

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Flourishabilities located at 10062 Greetings St, in the County of Charlotte, in the City of Port Charlotte, Florida 33981 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 06th day of June, 2025.

Marie Jean Esperance

June 13, 2025

25-00597T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 000 626
Division: (Porter)
IN RE: ESTATE OF
MICHAEL J. LAROSSA
Deceased.

The administration of the estate of MICHAEL J. LAROSSA deceased, whose date of death was NOVEMBER 4, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 EAST MARION AVE, PUNTA GORDA, FL 33950. The names and addresses of the personal 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 13, 2025

Personal Representative:
/s/ Patty L. Larossa
25213 Aysen Drive
Punta Gorda, FL 33983
Attorney for Personal Representative:
/s/ Bret Clark
PO BOX 1133
ENGLEWOOD, FL 34295
(941) 404-4704
Florida Bar No. 384038
BretClark@WebnetLawyer.com
June 13, 20 2025 25-00613T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE 20TH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No: 25000600CP
IN RE: ESTATE OF
SUZANNE CAROL HENDERSON,
Deceased.

The administration of the estate of SUZANNE CAROL HENDERSON, deceased, whose date of death was APRIL 24, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The first date of publication of this notice to creditors is June 13, 2025.

Personal Representative:
SUZANNE CHRISTINE HUNTER
1027 TROPICAL AVE NW
PORT CHARLOTTE, FL 33948
Attorney for Personal Representative:
EVE TRAVIS, Esq.
Florida Bar No. 92575
Avery, Whigham & Winesett, P.A.
2248 First Street
Fort Myers, FL 33901
E-mail: evettravis@gmail.com
Phone: (239) 334-7040
June 13, 20 2025 25-00594T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-615 Division Probate
IN RE: ESTATE OF
ROGER JOHN BOECKMANN
A/K/A ROGER J. BOECKMANN
Deceased.

The administration of the estate of Roger John Boeckmann a/k/a Roger J. Boeckmann, deceased, whose date of death was March 25, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 13, 2025.

Personal Representative:
Bryan J. Boeckmann
176 East 77th Street, Apt. 14J
New York, New York 10075
Attorney for Personal Representative:
/s/ Amanda M Dorio
Amanda M. Dorio, Attorney
Florida Bar Number: 77411
Henderson, Franklin, Starnes & Holt, P.A.
8889 Pelican Bay Blvd. Suite 400
Naples, Florida 34108
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: amanda.dorio@henlaw.com
Secondary E-Mail:
barbra.asselta@henlaw.com
June 13, 20, 2025 25-00593T

FIRST INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date July 3, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13214 1988 CTY FL3694FX Hull ID#: CTYN5211A888 inboard diesel fiberglass 29ft R/O Dancia Alice Taylor Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte

June 13, 20, 2025 25-00610T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-539-CP
Division PROBATE
IN RE: ESTATE OF
FRANK BONTEMPO JR.
A/K/A FRANK BON TEMPO
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 FRANK BONTEMPO JR. A/K/A FRANK BON TEMP, deceased, File Number 25-539-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 December 14, 2024; that the total value of the estate is \$70,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Dawn BonTempo	1488 Bruce Road Macedonia, OH 44056

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 13, 2025.

Person Giving Notice:
Dawn BonTempo
1488 Bruce Road
Macedonia, Ohio 44056
Attorney for Person Giving Notice
Elise V. Bouchard
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
June 13, 20, 2025 25-00612T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-579-CP
Division: PROBATE
IN RE: ESTATE OF
THOMAS CLAY HIGGINBOTHAM
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 THOMAS CLAY HIGGINBOTHAM, deceased, File Number 25-579-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 305 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was January 20, 2025; that the total value of the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
David J. Higginbotham	937 Red Bay Terrace NW Port Charlotte, FL 33948
Mary Ann Thistle	467 Fairmont Terrace Port Charlotte, FL 33954

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 13, 2025.

Person Giving Notice:
David J. Higginbotham
937 Red Bay Terrace NW
Port Charlotte, Florida 33948
Attorney for Person Giving Notice
Ellie K. Harris
Florida Bar Number: 0021671
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: elise@schwarzlaw.net
Secondary E-Mail:
e-service@schwarzlaw.net
June 13, 20, 2025 25-00611T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000652CP
IN RE: ESTATE OF
ZDRAVKO NICK JAVOR
Deceased.

