzie@schwarzlaw.net">mackenzie@schwarzlaw.net</a> May 30; June 6, 2025		25-00551T



---

ESTATE

---

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-544-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>DAVID SHEA,</b> <b>Deceased.</b> The administration of the estate of DAVID SHEA, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30, 2025. <b>Personal Representative:</b> <b>Patrick Petillo</b> 1900 Patriot Way Wall, NJ 07719 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 201 W. Marion Avenue, Suite 1209 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz May 30; June 6, 2025 25-00556T

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-610-CP</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>KARL E. MENZER</b> <b>Deceased.</b> The administration of the estate of Karl E. Menzer, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30th, 2025. <b>Personal Representative:</b> <b>Lauren Menzer</b> 1208 Carlisle Avenue Richmond, Virginia 23231 Attorney for Personal Representative: Alyssa Keogh, Attorney Florida Bar Number: 0461547 Holmes Fraser, P.A. 711 5th Avenue South, Suite 200 Naples, Florida 34102 Telephone: (239) 228-7273 E-Mail: akeogh@holmesfraser.com May 30; June 6, 2025 25-00561T

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File Number 25000596CP</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM FRANCIS NOLDEN JR.,</b> <b>Deceased.</b> The administration of the ESTATE OF WILLIAM FRANCIS NOLDEN JR., deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate- Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is May 30, 2025. <b>Personal Representative:</b> <b>NANCY N. SNYDER</b> c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: DANIEL L. TULLIDGE Florida Bar No. 106749 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 dtullidge@fergesonskipper.com services@fergesonskipper.com May 30; June 6, 2025 25-00566T

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-595-CP  
IN RE: ESTATE OF  
LISA A. VUKOVICH  
Deceased.

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

You are hereby notified that an Order  
of Summary Administration has been  
entered in the estate of Lisa A. Vukovich,  
deceased, File Number 25-595-CP,  
by the Circuit Court for Charlotte  
County, Florida, Probate Division, the  
address of which is 350 E. Marion Ave.,  
Punta Gorda, FL 33950; that the decedent's  
date of death was April 24, 2025; that the  
total value of the estate is less than  
\$5,000.00 and that the names and  
addresses of those to whom it has been  
assigned by such order are:

Name	Address
Maria Teresa Gualda	729 Doris Dr.
	Encinitas, CA 92024

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

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

The date of first publication of this  
Notice is May 30, 2025.

**Petitioner:**  
**Maria T. Gualda**  
729 Doris Drive  
Encinitas, CA 92024

Attorney for Petitioner:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHN'S LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
May 30; June 6, 2025 25-00559T

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25 587 CP</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF</b> <b>SUZANNE V. SHAW</b> <b>Deceased.</b> The administration of the Estate of SUZANNE V. SHAW, deceased, File No. 25 587 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 30, 2025. <b>Personal Representative:</b> <b>BRUCE A. SHAW</b> 76-36 113th Street, #6N, Forest Hills, NY 11375 Attorney for Personal Rep. ROBERT A DICKINSON FL Bar No: 0161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 robertdickinson@verizon.net robertadickinson2@verizon.net May 30; June 6, 2025 25-00555T

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-483-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>MELINDA NANTIYA OVERWAY</b> <b>Deceased.</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Melinda Nantiya Overway, deceased, File Number 25-483-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was September 16, 2024; that the total value of the estate is less than \$5,000 and that the names and addresses of those to whom it has been assigned by such order are: <b>Paul Kenneth Grube</b> 19113 Midway Blvd Port Charlotte, FL 33948 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 30, 2025. <b>Petitioner:</b> <b>Paul Kenneth Grube</b> 19113 Midway Blvd Port Charlotte, Florida 33948 Attorney for Petitioner: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHN'S LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com May 30; June 6, 2025 25-00565T

FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 24002093CA</b> <b>WILMINGTON SAVINGS FUND</b> <b>SOCIETY, FSB, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY, BUT</b> <b>SOLELY AS TRUSTEE OF NMLT</b> <b>2021-INV1 TRUST</b> <b>Plaintiff(s), vs.</b> <b>KCAP RE FUND II LLC; SHILOH</b> <b>BOONE LASATER; CHARLOTTE</b> <b>COUNTY, FLORIDA; THE</b> <b>UNKNOWN TENANT IN</b> <b>POSSESSION</b> <b>Defendant(s).</b> Pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 21, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of July, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 7, BLOCK 562, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 3098 Beacon Drive, Port Charlotte, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) D. Gerace Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-006000-2 May 30; June 6, 2025 25-00546T

---

ACTIONS / SALES

---

FIRST INSERTION
<b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No. 24-2130-CC</b> <b>SECTION 23 PROPERTY</b> <b>OWNER'S ASSOCIATION, INC., a</b> <b>Florida corporation,</b> <b>Plaintiff, v.</b> <b>TIMOTHY FARLEY and KATIE</b> <b>FARLEY,</b> <b>Defendants.</b> NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated May 6, 2025 in Case No. 24-2130 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and TIMOTHY FARLEY and KATIE FARLEY are the defendants. THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www.charlotte.realforeclose.com on Friday, June 27, 2025 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages. Lot 7, Block 702, PUNTA GORDA ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 05/22/2025 ROGER D. EATON CLERK OF THE COURT (SEAL) By D. Gerace Deputy Clerk David K. Oaks, Esq. P. O. Box 671 Saluda, NC 28773 doakeseq@comcast.net May 30; June 6, 2025 25-00548T

FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No.: 24000968CA</b> <b>JOAN SAUSE, individually and as</b> <b>Trustee of the Sause Revocable Trust</b> <b>dated June 9, 2015,</b> <b>Plaintiff, vs.</b> <b>TIMOTHY PROPEs and LESLIE</b> <b>PROPEs; their devisees, grantees,</b> <b>creditors, and all other parties</b> <b>claiming by, through, under or</b> <b>against them and all unknown</b> <b>natural persons, if alive and if not</b> <b>known to be dead or alive, their</b> <b>several and respective spouses, heirs,</b> <b>devisees grantees, and creditors or</b> <b>other parties claiming by, through,</b> <b>or under those unknown natural</b> <b>persons and their several unknown</b> <b>assigns, successors in interest</b> <b>trustees, or any other persons</b> <b>claiming by through, under or</b> <b>against any corporation or other</b> <b>legal entity named as a defendant</b> <b>and all claimants, persons or parties</b> <b>natural or corporate whose exact</b> <b>status is unknown, claiming under</b> <b>any of the above named or described</b> <b>defendants or parties who are</b> <b>claiming to have any right, title or</b> <b>interest in and to the lands hereafter</b> <b>described; CHARLOTTE COUNTY</b> <b>UTILITIES; UNKNOWN TENANT</b> <b>#1; and UNKNOWN TENANT #2,</b> <b>Defendants.</b> 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 9th day of July, 2025, at public sale at www.charlotterealforeclose.com to the highest bidder, for cash, the following-described real property: Lot 5, Block 45, Port Charlotte Subdivision, Section Four, according to the plat thereof as recorded in Plat Book 3, Page 87-A, Public Records of Charlotte County, Florida. The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 24000968CA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 05/22/2025. ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk May 30; June 6, 2025 25-00549T

FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 23001404CC</b> <b>BURNT STORE MEADOWS</b> <b>PROPERTY ASSOCIATION, INC.,</b> <b>a Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>THURMAN R. WRIGHT, Trustee</b> <b>of the Thurman R. Wright Family</b> <b>Trust; their devisees, grantees,</b> <b>creditors, and all other parties</b> <b>claiming by, through, under or</b> <b>against them and all unknown</b> <b>natural persons, if alive and if not</b> <b>known to be dead or alive, their</b> <b>several and respective spouses, heirs,</b> <b>devisees grantees, and creditors or</b> <b>other parties claiming by, through,</b> <b>or under those unknown natural</b> <b>persons and their several unknown</b> <b>assigns, successors in interest</b> <b>trustees, or any other persons</b> <b>claiming by through, under or</b> <b>against any corporation or other</b> <b>legal entity named as a defendant</b> <b>and all claimants, persons or parties</b> <b>natural or corporate whose exact</b> <b>status is unknown, claiming under</b> <b>any of the above named or described</b> <b>defendants or parties who are</b> <b>claiming to have any right, title or</b> <b>interest in and to the lands hereafter</b> <b>described;</b> <b>Defendant.</b> 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 10th day of July, 2025, at public sale at www.charlotterealforeclose.com to the highest bidder, for cash, the following-described real property: Lot 26, Block 398, PUNTA GORDA ISLES, Section Eighteen, according to the plat thereof, recorded in Plat Book 10, Pages 4A through 4Q, of the Public Records of Charlotte County, Florida. The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 23001404CC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 05/22/2025. ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk May 30; June 6, 2025 25-00550T

lv20906\_vii

SAVE TIME



Email your Legal Notice

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



--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION

**Case No. 25000526CA**  
Fifth Third Bank, N.A. Plaintiff, vs.  
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Catherine Ailes, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Catherine Ailes, Deceased  
Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 104, HAMMOCKS AT WEST PORT PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 16-A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 27, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
DATED on 5/22/2025.

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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F00517  
May 30; June 6, 2025 25-00557T

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION

**CASE NO. 25000134CA**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2,**  
Plaintiff, vs.

**LAURA ANN TROTT COOK A/K/A LAURA A. TROTT-COOK, et. al.**  
Defendant(s),  
TO: CHAD R. COOK, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 14, BLOCK 278, PORT CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 16A THROUGH 16Y AND 16Z1 THROUGH 16Z7, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7-2-2025 / (30 days from Date of First Publication of this Notice) 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 filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 27 day of May, 2025.

