CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000614-CP
Division PROBATE
IN RE: ESTATE OF BELINDA SPURLOCK, Deceased.

The administration of the estate of Belinda Spurlock, deceased, whose date of death was December 31, 2024, 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.

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 June 6, 2025

Personal Representative:
Autumn Spurlock
1668 Nell Road
North Port, FL 34288
Attorney for Personal Representative:
Cheyenne R. Young
Attorney for Personal Representative
Florida Bar Number: 0515299
Wotitzky, Wotitzky, Ross & Young, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
June 6, 13, 2025 25-00575T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-549-CP
Division Probate
IN RE: ESTATE OF ROBIN L. SHUCK A/K/A ROBIN LAURA SHUCK Deceased.

The administration of the estate of ROBIN L. SHUCK a/k/a ROBIN LAURA SHUCK, deceased, whose date of death was November 22, 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 June 6, 2025.

Personal Representative:
JENNIFER L. PEYTON
207 West Manor Court
Mount Airy, Maryland 21771
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
June 6, 13, 2025 25-00571T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-638-CP
Division: Probate
IN RE: ESTATE OF JAMES H. SMITH Deceased.

The administration of the estate of James H. Smith, deceased, whose date of death was May 30, 2024, is pending in 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. 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 June 6, 2025.

Personal Representative:
Nancy K. Linjala
3064 Yoder Drive
The Villages, Florida 32163
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
June 6, 13, 2025 25-00583T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000385-CP
Division Probate
IN RE: ESTATE OF DON PAUL KIDWELL, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
Anita Louise Hromish
5036 Captiva Ct.
Punta Gorda, FL 33950
Attorney for Personal Representative:
Guy S. Emerich, Esq.
Florida Bar Number: 126991
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail:
sziegler@farr.com and
probate@farr.com
June 6, 13, 2025 25-00584T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-451-CP
Division Probate
IN RE: ESTATE OF SHARON MARIE QUALLS 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 Sharon Marie Qualls, deceased, File Number 25-451-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 November 8, 2024; that the total value of the estate is less than $300 and that the names and addresses of those to whom it has been assigned by such order are:

Katie Lynne Scott
225 Sunset Blvd. E
Punta Gorda, FL 33982
Brian Qualls
2130 Education Way
Punta Gorda, FL 33950
Samantha Jo StJohn
1612 Woodlawn Ave.
Punta Gorda, FL 33950

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 June 6, 2025.

Petitioner:
Katie Lynne Scott
225 Sunset Blvd. E
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
June 6, 13, 2025 25-00576T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000633CP
Division Probate
IN RE: ESTATE OF BURTON HENRY WOELKERS JR. Deceased.

The administration of the estate of Burton Henry Woelkers Jr., deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal 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 June 6, 2025.

Personal Representative:
Jill V. Jelen
23222 Van Buren Ave
Port Charlotte, Florida 33980
Attorney for Personal Representative:
Bryan K. Tippen, Esq., Attorney
Florida Bar Number: 113421
Tippen Law Firm, PLLC
315 E. OLYMPIA AVE STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
Fax: (239) 214-6080
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
June 6, 13, 2025 25-00586T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ingman Marine, located at 1189 Tamiami Trail, in the City of Port Charlotte, County of Charlotte, State of FL, 33953, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 30 of May, 2025.
GASPARILLA MARINE SALES, INC.
1189 Tamiami Trail
Port Charlotte, FL 33953
June 6, 2025 25-00574T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 6221 Marlympia Way, Punta Gorda, FL, 33950 Robert Dougherty - Totes, File cabinet, boxes, cooler, folding table, baskets, desk, dresser, coffee maker, rug sweeper, Stool. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
June 6, 13, 2025 25-00581T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 4381 Placida Rd., Englewood, FL, 34224 Beverly Byrum - AIR MATTRESS, AIR FRYER,HOUSEHOLD , FISHING EQUIPMENT,ETC MISC. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
June 6, 13, 2025 25-00585T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Primary Care Punta Gorda under which (we are) engaged in business at 713 E Marion Avenue, Suite 121 in Punta Gorda, FL 33950. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Primary Care Network, Inc. at Punta Gorda, Charlotte County, Florida, on 5/29/2025, Charlotte County, Punta Gorda, FL.
June 6, 2025 25-00573T

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date June 27th, 2025 @ 10:00 AM at each individual repair facility.