The administration of the estate of Zdravko Nick Javor, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is JUNE 13, 2025

Personal Representative:
Loredana J. Kovacevich
13121 Route 23
Prattsville, New York 12468
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
June 13, 20 2025 25-00595T



Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ACTIONS / SALES ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO.: 24000224CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. ROBERTA G. MACK TRUST UTA 07/25/02, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 03/21/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the</p>	<p>property situated in Charlotte County, Florida legally described as: Lot(s) 2, Block 13, Rotonda Meadows, as recorded in Plat Book 10 at Pages 15A thru 15Z-18 respectively of the Public Records of Charlotte County, Florida. Commonly known as: 3 Blue Hen Dr., Placida, FL 33946 In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 AM on July 23rd, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45 .031. If you are a person with a disability</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CASE NO.: 250000423CA JONATHAN ALEXANDER, Plaintiff, v. EDMUND TOHME, Defendants. TO: EDMUND TOHME INTERNATIONAL COLLEGE 215 PARK AVENUE SOUTH, SUITE 1802 NEW YORK, NEW YORK 10003 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: LOT 7, BLOCK 4487, PORT CHARLOTTE SUBDIVISION, SECTION 81, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 51A THRU 51P, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. 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</p>	<p>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, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 6 day of June, 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk June 13, 20, 27; July 4, 2025 25-00606T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25450CA AMERICAN PRIME, LLC, a Florida Limited Liability Company, Plaintiff, vs. ELLUZ TERESA MARQUEZ f/k/a ELLUZ TERESA CHACON VIVAS, her devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, 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; and UNKNOWN SPOUSE OF ELLUZ TERESA MARQUEZ f/k/a ELLUZ TERESA CHACON VIVAS, Defendants. TO: UNKNOWN SPOUSE OF ELLUZ TERESA MARQUEZ f/k/a ELLUZ TERESA CHACON VIVAS: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following</p>	<p>described property in Charlotte County, Florida: Lot 2, Block 3 Rotonda Sands North Replat - Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 4A, 4Z2, 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 Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court June 6, 2025. ROGER D. EATON CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk June 13, 20, 2025 25-00609T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25000617CA CITIMORTGAGE, INC., Plaintiff, vs. FRIEDA WAGNER, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LYN-NIE R. WAGNER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BLOCK 832, PORT CHARLOTTE SUBDIVISION, SECTION 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla</p>	<p>Raymer Leibert Pierce, LLP, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this 6 day of June, 2025. ROGER D. EATON CLERK OF COURT OF CHARLOTTE COUNTY By B. Lackey (SEAL) As Deputy Clerk 24-10979FL June 13, 20, 2025 25-00603T</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 24002197CA Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3, Plaintiff, vs. Elizabeth Sousa; Bruce E. Pearson, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 6, 2025, and entered in Case No. 24002197CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3, is the Plaintiff and Elizabeth Sousa; Bruce E. Pearson, are Defendants, Roger D. Eaton, Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash on July 10, 2025 at www.charlotte.realforeclose.com at 11:00 AM the following described property set forth in said Final Judgment, to wit: LOT 2, BLOCK 8, GROVE CITY TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 18, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Commonly known as: 2026 Pennsylvania Ave., Englewood, FL 34224</p>	<p>Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. 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 June 9, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com June 13, 20, 2025 25-00608T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No: 24-CC-1509 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit corporation Plaintiff, v. STOVER O. POTTER and BETTY L. POTTER, deceased individuals, and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against STOVER O. POTTER and BETTY L. POTTER, both deceased, Defendants. TO: STOVER O. POTTER and BETTY L. POTTER, deceased individuals, and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against STOVER O. POTTER and BETTY L. POTTER estate. 11911 Klein Rd, Gulf Port, MS 39503 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE COUNTY, Florida: Lot(s) 6, Block 122, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Page(s) 15A through 15Z18, of the Public Records of Charlotte County, Florida.</p>	<p>Which has the address of 7 Calamondin Way, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from the first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 on June 6, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace As Deputy Clerk June 13, 20, 2025 25-00605T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No: 24-CC-0771 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit corporation Plaintiff, v. STOVER O. POTTER and BETTY L. POTTER, deceased individuals, and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against STOVER O. POTTER and BETTY L. POTTER, both deceased, Defendants. TO: STOVER O. POTTER and BETTY L. POTTER, deceased individuals, and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against STOVER O. POTTER and BETTY L. POTTER estate. 11911 Klein Rd, Gulf Port, MS 39503 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE COUNTY, Florida: Lot(s) 6, Block 122, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Page(s) 15A through 15Z18, of the Public Records of Charlotte County, Florida.</p>	<p>Which has the address of 9 Calamondin Way, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 on June 6, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace As Deputy Clerk June 13, 20, 2025 25-00604T</p>

