

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		NOTICE UNDER FICITITIOUS NAME LAW Pursuant to F.S. §865.09		NOTICE TO CREDITORS	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Natsar AI located at PO Box 380552 in the City of Murdock, Charlotte County, FL 33938 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JB's Pro Cleaning, located at 9147 Belgrade Ter, in the City of Englewood, County of Charlotte, State of FL, 34224, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA	
Dated this 17th day of June, 2025.		Dated this 16 of June, 2025.		PROBATE DIVISION	
FAVORIDGE LLC		Jayda Rose Marie Baltrusch		File No. 25-642-CP	
June 20, 2025		9147 Belgrade Ter		Division PROBATE	
25-00634T		Englewood, FL 34224		IN RE: ESTATE OF	
		June 20, 2025		SANDRA L. TVAROCH Deceased.	
FIRST INSERTION				The administration of the estate of SAN-	
Public Notice		FIRST INSERTION		DRA L. TVAROCH, deceased, whose	
Notice is hereby given that the Southwest Florida Water Management District (District) issued on May 28, 2025, a Water Use Permit Ownership Transfer at Seagrass – Charlotte County, FL, by applicant: North Loop Community Development District, 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637. Application No. 20 021051.001. Application received: May 27, 2025. Predominant use type(s): Residential Lawn/Landscape/Recreation Use. Quantity: The authorized allocated quantities remained the same on this ownership transfer at 80,900 gallons per day (gpd) Annual Average Daily (AAD), 91,500 gpd Drought AAD, 230,100 gpd Peak Month, and Maximum Crop (Frost-Freeze) Protection remained at zero (0) gallons per event. Location: Section(s) 21 and 28, Township 41 South, Range 23 East, in Charlotte County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.		file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		date of death was April 28, 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.	
June 20, 2025				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.	
25-00616T				The date of first publication of this notice is JUNE 20, 2025.	
FIRST INSERTION		FIRST INSERTION		Personal Representative:	
NOTICE TO CREDITORS		IN THE CIRCUIT COURT FOR		David Alan Hugglestone	
IN THE CIRCUIT COURT FOR		CHARLOTTE COUNTY,		840 14th Ave N.	
CHARLOTTE COUNTY,		FLORIDA		Saint Petersburg, FL 33701	
FLORIDA		PROBATE DIVISION		Attorney for Personal Representative:	
PROBATE DIVISION		File No. 2025-000660-CP		/s/Elias M. Mahshie	
File No. 25000689CP		Division: PROBATE		Elias M. Mahshie, ESQ.	
IN RE: ESTATE OF		IN RE: ESTATE OF		Attorney for Petitioner	
CATHERINE A. KINGSHOTT		WILLIAM PATRICK GALLOWAY,		Florida Bar Number: 073103	
Deceased.		Deceased.		MAHSHIE & DECOSTA, PA	
The administration of the estate of Catherine A. Kingshott, deceased, whose date of death was March 16, 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.		The administration of the estate of William Patrick Galloway, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		407 E. Marion Ave, suite 101	
All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		Punta Gorda, Florida 33950	
The date of first publication of this notice is June 20, 2025		The date of first publication of this notice is June 20, 2025		Telephone: (941) 639-7627	
Personal Representative:		Personal Representative:		Fax: (941) 575-0242	
Michael V. Kingshott		William Eldon Galloway		E-Mail: Elias@MD-Lawfirm.com	
322 Elizabeth Ave.		337 Corrientes Circle		Secondary E-Mail:	
Toms River, New Jersey 08753		Punta Gorda, FL 33983		Kamalee@MD-Lawfirm.com	
Attorney for Personal Representative:		Attorney for Personal Representative:		June 20, 27, 2025	
/s/ Andrej Cuturic		Cheyenne R. Young		25-00635T	
Andrej Cuturic		Florida Bar Number: 0515299			
Attorney		WOTITZKY, WOTITZKY			
Florida Bar Number: 1018523		& YOUNG, P.A.			
801 E Venice Ave, Ste. 2		1107 W. Marion Avenue, Unit #111			
Venice, Florida 34285		Punta Gorda, FL 33950			
Telephone: (941) 441-9193		Telephone: (941) 639-2171			
Fax: (941) 214-2629		Fax: (941) 639-8617			
E-Mail: ac@legacylifelegal.com		E-Mail: cyoung@wotitzkylaw.com			
Secondary E-Mail:		Secondary E-Mail:			
stephanie@legacylifelegal.com		jackie@wotitzkylaw.com			
June 20, 27, 2025		June 20, 27, 2025			
25-00630T		25-00637T			
FIRST INSERTION		FIRST INSERTION			
NOTICE TO CREDITORS		NOTICE TO CREDITORS			
IN THE CIRCUIT COURT FOR		IN THE CIRCUIT COURT FOR			
CHARLOTTE COUNTY,		CHARLOTTE COUNTY,			
FLORIDA PROBATE DIVISION		FLORIDA PROBATE DIVISION			
File No. 08-2025-CP-000351		File No.: 2025-CP-000691			
Division Probate		Division: Probate			
IN RE: ESTATE OF		IN RE: ESTATE OF			
WILLIAM JOHN DOAK,		EMMA ROSA ACOSTA			
Deceased.		a/k/a EMMA R. ACOSTA			
The administration of the estate of WILLIAM JOHN DOAK, deceased, whose date of death was April 20, 2024; File Number 08-2025-CP-000351, 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.		The administration of the estate of Emma Rosa Acosta a/k/a Emma R. Acosta, deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.			
All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.		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.		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 20, 2025.		The date of first publication of this notice is June 20, 2025.			
DOUGLAS PAUL DOAK		DOUGLAS PAUL DOAK			
Personal Representative		Personal Representative			
61-30 82nd Place		61-30 82nd Place			
Middle Village, NY 11379		Middle Village, NY 11379			
Chris M. Vorbeck		Chris M. Vorbeck			
Attorney for Personal Representative		Attorney for Personal Representative			
Email: vorblaw@aol.com		Email: vorblaw@aol.com			
Florida Bar No. 997201		Florida Bar No. 997201			
The Law Office of Chris M. Vorbeck, P.A.		The Law Office of Chris M. Vorbeck, P.A.			
4470 Northgate Court		4470 Northgate Court			
Sarasota, FL. 34234		Sarasota, FL. 34234			
Telephone: (941) 921-3124		Telephone: (941) 921-3124			
June 20, 27, 2025		June 20, 27, 2025			
25-00617T		25-00617T			
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HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE BUSINESS OBSERVER