40655 2023 Jeep VIN#: 1C4SJVGP6PS549836 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt $10,653.08

40797 2019 Dodge VIN#: 3C4PDDEG6KT720618 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt $3,724.81
June 6, 2025 25-00572T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 835 Tamiami Trail, Port Charlotte, FL, 33953 Esther Bouche - A rug, two box springs, a mattress, couple stools, a picture, misc house stuff. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
June 6, 13, 2025 25-00580T

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
LV2082
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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
LV10249

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT CHARLOTTE COUNTY FLORIDA
COUNTY COURT
Case No. 24-2131-CC
SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation,
Plaintiff, v.
MGT BONITA SPRINGS, LLC,
Defendant.

TO: MGT BONITA SPRINGS, LLC, and if the above named entity, its assigns, grantees, successors or other parties claiming by, through, under or against them, and any and all other persons claiming any right, title, interest, lien, estate or demand in or to the following described real property, situate, lying and being in Charlotte County, Florida, to-wit:

Lot 3, Block 726, PUNTA GORDA ISLES, Section 23, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida.
AND
Lot 10, Block 720, PUNTA GORDA ISLES, Section 23, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida.

YOU ARE HEREBY notified that a foreclosure action on the above described property has been filed against you in the above entitled Court and you are required to serve a copy of your written defenses to the Complaint on the Plaintiff's Attorney, DAVID K. OAKS, ESQ. of DAVID K. OAKS, P.A., P. O. Box 671, Saluda, NC 28773, and file the original with the Clerk of the Court, Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950 on or before the 10 day of July, 2025, otherwise a judgment may be entered against you for the relief demanded in the Complaint.

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

Witness my hand and seal of said Court on this 4 day of June, 2025.

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

June 6, 13, 20, 27, 2025

25-00590T

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 25000433CA
IPGRESORT, LLC,
Plaintiff, vs.
ESTATE OF GLORIA TOKARZ; et al.
Defendants.

TO: ESTATE OF GLORIA TOKARZ; 209 CRESTVIEW LN, DYER, IN 46311 UNKNOWN HEIRS OF GLORIA TOKARZ; 209 CRESTVIEW LN, DYER, IN 46311

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

LOT 472, ROTONDA WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF, RECORDEDD IN PLAT BOOK 8, PAGE 18A THRU 18L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
The above-described land can be identified by Parcel ID: 412013357010 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before July 7, 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.