PUBLISH YOUR LEGAL NOTICE

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

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Business Observer

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ACTIONS / SALES

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 23001607CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. ALEXANDER WILBORN and ELIZA M. WILBORN, Defendants. Notice is hereby given that pursuant</p>	<p>to a Final Judgment of Foreclosure entered on 06/02/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot(s) 41, Block 58, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Pages 15Z through 15Z18 , of the Public Records of Charlotte County, Florida. Commonly known as: 66 Carnation Dr, Placida, FL 33946 In an online sale at www.charlotte.</p>

FIRST INSERTION	
<p>NOTICE OF PARTITION SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24002240CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. RANDY MAYNARD, ROBERTA A. MAYNARD, et al., Defendants. NOTICE is hereby given that, pursuant to the Final Judgment of Partition, Quieting Title and Determining Beneficiaries (the "Final Judgment") entered on May 27, 2025 in the above referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of Court will sell at public sale to the highest and best bidder for cash via the internet at www.charlotte.realforeclose.com at 11:00 a.m. on August 21, 2025 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Judgment: DESCRIPTION OF THE REAL PROPERTY: Lot 8, Block 44, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page 24½, of the Public Records of Char-</p>	<p>lotte County, Florida. 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 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: 06/05/2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk BILL TO: DAVID L. BOYETTE, ESQUIRE Adams and Reese LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 Florida Bar No. 0813140 Counsel for Plaintiff Phone: (941) 316-7600 June 13, 20, 27; July 4, 2025 25-00591T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-000401-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. TERENCE ELLIOT BLACKSHEAR, et al., Defendants. TO: TERENCE ELLIOT BLACKSHEAR 17204 BULLHORN CIR. PUNTA GORDA, FL 33982 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Charlotte County, Florida: Lot 184, of BABCOCK RANCH COMMUNITY PHASE 1A & TOWN SQUARE, according to the plat thereof as recorded in Plat Book 22, Page 6, of the Public Records of Charlotte County, Florida. has been filed against you, TERENCE ELLIOT BLACKSHEAR, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows:</p>	<p>Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before thirty (30) days after the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. 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: June 4, 2025. ROGER D. EATON, CLERK OF COURTS By: D. Gerace (SEAL) Deputy Clerk 23320827_1 June 13, 20, 2025 25-00598T</p>

FIRST INSERTION	
<p>NOTICE OF PARTITION SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24002245CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. THOMAS FERGUSON; CRAIG S. FERGUSON; and KEITH FERGUSON, Defendants. NOTICE is hereby given that, pursuant to the Final Judgment of Reformation, Partition, Quieting Title and Determining Beneficiaries (the "Final Judgment") entered on May 28, 2025 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of Court shall sell at public sale to the highest and best bidder for cash via the internet at www.charlotte.realforeclose.com at 11:00 a.m. on July 11, 2025 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Judgment: DESCRIPTION OF THE REAL PROPERTY: Lot 16 and 17, Block 22; and Lots 1, 2 and 3, Block 29, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as</p>	<p>recorded in Plat Book 2, Page 24½, of the Public Records of Charlotte County, Florida. 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 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: 06/05/2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk BILL TO: DAVID L. BOYETTE, ESQUIRE Adams and Reese LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 Florida Bar No. 0813140 Counsel for Plaintiff Phone: (941) 316-7600 June 13, 20, 27; July 4, 2025 25-00592T</p>