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

Business Observer



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ACTIONS / SALES

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FIRST INSERTION		
<b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 23003015CA</b> <b>FREEDOM MORTGAGE CORPORATION</b> <b>PLAINTIFF, VS.</b> <b>RACHELLE SINCLAIR ET AL.,</b> <b>DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the June 30, 2025 Foreclosure Sale dated the 11 th day of June, 2025, and entered in Case No. 23003015CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RACHELLE SINCLAIR; JASON BROWN; RIDGE VALLEY EXTERIORS, INC. and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC. are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 10th day of September 2025, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 4627, PORT CHARLOTTE SUBDIVISION, SECTION 85, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 60A TO 60Q OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.		
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2281, within two working days of your receipt of this document; if you are hearing or voice impaired, call 711. Dated this day of 06/12/2025. Roger D. Eaton Clerk of The Circuit Court (SEAL) By: Brittany Lackey Deputy Clerk  Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 23FL373-0703 June 20, 27, 202525-00620T		

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>24001123CA</b> <b>BANK OF AMERICA, N.A.,</b> <b>Plaintiff, VS.</b> <b>MARCIA A. COLE; AUDREY COLE; RECARDO "DEVIN" COLE; NOEL S. COLE, JR.; DOUGLAS COLE; SHARON COLE; UNKNOWN SPOUSE OF MARCIA A. COLE; UNKNOWN SPOUSE OF AUDREY COLE; UNKNOWN SPOUSE OF RECARDO "DEVIN" COLE; UNKNOWN SPOUSE OF NOEL S. COLE, JR.; UNKNOWN SPOUSE OF DOUGLAS COLE; UNKNOWN SPOUSE OF SHARON COLE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 11, 2025 in Civil Case No. 24001123CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and MARCIA A. COLE; AUDREY COLE; RECARDO "DEVIN" COLE; NOEL S. COLE, JR.; DOUGLAS COLE; SHARON COLE; UNKNOWN SPOUSE OF MARCIA A. COLE; UNKNOWN SPOUSE OF AUDREY COLE; UNKNOWN SPOUSE OF RECARDO "DEVIN" COLE; UNKNOWN SPOUSE OF NOEL S. COLE, JR.; UNKNOWN SPOUSE OF DOUGLAS COLE; UNKNOWN SPOUSE OF SHARON COLE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,		
WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on July 14, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 26, BLOCK 594, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 51A THRU 51K, CHARLOTTE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on 06/12/2025. CLERK OF THE COURT Roger D. Eaton (SEAL) Brittany Lackey Deputy Clerk  ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1092-13311B June 20, 27, 202525-00619T		