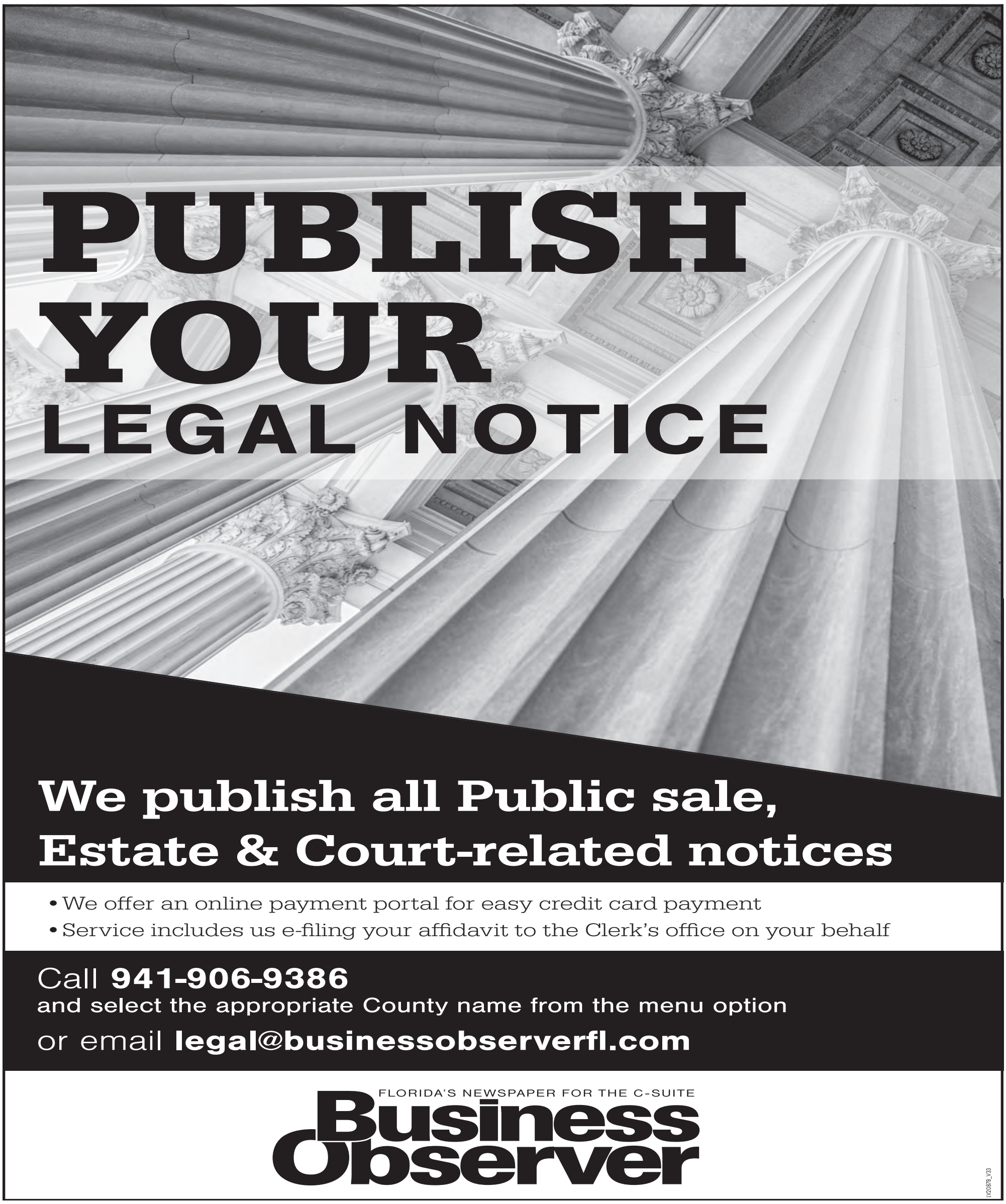
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta 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 on May 30, 2025.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: B. Lackey (SEAL)
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
June 6, 13, 20, 27, 2025

25-00582T



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-640CA
JACQUELINE M. FEHRING, Plaintiff, vs.
ROBERT E. FEHRING , Defendant.

TO: Robert E Fehring l/k/a 27110 Jones Loop Road #83 Punta Gorda, Fl. 33982.

YOU ARE NOTIFIED that a civil action has been filed in this court. You are required to serve a copy of your written defenses, if any, on plaintiff's attorney, whose name and address are:

Pamela D. Keller, Esq., 201 W. Marion Ave., Suite 1209 Punta Gorda, Florida 33950 on or before July 10, 2025 and to file the original written defenses with the clerk of this oucrt either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

Signed on June 4, 2025.

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

June 6, 13, 20, 27, 2025 25-00589T

FIRST INSERTION

NOTICE OF JUDICIAL SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-000334
LIBERTY HOLDINGS 1 TRUST, a Florida Trust, Plaintiff, vs.
CHARLOTTE REALTY 2024 TRUST, a Florida Trust, Defendants.

NOTICE IS HEREBY GIVEN that sale will be made pursuant to the Final Judgment of Partition as to Property 1 - 341 Adalia Terrace, Port Charlotte, FL 33953, entered on or about May 20, 2025, in Civil Case No. 2025-CA-000334, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LIBERTY HOLDINGS 1 TRUST is the Plaintiff, and CHARLOTTE REALTY 2024 TRUST is the Defendant. The Clerk of the Court, Roger D. Eaton, will sell to the highest bidder at a public sale on June 30, 2025, at 11:00 AM EST online at the following website: http://www.charlotte.realforeclose.com, the following described real property as set forth in said Final Judgment of Partition as to Property 1 - 341 Adalia Terrace, Port Charlotte, FL 33953, to wit:

Lot 48, Block 2419, PORT CHARLOTTE SUBDIVISION SECTION 32, a Subdivision according to the plat thereof recorded in Plat Book 5, Page 29, of the Public Records of Charlotte County, Florida.