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT (SEAL) BY: B. LACKEY  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
May 30; June 6, 2025 25-00563T

FIRST INSERTION

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

**Case No. 25-000417-CC**  
**HOMEOWNERS OF PORT CHARLOTTE VILLAGE, INC., a Florida not-for-profit corporation,**  
Plaintiff, vs.  
**MARIE B. FIERRO, deceased; PATRICIA A. FIERRO; SUSAN DANIELS; MICHELLE DANIELS; JEREMY FIERRO; CHRISTOPHER FIERRO; REGINA M. FIERRO a/k/a GINA PERRONE; JOHN DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action,**  
Defendants.

TO: MARIE B. FIERRO, deceased; PATRICIA A. FIERRO; SUSAN DANIELS; MICHELLE DANIELS; JEREMY FIERRO; CHRISTOPHER FIERRO; REGINA M. FIERRO a/k/a GINA PERRONE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action,

YOU ARE NOTIFIED that an action to foreclose an assessment lien against the following-described Co-operative parcel in Charlotte County, Florida:

Unit No. 101, of PORT CHARLOTTE VILLAGE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1075, Pages 154 through 184, inclusive, of the Public Records of Charlotte County, Florida, and on which lies appurtenant thereto the following single wide 2005 mobile home:  
Vehicle Identification Number: GAFL407A532615C31

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 27 day of June, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated this May 22, 2025.  
ROGER D. EATON  
Clerk of Courts  
BY: D. Gerace (SEAL)  
Deputy Clerk

Tamsen Hays, Esq.  
Wotitzky, Wotitzky & Young, P.A.  
1107 West Marion Avenue, Unit 111  
Punta Gorda, FL 33950  
May 30; June 6, 13, 20, 2025  
25-00547T

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 2024CA001024**  
**RANLIFE, INC.**  
Plaintiff(s), vs.

**JAMAR RICHARDSON; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EUNICE WIGGINS**  
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on April 16, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of July, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 2, BLOCK 47, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

FLORIDA.  
Property address: 645 Dalton Boulevard, Port Charlotte, FL 33952

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

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

05/28/2025  
Roger D Eaton  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: (SEAL) B. Lackey  
Deputy Clerk

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 23-006741-2  
May 30; June 6, 2025 25-00564T

FIRST INSERTION

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

**CASE NO.: 24-2134CA**  
**M&K UNLIMITED, INC. d/b/a RED RHINO ROOFING, a Florida Corporation,**  
Plaintiff, vs.  
**JANETSY PARRA and RAMON E. PARRA,**  
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, August 11, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 37, Block 1332, SECTION 11, according to the plat thereof, as recorded in Plat Book 4, Page 22, of the Public Records of Charlotte County, Florida a/k/a 21459 Olean Blvd., Port Charlotte, FL 33952

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. 242134CA, M&K Unlimited, Inc., v. Janetsty Parra, et als.

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

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

Dated 05/27/2025  
ROGER D. EATON, Clerk  
By: (SEAL) B. Lackey  
Deputy Clerk  
May 30; June 6, 2025 25-00562T

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

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

and select the appropriate County  
name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

1/12025\_V15



**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.

**VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

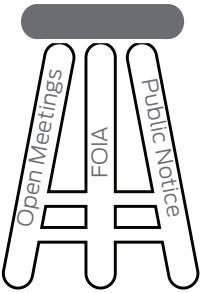
1/12025\_V20



# 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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



**Newsprint is inherently superior to the internet for public notice**  
because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

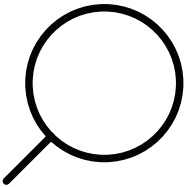


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

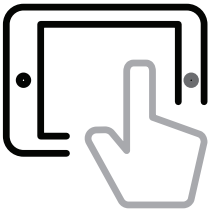
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



**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

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-000517-CP**  
**IN RE: The Estate of:**  
**KAREN LYNN WOLBERT,**  
**Deceased.**

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

The administration of the estate of  
KAREN LYNN WOLBERT, deceased,  
whose date of death was January 9th,  
2025, is pending in the Circuit Court  
for Charlotte County, Florida, Probate  
Division, the address of which is Clerk  
of the Circuit Court, 350 E. Marion  
Avenue, Punta Gorda, Florida, 33950;  
the names and address of the personal  
representative and the personal repre-  
sentative's attorney are set forth below.

All creditors of the decedent and per-  
sons having claims or demands against  
decedent's estate on whom a copy of this  
notice is required to be served must file  
their claims with this court WITHIN  
THE LATER OF 3 MONTHS AFTER  
THE DATE OF THE FIRST PUBLICA-  
TION 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 AND 733.710  
OF THE FLORIDA PROBATE CODE  
WILL BE FOREVER BARRED. NOT-  
WITHSTANDING THE TIME PE-  
RIODS 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 23, 2025.