FIRST INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION <b>Case No. 08-2024-CA-000918</b> <b>BMO BANK N.A.</b> <b>Plaintiff, vs.</b> <b>ROBERT MITCHELL,</b> <b>CHARLOTTE COUNTY, FLORIDA,</b> <b>PANASTRUTION LLC , AND</b> <b>UNKNOWN TENANTS/OWNERS,</b> <b>Defendants.</b> Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 14, 2025, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as: LOT 10, BLOCK 3127, PORT CHARLOTTE SUBDIVISION SECTION FIFTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 64A THROUGH 64F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 22338 SEYBURN TERRACE, PORT CHARLOTTE, FL 33954; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes , on July 16, 2025 at 11:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 06/18/2025. Clerk of the Circuit Court Roger D. Eaton (SEAL) By: B. Lackey Deputy Clerk  327486/2425249/CMP June 20, 27, 202525-00640T		
<b>FIRST INSERTION</b>		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No. 25-000623-CA</b> <b>JOHN RICHARD DANCATER,</b> <b>Plaintiff, vs.</b> <b>GORDON MUIR; PENELOPE JOY ROWE, deceased; BURNT STORE MEADOWS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not for profit corporation; PORT CHARLOTTE HMA, LLC d/b/a SHOREPOINT HEALTH PUNTA GORDA; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; 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.</b> TO: PENELOPE JOY ROWE, deceased; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against her, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, YOU ARE NOTIFIED that an action to foreclose a mortgage against the following-described real property in Charlotte County, Florida: LOT 16, BLOCK 391, PUNTA GORDA ISLES SECTION 18, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 4A THROUGH 4Q, 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 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 23 day of July, 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 June 17, 2025. ROGER D. EATON Clerk of Courts BY: B. Lackey (SEAL) Deputy Clerk June 20, 27, 202525-00628T		

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>25000066CA</b> <b>NWL COMPANY, LLC,</b> <b>Plaintiff, VS.</b> <b>LIZDELIA PAGAN; UNKNOWN TENANT #1 N/K/A FRANCE MATEO; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 15, 2025 in Civil Case No. 25000066CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, NWL COMPANY, LLC is the Plaintiff, and LIZDELIA PAGAN; UNKNOWN TENANT #1 N/K/A FRANCE MATEO; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on July 9, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 329, SOUTH PUNTA		
<b>FIRST INSERTION</b>		
FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form (see website) and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon equest by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr. phone (941) 637-2110, e-mail jembury@ca.cjis20.org Dated this day of 06/12/2025. ROGER D. EATON Clerk Of The Circuit Court (SEAL) By: Brittany Lackey Deputy Clerk  Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02052 June 20, 27, 202525-00622T		

FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA <b>CASE NO.: 25000441CA</b> <b>TOP KNOTCH HOMES LLC,</b> <b>Plaintiff, v.</b> <b>JOSEPH FRISINA,</b> <b>Defendants.</b> TO: JOSEPH FRISINA 229 ELLERY AVE NEWARK, NEW JERSEY 07106 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 021 0355 0014 PORT CHARLOTTE SEC 21 BLK 355 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, 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 16 day of June, 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk June 20, 27; July 4, 11, 202525-00627T		

FIRST INSERTION		
<b>AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 24001654CA</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES VI TRUST,</b> <b>Plaintiff, v.</b> <b>JOHN V. PALAZZOTTO, et al,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 7, 2025 and entered in Case No. 24001654CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein JOHN V. PALAZZOTTO, et.,al., are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on July 7, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 4 AND THE WEST 1/2 OF LOT 5, BLOCK 112, PUNTA GORDA ISLES SECTION 9B A REPLAT OF WOODS ADDITION TO TRABUE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 12A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 1520 COLUMBIAN DR, PUNTA GORDA, FL 33950 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN		
THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on 06/16/2025. As Clerk of the Circuit Court Charlotte County, Florida (SEAL) Brittany Lackey DEPUTY CLERK GHIDOTTI   BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com June 20, 27, 202525-00624T		
<b>FIRST INSERTION</b>		
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>25000066CA</b> <b>NWL COMPANY, LLC,</b> <b>Plaintiff, VS.</b> <b>LIZDELIA PAGAN; UNKNOWN TENANT #1 N/K/A FRANCE MATEO; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 15, 2025 in Civil Case No. 25000066CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, NWL COMPANY, LLC is the Plaintiff, and LIZDELIA PAGAN; UNKNOWN TENANT #1 N/K/A FRANCE MATEO; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on July 9, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 329, SOUTH PUNTA		

Q&A

Who benefits from legal notices?