Property Address: 341 Adalia Terrace, Port Charlotte, FL 33953

No liens, mortgages, taxes, or other encumbrances will be paid from the sales proceeds, and bidders should be aware that there is at least one mortgage on the property that will not be satisfied from the sales proceeds and that will remain as a lien against the property.

IMPORTANT AMERICANS WITH DISABILITIES ACT: 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 at (941) 637-2110, at least 7 days before the scheduled sale, or immediately upon receiving this notification if the time before the scheduled sale is less than 7 days; if you are hearing or voice impaired, call 711 to access TTY based telecommunications.

Dated: 05/29/2025

ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
(SEAL) By: B. LACKEY
Deputy Clerk

Henry G. Gyden, Esq.
Gyden Law Group
1600 E. 8th Ave, Suite A200
Tampa, FL 33605
Service email: hgyden@gydenlaw.com
June 6, 13, 2025 25-00579T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24002173CA
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R1 ON BEHALF OF THE NOTEHOLDERS, Plaintiff, vs.
ESTATE OF DALE V. CARLSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DALE V. CARLSON, DECEASED; ROSE MARIE DALLMAN; WAYNE JOHN CARLSON; DALE ALLEN MATRICK; VICTORIA LYNN MATRICK; ESTATE OF TERRY ANN WATSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TERRY ANN WATSON, DECEASED; MICHAEL CARLSON; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (in Rem) dated May 21, 2025, entered in Civil Case No.: 24002173CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R1 ON BEHALF OF THE NOTEHOLDERS, Plaintiff, and ESTATE OF DALE V. CARLSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DALE V. CARLSON, DECEASED; ROSE MARIE DALLMAN; WAYNE JOHN CARLSON; DALE ALLEN MATRICK; VICTORIA LYNN MATRICK; ESTATE OF TERRY ANN WATSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TERRY ANN WATSON, DECEASED; MICHAEL CARLSON; CHARLOTTE COUNTY, FLORIDA; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.

I will sell to the highest bidder for cash, at www.charlotte.realforeclose.com, at 11:00 AM, on the 9th day of July, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 20, BLOCK 2782, PORT CHARLOTTE SUBDIVISION, SECTION 33, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 35A THROUGH 35F, 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 before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

WITNESS my hand and the seal of the court on 05/29/2025.

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

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51525
June 6, 13, 2025 25-00568T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No: 24000669CA
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.
TIMOTHY A. HARPEL, et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated May 16, 2025 and entered in Case No. 24000669CA of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and TIMOTHY A. HARPEL; UNKNOWN SPOUSE OF TIMOTHY A. HARPEL; WENDY A. RICE; UNKNOWN SPOUSE OF WENDY A. RICE; CASTLE CREDIT CO HOLDINGS, LLC; UNKNOWN TENANT #1, are Defendants, I, Roger D Eaton, the Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclosure.com at 11:00 am on July 9, 2025 the following described property set forth in said Final Judgment, to wit:

LOT 6, BLOCK 1429, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 20, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Commonly known as: 1505 Newton St, 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 the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DATED in Charlotte, Florida this, 30th day of MAY, 2025

As Clerk of Circuit Court
CHARLOTTE County, Florida
/s/ Brittany Lackey
Deputy Clerk

June 6, 13, 2025 25-00588T

FIRST INSERTION

NOTICE OF JUDICIAL SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-000334
LIBERTY HOLDINGS 1 TRUST, a Florida Trust, Plaintiff, vs.
CHARLOTTE REALTY 2024 TRUST, a Florida Trust, Defendants.

NOTICE IS HEREBY GIVEN that sale will be made pursuant to the Final Judgment of Partition as to Property 3 - 3452 Liberty Street, Port Charlotte, FL 33948, entered on or about May 20, 2025, in Civil Case No. 2025-CA-000334, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LIBERTY HOLDINGS 1 TRUST is the Plaintiff, and CHARLOTTE REALTY 2024 TRUST is the Defendant. The Clerk of the Court, Roger D. Eaton, will sell to the highest bidder at a public sale on July 7, 2025, at 11:00 AM EST online at the following website: http://www.charlotte.realforeclose.com, the following described real property as set forth in said Final Judgment of Partition as to Property 3 - 3452 Liberty Street, Port Charlotte, FL 33948, to wit:

Lot 56, Block 608, PORT CHARLOTTE SUBDIVISIONS SECTION 31, a Subdivision according to the plat thereof recorded in Plat Book 5, Page 26A through 26F, of the Public Records of Charlotte County, Florida.