**EDGAR MELVIN WOLBERT, JR.**  
**Personal Representative**  
12 Oakland Hills Place  
Rotonda West, FL 33947  
Mark A. Creech, Esq.  
Attorney for PR  
1620 Placida Rd., Ste A  
Englewood, Florida 34223  
941-474-3721  
FB#043615  
May 23, 30, 2025      25-00509T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
OF THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-000500-CP**  
**IN RE: The Estate of:**  
**MARGARET E. PATERSON,**  
**Deceased.**

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

The administration of the estate of  
MARGARET E. PATERSON, deceased,  
whose date of death was September  
10th, 2024, is pending in the Circuit  
Court for Charlotte County, Florida,  
Probate Division, the address of which  
is Clerk of the Circuit Court, 350 E.  
Marion Avenue, Punta Gorda, Florida,  
33950; the names and address of the  
personal representative and the per-  
sonal representative's attorney are set  
forth below.

All creditors of the decedent and per-  
sons having claims or demands against  
decedent's estate on whom a copy of this  
notice is required to be served must file  
their claims with this court WITHIN  
THE LATER OF 3 MONTHS AFTER  
THE DATE OF THE FIRST PUBLICA-  
TION 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 AND 733.710  
OF THE FLORIDA PROBATE CODE  
WILL BE FOREVER BARRED. NOT-  
WITHSTANDING THE TIME PE-  
RIODS 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 23, 2025.

**CLYDE H. JOHNSON**  
**Personal Representative**  
426 NE 2ND Street  
Fort Meade, FL 33841  
Mark A. Creech, Esq.  
Attorney for PR  
1620 Placida Rd., Ste A  
Englewood, Florida 34223  
941-474-3721  
FB#043615  
May 23, 30, 2025      25-00514T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File Number: 25000417CP**  
**Division: Hon. Sharron McFee**  
**IN RE: ESTATE OF**  
**Gerard Vincent DeVita**  
**Deceased.**

The administration of the estate of Ger-  
ard Vincent DeVita, deceased, whose  
date of death was October 16, 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, 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 Com-  
munity Property Rights at Death Act

as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.2211,  
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 23, 2025.

**Personal Representative:**  
**Ellen Ruth DeVita**  
23053 Westchester Blvd., Unit R305  
Port Charlotte, Florida 33980  
Attorney for Personal Representative:  
Greg Medalie  
Florida Bar Number: 867871  
MEDALIE & MEDALIE PA  
800 East Broward Blvd., Suite 301  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-5303  
E-Mail: gmedalie@medalielaw.com  
May 23, 30, 2025      25-00507T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 25000374CP**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**LEONARD EICK WELLER**  
**Deceased.**

The administration of the estate of  
LEONARD EICK WELLER, deceased,  
whose date of death was May 27, 2023,  
is pending in the Circuit Court for  
Charlotte County, Florida, Probate Di-  
vision, the address of which is 350 E.  
Marion Avenue, Punta Gorda, Florida

33950. The names and addresses of the  
personal representative and the person-  
al representative's attorney are set forth  
at the end of this notice.

All creditors of the decedent and other  
persons having claims or demands  
against the decedent's estate upon  
whom a copy of this Notice is required  
to be served must file their claims with  
this court ON OR BEFORE THE LAT-  
ER OF THREE (3) MONTHS AFTER  
THE TIME OF THE FIRST PUBLICA-  
TION OF THIS NOTICE, OR THIRTY  
(30) DAYS AFTER THE DATE OF  
SERVICE OF A COPY OF THIS NO-  
TICE ON THEM.

All other creditors of the decedent

and other persons having claims or  
demands against the decedent's estate  
must file their claims with this Court  
WITHIN THREE (3) MONTHS AF-  
TER THE DATE OF THE FIRST PUB-  
LICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
UNDER SECTION 733.702, FLORI-  
DA STATUTES, WILL BE FOREVER  
BARRED.

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

The date of first publication of this

Notice is May 23, 2025.

**Personal Representative:**  
**Barbara P. Weller**  
15 Windward Place  
Placida, FL 33946

Attorney for  
Personal Representative:  
Will W. Sunter, Esq.  
Florida Bar Number 011448  
Farr Law Firm P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
Email: wsunter@farr.com /  
ctout@farr.com  
May 23, 30, 2025      25-00539T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25 455 CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**BARBARA P. RICE-CLARK**  
**Deceased.**

The administration of the Estate of  
BARBARA P. RICE-CLARK deceased,  
File No. 25-455 CP is pending in the  
Circuit Court for CHARLOTTE County,  
Florida, Probate Division, the address  
of which is 350 E. Marion Avenue,  
Punta Gorda, FL 33950. The names and  
addresses of the personal representative  
and the personal representative's attor-  
ney are set forth below.

All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate, including  
unmatured, contingent or unliquidated  
claims, on whom a copy of this notice  
is served must file their claims with  
this Court WITHIN THE LATER OF  
THREE MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR THIRTY DAYS AF-  
TER THE DATE OF SERVICE OF A  
COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and persons having claims or demands  
against the decedent's estate, including  
unmatured, contingent or unliquidated  
claims, must file their claims with this  
court WITHIN THREE MONTHS AF-  
TER THE DATE OF THE FIRST PUB-  
LICATION 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  
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 23, 2025.