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

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

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--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CIVIL ACTION</b> <b>CASE NO.: 24CA1985</b> <b>NEW VISTA PROPERTIES, INC.,</b> a Florida Corporation, <b>Plaintiff, vs.</b> <b>HECTOR J. RUBIO;</b> his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and <b>UNKNOWN SPOUSE OF HECTOR J. RUBIO,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, August 11,</p>		<p>2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 13, Block 2646, Port Charlotte Subdivision, Section Forty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 62, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2024-001985-CA, New Vista Properties, Inc., v. Hector J. Rubio, et als. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 06/17/2025 ROGER D. EATON, Clerk (SEAL) By: B. Lackey Deputy Clerk June 20, 27, 2025 25-00633T</p>	
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<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 25000606CA</b> <b>CARRINGTON MORTGAGE SERVICES LLC,</b> Plaintiff, vs. <b>UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM W. BLAUVELT A/K/A WILLIAM WALTER BLAUVELT, DECEASED; KIM LEMASTER; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,</b> Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of William W. Blauvelt a/k/a William Walter Blauvelt, deceased 2077 Wakefield Street Port Charlotte, Florida 33948 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida: LOT 13, BLOCK 3311, PORT CHARLOTTE SUBDIVISION, SECTION 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 57A THRU 57D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE</p>		<p>COUNTY, FLORIDA. Street Address: 2077 Wakefield Street, Port Charlotte, Florida 33948 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg &amp; Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, 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 June 17, 2025. Roger D. Eaton Clerk of said Court By: B. Lackey As Deputy Clerk McCabe, Weisberg &amp; Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400180 June 20, 27, 2025 25-00629T</p>	
FIRST INSERTION		FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>GENERAL JURISDICTION DIVISION</b> <b>CASE NO. 25000097CA</b> <b>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3,</b> Plaintiff, vs. <b>SUE E. PARKERSON, et al.</b> Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 16, 2025, and entered in 25000097CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3 is the Plaintiff and SUE E. PARKERSON; GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on July 07, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, BLOCK 4302, PORT CHARLOTTE SUBDIVISION, SECTION 56, A SUBDIVISION ACCORDING TO THE PLAT</p>		<p>THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THRU 4G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 13516 SANTA ROSA AVENUE, PORT CHARLOTTE, FL 33981 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 06/16/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-224400 - MAM June 20, 27, 2025 25-00632T</p>	
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<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE No.: 25000421CA</b> <b>EF MORTGAGE LLC,</b> Plaintiff, v. <b>MODERN BUILDERS, INC., a Florida Corporation; GREGG C. GLASSER, an Individual; IFP FUND 1 LLC; SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC.; CLAUDIO ALEJANDRO BEVILACQUA; FRONTLINE CONSTRUCTION PARTNERS, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,</b> Defendant. To the following Defendant(s): CLAUDIO ALEJANDRO BEVILACQUA (LAST KNOWN ADDRESS) 350 E. 54TH ST, APT 6A NEW YORK, NY 10022 FRONTLINE CONSTRUCTION PARTNERS, LLC (LAST KNOWN ADDRESS) 281 HAPPY TALK TRL JASPER, GA 30143 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 25, BLOCK 23, ROTONDA SANDS NORTH REPLAT, UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 4A THROUGH 4Z2, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 22 Coxswain Circle, Pla-</p>		<p>cida, FL 33946 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before July 18, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 12 day of June, 2025. As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 June 20, 27, 2025 25-00625T</p>	

PUBLISH  
YOUR  
LEGAL  
NOTICE

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

We offer an online payment portal for easy credit card payment

Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email legal@businessobserverfl.com

Business  
Observer

FLORIDA'S NEWSPAPER FOR THE G-SUITE

June 20, 27, 2025



SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION		SECOND INSERTION	
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>FORECLOSURE DIVISION</b> <b>CASE NO: 23001607CC</b> <b>ROTONDA MEADOWS/VILLAS</b> <b>CONSERVATION ASSOCIATION,</b> <b>INC, a Florida not for profit</b> <b>Corporation,</b> <b>Plaintiff, v.</b> <b>ALEXANDER WILBORN and</b> <b>ELIZA M. WILBORN,</b> <b>Defendants.</b> Notice is hereby given that pursuant	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.	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, 202525-00596T	<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE No: 24001129CA</b> <b>CARRINGTON MORTGAGE</b> <b>SERVICES, LLC,</b> <b>Plaintiff, vs.</b> <b>DANNY J. COLLINGWOOD; et al.,</b> <b>Defendatns.</b> NOTICE IS HEREBY GIVEN that pursuant to 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-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, 202525-00600T