Property Adress: 3452 Liberty Street, Port Charlotte, FL 33948

No liens, mortgages, taxes, or other encumbrances will be paid from the sales proceeds, and bidders should be aware that there is at least one mortgage on the property that will not be satisfied from the sales proceeds and that will remain as a lien against the property.

IMPORTANT AMERICANS WITH DISABILITIES ACT: 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 at (941) 637-2110, at least 7 days before the scheduled sale, or immediately upon receiving this notification if the time before the scheduled sale is less than 7 days; if you are hearing or voice impaired, call 711 to access TTY based telecommunications.

Dated: 05/29/2025

ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
(SEAL) By: B. LACKEY
Deputy Clerk

Henry G. Gyden, Esq.
Gyden Law Group
1600 E. 8th Ave, Suite A200
Tampa, FL 33605
Service email: hgyden@gydenlaw.com
June 6, 13, 2025 25-00577T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH WDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24002121CA
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGEBACKED NOTES, SERIES 2023-RTL3, Plaintiff, v.
LIMANS 024, LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; RICHARD JAMES LASH; EQUITY TRUST COMPANY CUSTODIAN FBO TRISHA LIZOTTE IRA, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 19, 2025 entered in Civil Case No. 24002121CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff and LIMANS 024, LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; RICHARD JAMES LASH; EQUITY TRUST COMPANY CUSTODIAN FBO TRISHA LIZOTTE IRA are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on July 16, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 8, BLOCK 2107, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 18A THROUGH 18C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 754 Conreid Drive Northeast, 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.

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

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

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

Jordan Shealy
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3843.000078
June 6, 13, 2025 25-00569T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIENTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 25-000139-CA
MOLDAVITE HOLDINGS, LLC, a Florida limited liability company, Plaintiff, v.
DMITRY CHERNOMORSKY, and ROTONDA SANDS CONSERVATION ASSOCIATION, INC., Defendants.

To: DMITRY CHERNOMORSKY
2 Silvercreek Crescent
Barrie, Ontario, Canada L4N 0Z8

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

Lot 153, Block 1, ROTONDA SANDS NORTH REPLAT - UNIT 1, according to the plat thereof, recorded in Plat Book 11, Page(s) 4A thru Z49, of the Public Records of Charlotte County, Florida,

Parcel Number: 412130207003, the street address of which is 19 Ships Lane, Placida, Charlotte County, Florida 33946,

has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is STARLETT M. MASSEY, of Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgrouppa.com, service@masseylawgrouppa.com, and file the original with the Clerk of the above-styled Court within thirty (30) days from the first publication, or you will be defaulted and a judgment may be entered against you for the relief demanded in the Amended Complaint.

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

DATED: June 4, 2025.

ROGER D. EATON
Charlotte County Clerk of Circuit Court
(SEAL) By: B. Lackey
Deputy Clerk

June 6, 13, 20, 27, 2025 25-00587T

FIRST INSERTION

NOTICE OF JUDICIAL SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-000334
LIBERTY HOLDINGS 1 TRUST, a Florida Trust, Plaintiff, vs.
CHARLOTTE REALTY 2024 TRUST, a Florida Trust, Defendants.

NOTICE IS HEREBY GIVEN that sale will be made pursuant to the Final Judgment of Partition as to Property 2 - 2097 Cedarwood Street, Port Charlotte, FL 33948, entered on or about May 20, 2025, in Civil Case No. 2025-CA-000334, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LIBERTY HOLDINGS 1 TRUST is the Plaintiff, and CHARLOTTE REALTY 2024 TRUST is the Defendant. The Clerk of the Court, Roger D. Eaton, will sell to the highest bidder at a public sale on July 2, 2025, at 11:00 AM EST online at the following website: http://www.charlotte.realforeclose.com, the following described real property as set forth in said Final Judgment of Partition as to Property 2 - 2097 Cedarwood Street, Port Charlotte, FL 33948, to wit:

Lot 34, Block 573, PORT CHARLOTTE SUBDIVISION SECTION 41, a Subdivision according to the plat thereof recorded in Plat Book 5, Page 51A through 51K9, of the Public Records of Charlotte County, Florida.