<p>realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on July 2nd, 2025 at 11: 00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45 .031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose</p>	<p>office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 06/04/2025. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court June 13, 20, 2025 25-00596T</p>
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FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000280CA KS BURNS LLC, Plaintiff, v. DIPLOMAT WORLDWIDE LLC, a Florida Limited Liability Company, Defendants. TO: DIPLOMAT WORLDWIDE LLC, A Florida Limited Liability Company c/o RONALD L. FINE, its Registered Agent 4600 NORTH BAY ROAD MIAMI BEACH, FLORIDA 33140 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 037 2174 0014 PORT CHARLOTTE SEC 37 BLK 2174 LT 14. 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,</p>	<p>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, FL 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 11 day of June, 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk June 13, 20, 27; July 4, 2025 25-00615T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-000401-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. TERENCE ELLIOT BLACKSHEAR, et al., Defendants. TO: UNKNOWN SPOUSE OF TERENCE ELLIOT BLACKSHEAR 17204 BULLHORN CIR. PUNTA GORDA, FL 33982 YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Charlotte County, Florida: Lot 184, of BABCOCK RANCH COMMUNITY PHASE 1A & TOWN SQUARE, according to the plat thereof as recorded in Plat Book 22, Page 6, of the Public Records of Charlotte County, Florida. has been filed against you, UNKNOWN SPOUSE OF TERENCE ELLIOT BLACKSHEAR, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as follows:</p>	<p>Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108 and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before thirty (30) days after the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure. 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: June 4, 2025. ROGER D. EATON, CLERK OF COURTS By: D. Gerace (SEAL) Deputy Clerk 23320827_1 June 13, 20, 2025 25-00599T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-496 CP Division Probate IN RE: ESTATE OF JOYCE K. SCHANKIN, Deceased. The administration of the estate of JOYCE K. SCHANKIN, deceased, whose date of death was April 3, 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.</p>	<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 June 13, 2025. Personal Representative: Melannie J. Bachman 4327 Old Park Road North Charleston, SC 29405 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 June 13, 20, 2025 25-00601T</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 24001129CA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. DANNY J. COLLINGWOOD; et al., Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated May21,, 2025 and entered in Case No. 24001129CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and DANNY J. COLLINGWOOD and ANGELA A. COLLINGWOOD, are the Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on July 16, 2025, the following described property set forth in said Final Judgment, to wit: LOTS 43 AND 44, PINEHURST SUBDIVISION, IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 23 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 10, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME NOBIL-</p>	<p>ITY HOMES #1 WITH SERIAL NUMBER(S) N110191A/B Commonly known as: 29192 Edgewood St., Punta Gorda, FL 33982 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, Floirda this, day of 06/05/2025 As Clerk of Circuit Court CHARLOTTE County, Florida (SEAL) B. Lackey Deputy Clerk June 13, 20, 2025 25-00600T</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 24002197CA Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3, Plaintiff, vs. Elizabeth Sousa; Bruce E. Pearson, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 6, 2025, and entered in Case No. 24002197CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3, is the Plaintiff and Elizabeth Sousa; Bruce E. Pearson, are Defendants, Roger D. Eaton, Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash on July 10, 2025 at www.charlotte.realforeclose.com at 11:00 AM the following described property set forth in said Final Judgment, to wit: LOT 2, BLOCK 8, GROVE CITY TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 18, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Commonly known as: 2026 Pennsylvania Ave., Englewood, FL 34224 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. 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 June 9, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com June 13, 20, 2025 25-00614T</p>	

SUBSEQUENT INSERTIONS

ACTIONS

SECOND INSERTION	
<p>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</p>	<p>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</p>

ESTATE / PUBLIC SALES ---

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must</p>	
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

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>	
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is 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

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, unless a written demand is made by a</p>	
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

THIRD INSERTION	
<p>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.</p>	
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	

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

SECOND INSERTION	
<p>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.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:</p> <p>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</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p>	
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

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>	
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is 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

Petition was filed in the Circuit Court of Charlotte County.	the Estate, other than real property, in the possession, custody or control of the Assignee.
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	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	
<p>PUBLIC NOTICE OF SALE</p> <p>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 Marlymplia 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.</p> <p>June 6, 13, 2025</p>	
	25-00581T

SECOND INSERTION	
<p>PUBLIC NOTICE OF SALE</p> <p>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.</p> <p>June 6, 13, 2025</p>	
	25-00585T

SECOND INSERTION	
<p>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:</p> <p>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 224I, of the Public Records of Charlotte County, Florida.</p> <p>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 224I, of the Public Records of Charlotte County, Florida.</p> <p>YOU ARE HEREBY notified that a</p>	
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

THIRD INSERTION	
<p>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,</p>	
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 TAM-SEN 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

ACTIONS / SALES

SECOND 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 1/k/a 27110
Jones Loop Road #83 Punta Gorda, FL
33982.
YOU ARE NOTIFIED that a civil ac-
tion 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. Mari-
on Ave., Suite 1209 Punta Gorda, Flor-
ida 33950 on or before July 10, 2025
and to file the original written defenses
with the clerk of this ouert either before
service or immediately thereafter. Fail-