SECOND INSERTION		SECOND INSERTION	
<b>NOTICE OF PARTITION SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO. 24002240CA</b> <b>EIP IV FL CALOOS LAND CO.,</b> <b>LLC, a Delaware limited liability</b> <b>company,</b> <b>Plaintiff, v.</b> <b>RANDY MAYNARD, ROBERTA A.</b> <b>MAYNARD, et al.,</b> <b>Defendants.</b> 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: <b>DESCRIPTION OF THE REAL PROPERTY:</b> 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-	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, 202525-00591T	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, 202525-00615T	<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 25000280CA</b> <b>KS BURNS LLC,</b> <b>Plaintiff, v.</b> <b>DIPLOMAT WORLDWIDE LLC, a</b> <b>Florida Limited Liability Company,</b> <b>Defendants.</b> 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,

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<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 25-000401-CC</b> <b>BABCOCK RANCH RESIDENTIAL</b> <b>ASSOCIATION, INC., a Florida</b> <b>not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>TERENCE ELLIOT BLACKSHEAR,</b> <b>et al.,</b> <b>Defendants.</b> 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:	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, 202525-00598T	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, 202525-00599T	<b>NOTICE TO CREDITORS</b> (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-539-CP</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>FRANK BONTEMPO JR.</b> <b>A/K/A FRANK BON TEMPO</b> <b>Deceased.</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of 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

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<b>NOTICE OF PARTITION SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO. 24002245CA</b> <b>EIP IV FL CALOOS LAND CO.,</b> <b>LLC, a Delaware limited liability</b> <b>company,</b> <b>Plaintiff, v.</b> <b>THOMAS FERGUSON; CRAIG</b> <b>S. FERGUSON; and KEITH</b> <b>FERGUSON,</b> <b>Defendants.</b> 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: <b>DESCRIPTION OF THE REAL PROPERTY:</b> 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	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, 202525-00592T	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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. <b>Personal Representative:</b> <b>Melannie J. Bachman</b> 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, 202525-00601T	<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE No. 25-000417-CC</b> <b>HOMEOWNERS OF PORT</b> <b>CHARLOTTE VILLAGE, INC., a</b> <b>Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>MARIE B. FIERRO, deceased;</b> <b>PATRICIA A. FIERRO; SUSAN</b> <b>DANIELS; MICHELLE DANIELS;</b> <b>JEREMY FIERRO; CHRISTOPHER</b> <b>FIERRO; REGINA M. FIERRO</b> <b>a/k/a GINA PERRONE; JOHN</b> <b>DOE and MARY DOE, as Unknown</b> <b>Occupants; and the respective</b> <b>unknown spouses, heirs, devisees,</b> <b>grantees, creditors and other parties</b> <b>claiming by, through, under or</b> <b>against them, if alive, and if any</b> <b>of the named above-referenced</b> <b>defendants are dead, any heirs,</b> <b>devisees, grantees, assignees,</b> <b>lienors, creditors, trustees, or other</b> <b>persons or entities claiming to have</b> <b>any right, title or interest in and to</b> <b>the property which constitute the</b> <b>subject matter of this action,</b> <b>Defendants.</b> TO: MARIE B. FIERRO, deceased; PATRICIA A. FIERRO; SUSAN DANIELS; MICHELLE DANIELS; JEREMY FIERRO; CHRISTOPHER FIERRO; REGINA M. FIERRO a/k/a GINA PERRONE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, YOU ARE NOTIFIED that an action to foreclose an assessment lien against the following-described Cooperative parcel in Charlotte County, Florida:

FOURTH INSERTION		FOURTH INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE No. 25-000417-CC</b> <b>HOMEOWNERS OF PORT</b> <b>CHARLOTTE VILLAGE, INC., a</b> <b>Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>MARIE B. FIERRO, deceased;</b> <b>PATRICIA A. FIERRO; SUSAN</b> <b>DANIELS; MICHELLE DANIELS;</b> <b>JEREMY FIERRO; CHRISTOPHER</b> <b>FIERRO; REGINA M. FIERRO</b> <b>a/k/a GINA PERRONE; JOHN</b> <b>DOE and MARY DOE, as Unknown</b> <b>Occupants; and the respective</b> <b>unknown spouses, heirs, devisees,</b> <b>grantees, creditors and other parties</b> <b>claiming by, through, under or</b> <b>against them, if alive, and if any</b> <b>of the named above-referenced</b> <b>defendants are dead, any heirs,</b> <b>devisees, grantees, assignees,</b> <b>lienors, creditors, trustees, or other</b> <b>persons or entities claiming to have</b> <b>any right, title or interest in and to</b> <b>the property which constitute the</b> <b>subject matter of this action,</b> <b>Defendants.</b> TO: MARIE B. FIERRO, deceased; PATRICIA A. FIERRO; SUSAN DANIELS; MICHELLE DANIELS; JEREMY FIERRO; CHRISTOPHER FIERRO; REGINA M. FIERRO a/k/a GINA PERRONE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, YOU ARE NOTIFIED that an action to foreclose an assessment lien against the following-described Cooperative parcel in Charlotte County, Florida:	Unit No. 101, of PORT CHARLOTTE VILLAGE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1075, Pages 154 through 184, inclusive, of the Public Records of Charlotte County, Florida, and on which lies appurtenant thereto the following single wide 2005 mobile home: Vehicle Identification Number: GAFL407A532615C31 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 27 day of June, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED this May 22, 2025. ROGER D. EATON Clerk of Courts BY: D. Gerace (SEAL) Deputy Clerk Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 May 30; June 6, 13, 20, 202525-00547T	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, 202525-00599T	<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE No. 25-000417-CC</b> <b>HOMEOWNERS OF PORT</b> <b>CHARLOTTE VILLAGE, INC., a</b> <b>Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>MARIE B. FIERRO, deceased;</b> <b>PATRICIA A. FIERRO; SUSAN</b> <b>DANIELS; MICHELLE DANIELS;</b> <b>JEREMY FIERRO; CHRISTOPHER</b> <b>FIERRO; REGINA M. FIERRO</b> <b>a/k/a GINA PERRONE; JOHN</b> <b>DOE and MARY DOE, as Unknown</b> <b>Occupants; and the respective</b> <b>unknown spouses, heirs, devisees,</b> <b>grantees, creditors and other parties</b> <b>claiming by, through, under or</b> <b>against them, if alive, and if any</b> <b>of the named above-referenced</b> <b>defendants are dead, any heirs,</b> <b>devisees, grantees, assignees,</b> <b>lienors, creditors, trustees, or other</b> <b>persons or entities claiming to have</b> <b>any right, title or interest in and to</b> <b>the property which constitute the</b> <b>subject matter of this action,</b> <b>Defendants.</b> TO: MARIE B. FIERRO, deceased; PATRICIA A. FIERRO; SUSAN DANIELS; MICHELLE DANIELS; JEREMY FIERRO; CHRISTOPHER FIERRO; REGINA M. FIERRO a/k/a GINA PERRONE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, YOU ARE NOTIFIED that an action to foreclose an assessment lien against the following-described Cooperative parcel in Charlotte County, Florida:



--- ACTIONS / SALES ---	
SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION <b>CASE NO.: 24000224CC</b> <b>ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. ROBERTA G. MACK TRUST UTA 07/25/02, Defendant.</b> 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>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA <b>CASE NO.: 250000423CA</b> <b>JONATHAN ALEXANDER, Plaintiff, v. EDMUND TOHME, Defendants.</b> 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>

SECOND INSERTION	
<p><b>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY</b> THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 25450CA</b> <b>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.</b> 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 &amp; 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>

THIRD INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No. 25-640CA</b> <b>JACQUELINE M. FEHRING, Plaintiff, vs. ROBERT E. FEHRING , Defendant.</b> TO: Robert E Fehring 1/k/a 27110 Jones Loop Road #83 Punta Gorda, FL 33982. YOU ARE NOTIFIED that a civil action has been filed in this court. You are required to serve a copy of your written defenses, if any, on plaintiff's attorney, whose name and address are: Pamela D. Keller, Esq., 201 W. Marion Ave., Suite 1209 Punta Gorda, Florida 33950 on or before July 10, 2025 and to file the original written defenses with the clerk of this court either before service or immediately thereafter. Fail-</p>	<p>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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Signed on June 4, 2025. As Clerk of the Court By: B. Lackey (SEAL) As Deputy Clerk June 6, 13, 20, 27, 2025 25-00589T</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 25000403CA</b> <b>ANGEL DOMINGUEZ, Plaintiff, v. RODY SAINT HAIRE, WENLEY DESMANGLES EXIL and STEVEISHA CECILE SMILEY, Defendants.</b> TO: WENLEY DESMANGLES EXIL 6159 EATON STREET WEST PALM BEACH, FL 33411 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,</p>	<p>who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 06/06/2025. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court June 13, 20, 2025 25-00602T</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 25000617CA</b> <b>CITIMORTGAGE, INC., Plaintiff, vs. FRIEDA WAGNER, et al., Defendant.</b> 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>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No: 24002197CA</b> <b>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.</b> 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>