Property Adress: 2097 Cedarwood Street, Port Charlotte, FL 33948

No liens, mortgages, taxes, or other encumbrances will be paid from the sales proceeds, and bidders should be aware that there is at least one mortgage on the property that will not be satisfied from the sales proceeds and that will remain as a lien against the property.

IMPORTANT AMERICANS WITH DISABILITIES ACT: 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 at (941) 637-2110, at least 7 days before the scheduled sale, or immediately upon receiving this notification if the time before the scheduled sale is less than 7 days; if you are hearing or voice impaired, call 711 to access TTY based telecommunications.

Dated: 05/29/2025

ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
(SEAL) By: B. LACKEY
Deputy Clerk

Henry G. Gyden, Esq.
Gyden Law Group
1600 E. 8th Ave, Suite A200
Tampa, FL 33605
Service email: hgyden@gydenlaw.com
June 6, 13, 2025 25-00578T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH WDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24002122CA
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL2, MORTGAGE-BACKED NOTES, SERIES 2023-RTL2, Plaintiff, v.
LIMANS 024, LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; LIMITLESS DEAL FUNDING, an Arizona Limited Liability Company; LASH ENTERPRISES LLC, a Georgia Limited Liability Company; CHARLOTTE COUNTY, FLORIDA, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 19, 2025 entered in Civil Case No. 24002122CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL2, MORTGAGE-BACKED NOTES, SERIES 2023-RTL2, Plaintiff and LIMANS 024, LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; LIMITLESS DEAL FUNDING, an Arizona Limited Liability Company; LASH ENTERPRISES LLC, a Georgia Limited Liability Company; CHARLOTTE COUNTY, FLORIDA are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on June 23, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 30, BLOCK 2801, PORT CHARLOTTE SUBDIVISION SECTION THIRTY-THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 35A THRU 35F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT: THAT PORTION TAKEN FOR ROAD WIDENING AS DESCRIBED IN STIPULATED FINAL JUDGMENT RECORDED IN BOOK 3456, PAGE 1915, CHARLOTTE COUNTY, FLORIDA.

Property Address: 2144 Harbor Blvd, 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.

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

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

05/28/2025

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

Jordan Shealy
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3843.000079
June 6, 13, 2025 25-00570T

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V14

SECOND 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. Janetsy 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

SECOND 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

SECOND 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
24-177496
May 30; June 6, 2025 25-00563T

FOURTH INSERTION

NOTICE OF ACTION WITH MAILING

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 24-CC-1346

HUAJUN ZHOU,
Plaintiff v.
RONALD B. DAVIS and GEORGINA A. DAVIS,
Defendant(s).

TO:
1. RONALD B. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950
2. GEORGINA A. DAVIS at last known address: 210 Divinci Dr., Punta Gorda, FL 33950

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's Counsel TImothy P. Culhane, Esq., at the Law Firm of Landmark Law Firm, LLC., located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before June 13, 2025 and file the original with the clerk of this Court at Charlotte County Clerk of Court, 350 E. Marion Street, Punta Gorda, Florida 33950, before service on Plaintiff's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

THIS NOTICE will be published four times, once each week for fourth consecutive weeks in a newspaper of general circulation published in Charlotte County, Florida.

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

Dated this 8 day of May 2025.

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

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

FOURTH 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, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 23001404CC

BURNT STORE MEADOWS PROPERTY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
THURMAN R. WRIGHT, Trustee of the Thurman R. Wright Family Trust; 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;
Defendant.

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.charlotterealforclose.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

Q&A

Who benefits from legal notices?

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

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

LV18237_V25

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-544 CP
Division Probate
IN RE: ESTATE OF DAVID SHEA,
Deceased.

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.

Personal Representative:
Patrick Petillo
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-610-CP
Division PROBATE
IN RE: ESTATE OF KARL E. MENZER
Deceased.

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.

Personal Representative:
Lauren Menzer
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number 25000596CP
IN RE: ESTATE OF WILLIAM FRANCIS NOLDEN JR.,
Deceased.

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.