**Personal Representative:**  
**DAVID ORRIS**  
Post Office Box 1111,  
Englewood, Florida 34295

Attorney for Personal Rep.  
ROBERT A DICKINSON  
FL Bar No: 0161468  
460 S. Indiana Ave.  
Englewood, FL 34223  
(941) 474-7600  
robertdickinson@verizon.net  
robertadickinson2@verizon.net  
May 23, 30, 2025      25-00519T

SECOND INSERTION

**NOTICE TO CREDITORS**  
**(summary administration)**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-444 CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**EDWIN D. CUMMINGS,**  
**Deceased.**

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

You are hereby notified that an Order  
of Summary Administration has been  
entered in the Estate of Edwin D. Cum-  
mings, deceased, Case Number 25-444  
CP, by the Circuit Court for Charlotte  
County, Florida, Probate Division, the  
address of which is 350 E. Marion Ave-  
nue, Putnta Gorda, FL 33950; that the  
decedent's date of dateh was July 13,  
2024; that the total value of the estate  
is less than \$75,000 and that the names  
and address of those to whom it has  
been assigned by such order are:

Gloria Jean Cummings  
5405 Sabal Palm Lane  
Punta Gorda, FL 33982  
ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

All creditors of the decedent and

other persons having claims or de-  
mands against decedent's estate other  
than those whose 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 DE-  
MANDS NOT SO FILED WILL BE  
FOREVER BARRED. NOTWITH-  
STANDING ANY OTHER APPLICA-  
BLE TIME PERIOD, ANY CLAIMED  
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 23, 2025.

**Person Giving Notice:**  
**Gloria Jean Cummings**  
5405 Sabal Palm Lane  
Punta Gorda, FL 33982

Attorney for Person Giving Notice:  
Pamela D. Keller, Esquire  
Attorney for Personal Representative  
Florida Bar Number: 082627  
Keller Law Office, P.A.  
201 W. Marion Avenue, Suite 1209  
Punta Gorda, Florida 33950  
Telephone: (941) 505-2555  
Fax: (941) 505-2355  
E-Mail: Administrator@kellerlaw.biz  
May 23, 30, 2025      25-00513T

SECOND INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY FLORIDA  
PROBATE DIVISION  
**File Number: 25000575CP**  
**IN RE: ESTATE OF**  
**Melissa A. Landon**  
**Deceased.**

The administration of the estate of ME-  
LISSA A. LANDON, deceased, whose  
date of death was April 9, 2025, is pend-  
ing in the Circuit Court for Charlotte  
County, Florida, Probate Division, the  
address of which is 350 E. Marion Av-  
enue, Punta Gorda, Florida 33950. The  
names and addresses of the personal  
representative and the personal repre-  
sentative's attorney are set forth below.

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

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 personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in Florida Statute Sections  
732.216-732.228, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under Florida Stat-  
utes section 732.2211.

The date of first publication of this  
notice is May 23, 2025.

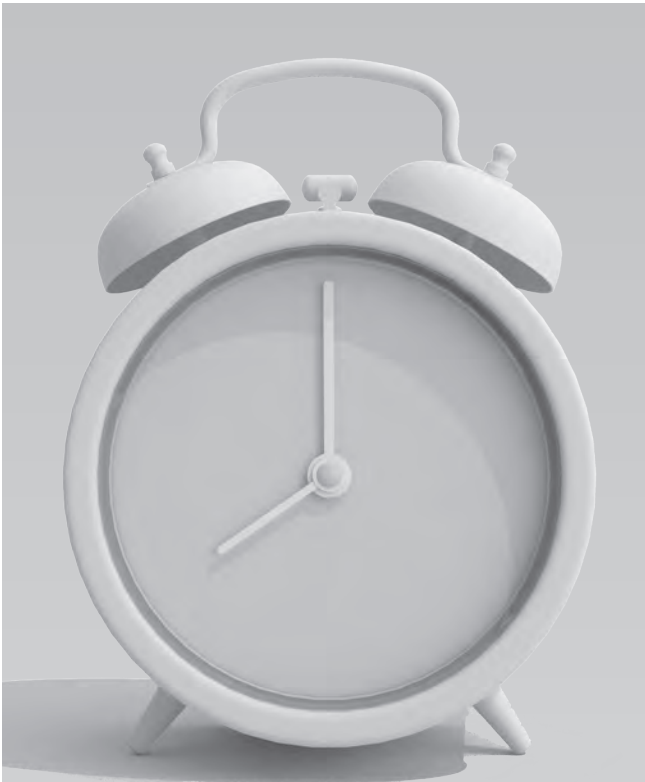
**Personal Representative:**  
**ROBERT L. LANDON**  
2377 Pappas Terrace Place  
Port Charlotte, Florida 33981

Attorney for Personal Representative:  
ANTHONY W. PALMA, ESQUIRE  
E-mail Addresses:  
anthony.palma@nelsonmullins.com  
helen.ford@nelsonmullins.com  
Florida Bar No. 0351865  
Nelson Mullins Riley & Scarborough  
LLP  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 669-4200  
May 23, 30, 2025      25-00508T

Notice is May 23, 2025.