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

SECOND INSERTION	
<p>TO WIT: PCH 013 1358 0013 PORT CHARLOTTE SEC 13 BLK 1358 LT 13. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, 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</p>	<p>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 25-00607T</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>Case No: 24-CC-1509</b> <b>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.</b> 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>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>Case No: 24-CC-0771</b> <b>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.</b> 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>

SECOND INSERTION	
<p><b>Notice of Public Sale</b> Pursuant F.S. 328.17, United American Lien &amp; 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</p>	

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ACTIONS / SALES

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SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000600CP</b> <b>IN RE: ESTATE OF</b> <b>SUZANNE CAROL HENDERSON,</b> <b>Deceased.</b></p> <p>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.</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 file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>	
<p>NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The 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 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>The first date of publication of this notice to creditors is June 13, 2025.</p> <p><b>Personal Representative:</b> <b>SUZANNE CHRISTINE HUNTER</b> 1027 TROPICAL AVE NW PORT CHARLOTTE, FL 33948 Attorney for Personal Representative: EVE TRAVIS, Esq. Florida Bar No. 92575 Avery, Whigham &amp; Winesett, P.A. 2248 First Street Fort Myers, FL 33901 E-mail: evevtravis@gmail.com Phone: (239) 334-7040 June 13, 20 2025 25-00594T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000652CP</b> <b>IN RE: ESTATE OF</b> <b>ZDRAVKO NICK JAVOR</b> <b>Deceased.</b></p> <p>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.</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>	
<p>unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>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>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is JUNE 13, 2025</p> <p><b>Personal Representative:</b> <b>Loredana J. Kovacevich</b> 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</p>	

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SECOND INSERTION									
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 000 626</b> <b>Division: (Porter)</b> <b>IN RE: ESTATE OF</b> <b>MICHAEL J. LAROSSA</b> <b>Deceased.</b></p> <p>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</p>									
<p><b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-579-CP</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF</b> <b>THOMAS CLAY HIGGINBOTHAM</b> <b>Deceased.</b></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 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:</p> <table><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>David J. Higginbotham</td><td>937 Red Bay Terrace NW Port Charlotte, FL 33948</td></tr><tr><td>Mary Ann Thistle</td><td>467 Fairmont Terrace Port Charlotte, FL 33954</td></tr></tbody></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <table><tbody><tr><td>June 13, 20, 2025</td><td>25-00611T</td></tr></tbody></table>		Name	Address	David J. Higginbotham	937 Red Bay Terrace NW Port Charlotte, FL 33948	Mary Ann Thistle	467 Fairmont Terrace Port Charlotte, FL 33954	June 13, 20, 2025	25-00611T
Name	Address								
David J. Higginbotham	937 Red Bay Terrace NW Port Charlotte, FL 33948								
Mary Ann Thistle	467 Fairmont Terrace Port Charlotte, FL 33954								
June 13, 20, 2025	25-00611T								
THIRD INSERTION									
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT CHARLOTTE COUNTY FLORIDA COUNTY COURT <b>Case No. 24-2131-CC</b> <b>SECTION 23 PROPERTY</b> <b>OWNER'S ASSOCIATION, INC.,</b> <b>a Florida corporation,</b> <b>Plaintiff, v.</b> <b>MGT BONITA SPRINGS, LLC,</b> <b>Defendant.</b></p> <p>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 2Z41, of the Public Records of Charlotte County, Florida.</p> <p>AND</p> <p>Lot 10, Block 720, PUNTA GORDA ISLES, Section 23, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida.</p> <p>YOU ARE HEREBY notified that a</p>									
SECOND INSERTION									
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-615 Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ROGER JOHN BOECKMANN</b> <b>A/K/A ROGER J. BOECKMANN</b> <b>Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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>									
<p>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</p>									
<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.</p> <p>The date of first publication of this Notice is June 13, 2025.</p> <p><b>Person Giving Notice:</b> <b>David J. Higginbotham</b> 937 Red Bay Terrace NW Port Charlotte, Florida 33948 Attorney for Person Giving Notice Ellie K. Harris Florida Bar Number: 0021671 Schwarz &amp; 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</p>									
THIRD INSERTION									
<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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Witness my hand and seal of said Court on this 4 day of June, 2025.</p> <p>ROGER D. EATON Clerk of the Court (SEAL) By D. Gerace Deputy Clerk</p> <table><tbody><tr><td>June 6, 13, 20, 27, 2025</td><td>25-00590T</td></tr></tbody></table>		June 6, 13, 20, 27, 2025	25-00590T						
June 6, 13, 20, 27, 2025	25-00590T								
SECOND INSERTION									
<p>unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>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>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 13, 2025.</p> <p><b>Personal Representative:</b> <b>Bryan J. Boeckmann</b> 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 &amp; 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</p>									