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

SECOND 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 Partiti-
on as to Property 1 - 341 Adalia Ter-
race, Port Charlotte, FL 33953, to wit:
Lot 48, Block 2419, PORT
CHARLOTTE SUBDIVISION
SECTION 32, a Subdivision accord-
ing to the plat thereof re-

corded in Plat Book 5, Page 29, of
the Public Records of Charlotte
County, Florida.
Property Address: 341 Ada-
lia Terrace, Port Charlotte, FL
33953

No liens, mortgages, taxes, or other en-
cumbrances 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 per-
son 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

SECOND 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 pursu-
ant 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 CAPAC-
ITY 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, DE-
CEASED; UNKNOWN HEIRS, DE-
VISEES, GRANTEES, ASSIGNEES,
CREDITORS, LIENORS, TRUSTEES
OF DALE V. CARLSON, DECEASED;
ROSE MARIE DALLMAN; WAYNE
JOHN CARLSON; DALE ALLEN
MATRICK; VICTORIA LYNN MAT-
RICK; ESTATE OF TERRY ANN
WATSON, DECEASED; UNKNOWN
HEIRS, DEVISEES, GRANTEES, AS-
SIGNEES, CREDITORS, LIENORS,
TRUSTEES OF TERRY ANN WATSON,
DECEASED; MICHAEL
CARLSON; CHARLOTTE COUNTY,
FLORIDA; ALL OTHER UNKNOWN
PARTIES, including, if a named defend-
ant is deceased, the personal repre-

sentatives, 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 CHAR-
LOTTE 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 un-
claimed. If you fail to file a timely claim
you will not be entitled to any remain-
ing 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

WITNESS my hand and 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

SECOND 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 RE-
CORDED IN PLAT BOOK 5,

PAGE(S) 20, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
Commonly known as: 1505 New-
ton 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 provi-
sion of certain assistance. Please contact
Jon Embury, Administrative Services
Manager, whose office is located at 350
E. Marion Avenue, Punta Gorda, Florida
33950, and whose telephone number
is (941) 637-2110, at least 7 days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.

DATED 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

SECOND 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 follow-
ing 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 CHAR-
LOTTE SUBDIVISIONS SEC-
TION 31, a Subdivision accord-
ing to the plat thereof recorded
in Plat Book 5, Page 26A through
26F, of the Public Records of
Charlotte County, Florida.
Property Address: 3452 Liberty
Street, Port Charlotte, FL 33948
No liens, mortgages, taxes, or other en-
cumbrances 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 per-
son 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

SECOND 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 CHAR-
LOTTE COUNTY, FLORIDA.
Property Address: 754 Conreid
Drive Northeast, Port Charlotte,
FL 33952
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

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:
flrealprop@kelleykronenberg.com
File No.: 3843.000078
June 6, 13, 2025 25-00569T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH 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 Pub-
lic 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 at-
torney, whose name is STARLETT M.
MASSEY, of Massey Law Group, P.A.,
P.O. Box 262, St. Petersburg, FL 33731-
0262, smassey@masseylawgroupa.com,
service@masseylawgroupa.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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

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

SECOND 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 Char-
lotte, 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 Partiti-
on as to Property 2 - 2097 Cedarwood
Street, Port Charlotte, FL 33948, to wit:
Lot 34, Block 573, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION 41, a Subdivision accord-
ing to the plat thereof recorded
in Plat Book 5, Page 51A through
51K9, of the Public Records of
Charlotte County, Florida.
Property Address: 2097 Cedar-
wood Street, Port Charlotte, FL
33948
No liens, mortgages, taxes, or other en-
cumbrances 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 per-
son with a disability who needs any
accommodation in order to partici-
pate 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 noti-
fication if the time before the sched-
uled sale is less than 7 days; if you
are hearing or voice impaired, call 711
to access TTY based telecommunica-
tions.
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

SECOND 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 POR-
TION TAKEN FOR ROAD
WIDENING AS DESCRIBED
IN STIPULATED FINAL
JUDGMENT RECORDED IN
BOOK 3456, PAGE 1915, CHAR-
LOTTE COUNTY, FLORIDA.
Property Address: 2144 Harbor
Blvd, Port Charlotte, FL 33952
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
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 proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
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:
flrealprop@kelleykronenberg.com
File No.: 3843.000079
June 6, 13, 2025 25-00570T