**Personal Representative:**  
**Barbara P. Weller**  
15 Windward Place  
Placida, FL 33946

Attorney for  
Personal Representative:  
Will W. Sunter, Esq.  
Florida Bar Number 011448  
Farr Law Firm P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
Email: wsunter@farr.com /  
ctout@farr.com  
May 23, 30, 2025      25-00539T



WE  
WANT  
A  
S



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**

1V20906\_V20



---

ESTATE / PUBLIC SALES ---

---

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-502-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOE W. BANKS, JR.**  
**A/K/A JOE W. BANKS**  
**A/K/A JOE WESLEY BANKS, JR.**  
**Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joe W. Banks, Jr. a/k/a Joe W. Banks a/k/a Joe Wesley Banks, Jr., deceased, File Number 25-502-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was March 26, 2025; that the total value of the estate is \$46,470 and that the names and addresses of those to whom it has been assigned by such order are:

Cheryl Croxton Banks  
8040 State Road 31  
Punta Gorda, FL 33982  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the de-

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

The date of first publication of this Notice is May 23, 2025.

**Petitioner:**  
**Cheryl Croxton Banks**  
8040 State Road 31  
Punta Gorda, Florida 33982

Attorney for Petitioner:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
Kuhns Law Firm, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
May 23, 30, 2025 25-00515T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-552-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**WALLACE R. LORD, JR.**  
**Deceased.**

The administration of the Estate of Wallace R. Lord, Jr., deceased, whose date of death was December 25, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 23, 2025.

**Personal Representative:**  
**Gwendolyn Carroll**  
4401 Gardner Dr.  
Port Charlotte, Florida 33952

Attorney for Personal Representative:  
Tina M. Mays, Esq.  
Florida Bar No. 0726044  
Mizell & Mays Law Firm, P.A.  
331 Sullivan St.,  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291  
E-mail Addresses:  
tmays@mizell-law.com,  
ndotres@mizell-law.com  
May 23, 30, 2025 25-00536T

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Formal Administration)  
IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO.: 2025-CP-000567**  
**IN RE: The Estate of**  
**GERTRUD LEBREUX,**  
**Deceased.**

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

The administration of the Estate of GERTRUD LEBREUX, deceased, whose date of death was March 13, 2025, and whose social security number is \*\*\*-\*\*-8684, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is May 23, 2025.

/s/ **Emanuel LeBreux**  
**EMANUEL LEBREUX,**  
**As Personal Representative**

Attorney and Personal Representative Giving Notice:  
/s/ Steven E. Gorian  
STEVEN E. GURIAN, ESQ.,  
Attorney for Personal Representative  
EASY ESTATE PROBATE, PLLC  
2601 South Bayshore Drive,  
18th Floor  
Coconut Grove, Florida 33133  
Tel: 1-833-973-3279  
Fax: 1-833-927-3279  
E-mail: SG@EasyEstateProbate.com  
Florida Bar No. 101511  
May 23, 30, 2025 25-00530T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR CHRALOTTE COUNTY  
STATE OF FLORIDA  
PROBATE DIVISION  
**File Number 25-CP-0000546**  
**IN RE: ESTATE OF**  
**HENRY J. MARRANGONI,**  
**Deceased.**

The administration of the estate of HENRY J. MARRANGONI deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court  
350 E. Marion Ave  
Port Charlotte, Florida 33950

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: May 23, 2025.

**HENRY J. MARRANGONI, JR.**  
5840 Tanglewood Drive NE  
St. Petersburg, Florida 33703  
/s/ Lexy M. Bubley-Creighton  
Lexy M. Bubley-Creighton, Esquire  
Attorney For  
Personal Representative  
Florida Bar No. 1026786  
BUBLEY & BUBLEY, P.A.  
12960 N. Dale Mabry Highway  
Tampa, Florida 33618  
Telephone (813) 963-7735  
E-mail: LMB@bubleylaw.com  
May 23, 30, 2025 25-00533T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-402**  
**IN RE: ESTATE OF**  
**JAMES EDMOND TREMAIN,**  
**Deceased.**

The administration of the estate of JAMES EDMOND TREMAIN (also known as JAMES E. TREMAIN), deceased, whose date of death was January 4, 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 names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2025.

Signed on this 15th day of May, 2025.

**MARTHA T. STARKEY**  
**Personal Representative**  
304 Sixth Ave. S.  
Naples, FL 34102

SUSAN NESBET-SIKUTA  
Attorney for Personal Representative  
Florida Bar No. 859001  
Dentons Cohen & Grigsby P.C.  
9110 Strada Place, Suite 6200  
Naples, FL 34108  
Telephone: (239) 390-1900  
Email: susan.sikuta@dentons.com  
Secondary Email:  
shannon.haas@dentons.com  
May 23, 30, 2025 25-00516T

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 24001793CA**  
**NATIONSTAR MORTGAGE LLC**  
**PLAINTIFF, VS.**  
**HUDSON M. WILDS ET AL.,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of May, 2025, and entered in Case No. 24001793CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and HUDSON M. WILDS is the Defendant. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) at 11:00 A.M. on the 7th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 3741, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 3A THRU 3P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this day of 05/19/2025.