SECOND INSERTION	
<p>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>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p>	
THIRD INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 25-000139-CA</b> <b>MOLDAVITE HOLDINGS, LLC, a</b> <b>Florida limited liability company,</b> <b>Plaintiff, v.</b> <b>DMITRY CHERNOMORSKY,</b> <b>and ROTONDA SANDS</b> <b>CONSERVATION ASSOCIATION,</b> <b>INC.,</b> <b>Defendants.</b></p> <p>To: DMITRY CHERNOMORSKY 2 Silvercreek Crescent Barrie, Ontario, Canada L4N 0Z8</p> <p>YOU ARE HEREBY NOTIFIED that an action for quiet title relating to the following property in Charlotte County, Florida:</p> <p>Lot 153, Block 1, ROTONDA SANDS NORTH REPLAT - UNIT 1, according to the plat thereof, recorded in Plat Book 11, Page(s) 4A thru Z49, of the Public Records of Charlotte County, Florida, Parcel Number: 412130207003, the street address of which is 19 Ships Lane, Placida, Charlotte County, Florida 33946, has been filed against you, and you are required to serve a copy of your written</p>	
<p>defenses, if any to it, on Plaintiff's attorney, whose name is STARLETT M. MASSEY, of Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgroup.com, service@masseylawgroup.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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED: June 4, 2025.</p> <p>ROGER D. EATON Charlotte County Clerk of Circuit Court (SEAL) By: B. Lackey Deputy Clerk June 6, 13, 20, 27, 2025 25-00587T</p>	
THIRD INSERTION	
<p><b>NOTICE OF ACTION;</b> <b>CONSTRUCTIVE SERVICE -</b> <b>PROPERTY</b></p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION <b>CASE NO.: 25000433CA</b> <b>IPGRESORT, LLC,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF GLORIA TOKARZ;</b> <b>et al.</b></p> <p><b>Defendants.</b> TO: ESTATE OF GLORIA TOKARZ; 209 CRESTVIEW LN, DYER, IN 46311 UNKNOWN HEIRS OF GLORIA TOKARZ; 209 CRESTVIEW LN, DYER, IN 46311</p> <p>YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:</p> <p>LOT 472, ROTONDA WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 18A THRU 18L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>The above-described land can be identified by Parcel ID: 412013357010 (the "Property").</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED on May 30, 2025.</p> <p>ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTY CLERK</p> <p>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>	
SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No: 24002197CA</b> <b>Citibank, N.A., not in its individual</b> <b>capacity but solely as Owner Trustee</b> <b>of New Residential Mortgage Loan</b> <b>Trust 2019-RPL3,</b> <b>Plaintiff, vs.</b> <b>Elizabeth Sousa; Bruce E. Pearson,</b> <b>Defendants.</b></p> <p>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:</p> <p>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</p> <p>Commonly known as: 2026 Pennsylvania Ave., Englewood, FL 34224</p> <p>Any person or entity claiming an in-</p>	
<p>terest 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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED June 9, 2025</p> <p>/s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembroke 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>	



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

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

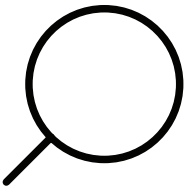


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

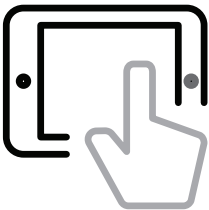
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



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

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

**Commercial Notices**



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

**Court Notices**



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

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

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



# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

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