Personal Representative:
NANCY N. SNYDER
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

SECOND 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. 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.

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
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 30; June 6, 2025 25-00559T

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-483-CP
Division Probate
IN RE: ESTATE OF MELINDA NANTIYA OVERWAY
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 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:

Paul Kenneth Grube
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.

Petitioner:
Paul Kenneth Grube
19113 Midway Blvd
Port Charlotte, Florida 33948
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 30; June 6, 2025 25-00565T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25 587 CP
Division: PROBATE
IN RE: ESTATE OF SUZANNE V. SHAW
Deceased.

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 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 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 unmatured, 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.

Personal Representative:
BRUCE A. SHAW
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24002093CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NMLT 2021-INV1 TRUST
Plaintiff(s), vs.
KCAP RE FUND II LLC; SHILOH BOONE LASATER; CHARLOTTE COUNTY, FLORIDA; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, 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 ---

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 24-2130-CC
SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation,
Plaintiff, v.
TIMOTHY FARLEY and KATIE FARLEY,
Defendants.

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
doaksesq@comcast.net
May 30; June 6, 2025 25-00548T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 24000968CA
JOAN SAUSE, individually and as Trustee of the Sause Revocable Trust dated June 9, 2015,
Plaintiff, vs.
TIMOTHY PROPES and LESLIE PROPES; 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; CHARLOTTE COUNTY UTILITIES; UNKNOWN TENANT #1; and UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 9th day of July, 2025, at public sale at www.charlotterealforclose.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

SECOND 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 Cooperative 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 TAMSEN 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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **June 17, 2025 at 10AM**

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-407
IN RE: ESTATE OF REGINALD LLOYD STROUT
Deceased.

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.

Connie Strout Tawney
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: rm@merriman-law.com
Secondary E-Mail:
tq@merriman-law.com
May 30; June 6, 2025 25-00543T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000413CP
Division Probate
IN RE: ESTATE OF FREDA P. WILCOX
Deceased.

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.

Personal Representative:
Scott McLean
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: lori@wellbaumlaw.com
Secondary
E-Mail: anne@wellbaumlaw.com
May 30; June 6, 2025 25-00545T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 25-476-CP
IN RE: THE ESTATE OF: DIANE GUAY,
Deceased;
MARIE JOSEE DESMARAIS,
Petitioner

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

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

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

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

The date of first publication is May 30, 2025.

DATED this 21st day of May, 2025.
/S/ RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897
raygrimm@outlook.com
FLA. BAR NO. 0488798
Attorney and Registered Agent for Personal Representative
May 30; June 6, 2025 25-00544T

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-000661
In re: HOME WIZARDS, INC,
Assignor, to
LARRY S. HYMAN,
Assignee.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24001392CP
Division: Probate
IN RE: ESTATE OF MYRNA L. BAUMGARTNER
Deceased.

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.

Personal Representative:
Michael R. Huffman
8146 Winged Foot Drive
Fort 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: wsunter@farr.com /
ctout@farr.com
May 30; June 6, 2025 25-00553T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-580-CP
Division Probate
IN RE: ESTATE OF WILLIAM CRAIG VANCE A/K/A WILLIAM VANCE
Deceased.

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 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.

Personal Representative:
Jeffrey R. Kuhns, Esq
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: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
May 30; June 6, 2025 25-00552T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000602
Division: Probate
IN RE: ESTATE OF WILLIAM JOSEPH SCHLICH a/k/a WILLIAM J. SCHLICH
Deceased.

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 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.

Personal Representatives:
Anne E. Knapp
34 Water Street
Ghent, NY 12075
William J. Schlich, Jr.
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: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
May 30; June 6, 2025 25-00558T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-594-CP
Division Probate
IN RE: ESTATE OF CYNTHIA LEE STRAYER a/k/a CYNTHIA L. STRAYER
Deceased.

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.

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.

Personal Representative:
Levi W. Strayer
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:
tmays@mizell-law.com,
ndotres@mizell-law.com
May 30; June 6, 2025 25-00560T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-398-CP
Division: Probate
IN RE: ESTATE OF GLADINE LEE FERNANDEZ A/K/A GLADINE FERNANDEZ
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 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 decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

Person Giving Notice:
Wilda Navas
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: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
May 30; June 6, 2025 25-00551T