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

Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. WD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
24FL935-0255  
May 23, 30, 2025 25-00520T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-425-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MAYME A. PRESCOTT Deceased.**

The administration of the estate of MAYME A. PRESCOTT, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

**Personal Representative:**  
**MARK WAYNE PRESCOTT**  
30329 Beech Rd  
Punta Gorda, Florida 33982

Attorney for Personal Representative:  
MICHAEL M. WILSON  
Attorney  
Florida Bar Number: 076244  
Olmsted & Wilson, P.A.  
17801 Murdock Circle, Suite A  
Port Charlotte, FL 33948  
Telephone: (941) 624-2700  
Fax: (941) 624-5151  
E-Mail: mike@owpa.com  
Secondary E-Mail: kathy@owpa.com  
May 23, 30, 2025 25-00538T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**FILE NO. 25000481CP**  
**IN RE: ESTATE OF**  
**CORA HELLER,**  
**Deceased.**

The administration of the estate of CORA HELLER, deceased, File Number 25000481CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

mands against the decedent's estate, including unmatured, contingent and unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is May 23, 2025.

**Person Giving Notice:**  
**Jill Grinnell,**  
**Personal Representative**  
2595 Harbor Boulevard  
Port Charlotte, FL 33952

Attorney for Person Giving Notice:  
DEAN HANEWINCKEL  
Florida Bar No. 454818  
Law Offices of Dean Hanewinckel, P.A.  
2650 South McCall Road  
Englewood, Florida 34224  
Telephone: (941) 473-2828  
Dean@dean-law.com  
May 23, 30, 2025 25-00527T

SECOND INSERTION

**Derelict Vessel Publication Notice**

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: 1981, White, 42' Grand Banks Yacht, HIN: GND07310181, Federal Documentation: (DO644749) has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit Peace River East of US 41 Bridge (Charlotte County) and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or [efile@myfwc.com](mailto:efile@myfwc.com) in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is May 23, 2025.

May 23, 30, 2025 25-00523T

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
**CASE NO.: 25000205CA**

**ROBERT BAKER,**  
**Plaintiff, v.**  
**ALEX PATRICIO AGUILERA**  
**RIVERA,**  
**Defendant.**

TO: ALEX PATRICIO AGUILERA 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,

Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or [jembury@ca.cjis20.org](mailto:jembury@ca.cjis20.org), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 9th day of May, 2025.

Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
As Deputy Clerk  
May 16, 23, 30; June 6, 2025  
25-00479T

SAVE TIME



000006\_Y04

Email your Legal Notice

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

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





---

ACTIONS / SALES / ESTATE ---

---

SECOND INSERTION		THIRD INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-CC-42</b> <b>SECTION 20 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,</b> <b>PLAINTIFF, V.</b> <b>ADAM WOLFF, ET AL.,</b> <b>DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant</p>		<p><b>NOTICE OF ACTION WITH MAILING</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No.: 24-CC-1346</b> <b>HUAJUN ZHOU,</b> <b>Plaintiff v.</b> <b>RONALD B. DAVIS and GEORGINA A. DAVIS,</b> <b>Defendant(s).</b> TO: 1. RONALD B. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950 2. GEORGINA A. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950 YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel Timothy P. Culhane, Esq., at the Law Firm of Landmark Law Firm, LLC., located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before June 13, 2025 and file the original with the clerk of this Court at Charlotte County Clerk of Court, 350 E. Marion Street, Punta Gorda, Florida 33950, before service on Plaintiff's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE No. 25000446CA</b> <b>PENNYMAC LOAN SERVICES, LLC,</b> <b>PLAINTIFF, VS.</b> <b>CHRISTOPHER JOHN BILL A/K/A CHRISTOPHER BILL, ET AL.</b> <b>DEFENDANT(S).</b> 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 &amp; Partners, PLLC,</p>	

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 2024-000392-CC</b> <b>BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>AREM C. STILL and DONNA J. STILL,</b> <b>Defendants.</b> 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>	

FOURTH INSERTION	
<p><b>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 2577CA</b> <b>NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs.</b> <b>FAIGA A. SINDI;</b> <b>KHALED TAHA; SHAHID RAZA SIDDIQI; ARSHAD MASOOD;</b> <b>DUAL DIAMONDS, LLC, a foreign limited liability company;</b> <b>ETHEL M. DEGROOT, individually, ETHEL M. DEGROOT, as Trustee under Agreement dated 4/30/1985;</b> <b>AGRO GROUP, LLC; a Florida limited liability company;</b> <b>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.</b> 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>	

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:

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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 23000155CA</b> <b>REVERSE MORTGAGE FUNDING LLC</b> <b>Plaintiff, vs.</b> <b>SAUNDRA CANNADY AKA SAUNDRA LOUISE CANNADY, et. al.,</b> <b>Defendants.</b> 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>	

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION <b>CASE NO: 24000229CC</b> <b>ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation,</b> <b>Plaintiff, v.</b> <b>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.</b> 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, Florida. Commonly Known As: 3644 Vessels Road, Punta Gorda, FL 33980 Parcel 4 Lot 12, Block 1310, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 3358 Vessels Road, Punta Gorda, FL 33980 Parcel 5 Lot 15, Block 2903, Port Charlotte Subdivision, Section 49, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 63A through 63E of the Public Records of Charlotte County, Florida. Commonly Known As: 1475 Jacobs Street, Port Charlotte, FL 33953 Parcel 6 Lot 25, Block 2348, Port Charlotte Subdivision, Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, of the Public Records of Charlotte County, Florida. Commonly Known As: 153 Friendly Street, Port Charlotte, FL 33953 has been filed against you and you are required to serve a copy of your written</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>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>	
--	--

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-000547</b> <b>IN RE: ESTATE OF SETH LOUIS CENAC A/K/A SETH CENAC Deceased.</b> The administration of the estate of Seth Louis Cenac A/K/A Seth Cenac, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION WITH MAILING</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No.: 24-CC-1346</b> <b>HUAJUN ZHOU,</b> <b>Plaintiff v.</b> <b>RONALD B. DAVIS and GEORGINA A. DAVIS,</b> <b>Defendant(s).</b> TO: 1. RONALD B. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950 2. GEORGINA A. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950 YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel Timothy P. Culhane, Esq., at the Law Firm of Landmark Law Firm, LLC., located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before June 13, 2025 and file the original with the clerk of this Court at Charlotte County Clerk of Court, 350 E. Marion Street, Punta Gorda, Florida 33950, before service on Plaintiff's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</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.  
THIS NOTICE will be published four times, once each week for fourth consecutive weeks in a newspaper of general circulation published in Charlotte County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 8 day of May 2025.

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

/s/ Timothy P. Culhane  
Timothy P. Culhane  
3949 Evans Avenue, Suite 300B  
Fort Myers, FL 33901  
Fla. Bar No. 124657  
May 16, 23, 30; June 6, 2025  
25-00476T

SECOND INSERTION	
<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 23, 2025. <b>Personal Representative:</b> <b>Bonnie Cenac</b> 110 Rue Saint Courtney Houma, Louisiana 70360 Attorney for Personal Representative: 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 23, 30, 2025 25-00517T</p>	

FOURTH INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 2500000414CA</b> <b>WOLF CODE INVESTMENTS LLC,</b> <b>Plaintiff, v.</b> <b>STEVEN WON, YEON JOO WON and TROPICAL HOLDING INVESTMENTS, LLC a/k/a TROPICAL HOLDINGS INVESTMENTS, LLC,</b> <b>Defendants.</b> TO: STEVEN WON 766 KENTUCKY DR ROCHESTER HILLS, MI 48307 YEON JOO WON 766 KENTUCKY DR ROCHESTER HILLS, MI 48307 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT: PORT CHARLOTTE SEC17 BLK940 LT 17 551/2033 DC1328/1337-MMF 1344/1186 2152/1738 2509/2035 2716/164 TXD4875/803 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720</p>	

Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 6 day of May, 2025.

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

630205



---

ACTIONS / SALES

---

SECOND INSERTION			
<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24-001881-CC <b>BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not- for-profit corporation, Plaintiff, vs. PAMELA FIFE, et al., Defendants.</b> 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			
SECOND INSERTION			
<b>NOTICE OF FORECLOSURE SALE</b> THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 241984CA <b>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.</b> 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 con- tact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose tele- phone 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			
SECOND INSERTION			
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24000388CA <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JONATHAN D. POPE; CONTEMPORARY COASTAL BUILDERS; SUZANNE EDGERTON, TRUSTEE OF THE EDGERTON REALTY &amp; DEV LLC SOLO 401K TRUST; UNKNOWN SPOUSE OF JONATHAN D. POPE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b> 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			

SECOND INSERTION			
<b>NOTICE OF FORECLOSURE SALE</b> #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE No. 24000513CA <b>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).</b> 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			
SECOND INSERTION			
<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24-001888-CC <b>BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not- for-profit corporation, Plaintiff, vs. RANDALL ROGOWSKI, et al. Defendants.</b> 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			
SECOND INSERTION			
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25000172CA <b>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.</b> 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			

SECOND INSERTION			
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24001444CA <b>Fifth Third Bank, National Association, Plaintiff, vs. Ralph C. Kottthoff, et al., Defendants.</b> 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. Kottthoff; 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 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. 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			
SECOND INSERTION			
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 24-CC-0367 <b>ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit corporation Plaintiff, v. KYLE LAFLAMME and CHAD LAFLAMME, Defendants.</b> 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			

SECOND INSERTION			
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25CA326 <b>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.</b> 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			

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

SECOND INSERTION			
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25000172CA <b>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.</b> 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			

ROGER D. EATON  
Clerk of the Circuit Court  
& Comptroller  
(SEAL) By: B. Lackey  
As Deputy Clerk  
May 23, 30, 2025 25-00531T