

CHARLOTTE COUNTY LEGAL NOTICES



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WANT  
TO  
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YOUR  
TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES / ESTATE ---	
FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
NOTICE IS HEREBY GIVEN that Parthabor Ellis will engage in business under the fictitious name Fantasea Scuba, with a physical address 3762 Tamiami Trl ste B Port Charlotte, FL 33952, with a mailing address 3762 Tamiami Trl ste B Port Charlotte, FL 33952, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.	
June 27, 2025	25-00649T
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000723CP IN RE: ESTATE OF ALICE BARBARA WAGNER Deceased.	
The administration of the estate of Alice Barbara Wagner, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is June 27, 2025	
Personal Representative: Leslie Dawn Wagner 60 Homewood Ave. #209 Toronto, Ontario M4Y 2X4, Canada 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 27; July 4, 2025	
25-00661T	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000692CP Division: Probate IN RE: ESTATE OF DONALD DUANE MCINTOSH Deceased.	
The administration of the estate of DONALD DUANE McIntOSH, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025.	
Personal Representative: MARSHALL MCINTOSH c/o Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285 Attorney for Personal Representative: JULIE A. COLLINS Florida Bar Number: 0151483 Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285 Telephone: (941) 408-8555 Fax: (941) 408-8556 E-Mail: jcollins@staaslawgroup.com Secondary E-Mail: e-service@veniceelderlaw.com June 27; July 4, 2025	
25-00660T	
FIRST INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000313CP Division Probate IN RE: ESTATE OF Susan Beth Crocitto, a/k/a Susan Crocitto, Deceased.	
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:	
You are hereby notified that an Order of Summary Administration has been entered in the estate of Susan Beth Crocitto, a/k/a Susan Crocitto, deceased, File Number 25000313CP; by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Mation Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 20, 2024; that the total value of the estate is \$0.00 (exempt property) and that the names and addresses of those to whom it has been assigned by such order are:	
Name Address Creditors: NONE Beneficiaries: Daniel J. Crocitto 5919 Azalea Court, West Palm Beach, FL 33415 ALL INTERESTED PERSONS ARE NOTIFIED THAT:	
All creditors of the estate of the decedent and persons having claims or	
demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this Notice is June 27, 2025.	
Person Giving Notice: /s/Daniel J. Crocitto Daniel J. Crocitto Personal Representative 5919 Azalea Circle West Palm Beach, FL 33415 Attorney for Person Giving Notice: /s/Mark Martella Mark Martella, Esq. Attorney for Petitioners Florida Bar No. 024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Phone: 941-867-6865 Fax: 941-867-8949 Primary: mark@martellalaw.com Secondary: tara@martellalaw.com June 27; July 4, 2025	
25-00659T	
FIRST INSERTION	
FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Honey & Hound Apiary located at 1050 Cleveland Ct. in the City of Punta Gorda, Charlotte County, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 25th day of June, 2025.	
Darion S. Lewis June 27, 2025	25-00663T
FIRST INSERTION	
FIRST INSERTION	
Notice of Public Auction for monies due on storage units.	
The auction will be held on JULY 14, 2025, at or after 8:00 am and will continue until finished.	
Units are said to contain household items. Property sold under Florida Statute 83.806.	
The names of whose units will be sold are as follows.	
23950 Veterans Blvd Port Charlotte, FL 33954 Charlotte	
NAME	UNIT
BILLY WHITEHEAD	6001
Kimberly Polak	1074
Elizabeth Oriente	1062
Clean Green Sweep Powered by Voltz	2041
Greg Mosher	2054
Christopher Saunders	2104
Sharon McKissick-Perez	2004
Christopher Saunders	2152
Stephanie Cervantes	3161
Carol Plummer	2141
Stephen Brow	2047
Joy Boyer	3130
June 27; July 4, 2025	25-00650T
FIRST INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY	
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.	
Property includes the storage unit contents belonging to the following tenants at the following locations:	
Metro Self Storage 1231 Kings Highway Port Charlotte, FL 33980	
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on July 15th, 2025 at 10AM	
Occupant Name	Unit
Alexandra Lindsey	1020
Bianca St. Pierre	5062
Chantal Bajakian	10024
Melissa Arthur	10042
Brennan Kosharue	8026
June 27; July 4, 2025	25-00645T
FIRST INSERTION	
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF PUBLIC HEARING FOR ADOPTION OF THE AMENDED SUSPENSION AND TERMINATION RULES AND REGULAR BOARD MEETING	
The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a public hearing and a regular meeting at the following date, time and place:	
Date & Time: July 24, 2025, at 4:00 p.m. Location: Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982	
The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended suspension and termination rules related to the use of the District's property, amenity facilities and services. The purpose and effect of the proposed changes to the rules is to update rules and policies governing disciplinary and enforcement matters related to us of the District amenities and property necessary for efficient use of District amenities and property. The proposed rates, fees, and charges related to the proposed amended suspension and termination rules include up to \$500 in Administrative Reimbursement and assessment of Property Damage Reimbursement, as they are more particularly described in the proposed amended suspension and termination rules.	
A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on June 24, 2025 and June 25, 2025, respectively.	
Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.	
A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the meeting and public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Manager's Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: http://www.babcockranchliving.com/153/Independent-Special-District.	
Craig Wrathell, District Manager June 27, 2025	25-00651T



--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 25 CP 490</b> <b>IN RE: ESTATE OF MARY LOUISE LYONS Deceased.</b></p> <p>The administration of the estate of Mary Louise Lyons, deceased, whose date of death was November 7, 2024, is pending in the Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must tile their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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</p>	<p>THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p><b>Personal Representative:</b> <b>George William Lyons</b> Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 contact@nathandoughertylaw.com June 27; July 4, 2025 25-00652T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-0684</b> <b>IN RE: ESTATE OF RONALD E. HAYWARD Deceased.</b></p> <p>If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</p> <p>EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS</p>	<p>THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.</p> <p>The case number and decedent's name are: RONALD E. HAYWARD, File Number 2025-CP-0684.</p> <p>The address of the court where this probate is pending is: Circuit Court for Charlotte County, Florida, 350 E. Marion Ave., Punta Gorda, FL, 33950</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>Date of death of the decedent is: 04/28/2025.</p> <p>The date of first publication of this notice is: June 27, 2025</p> <p>The second week of publication is: July 4, 2025</p> <p><b>Personal Representative(s):</b> <b>Virginia Millson.</b> Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 June 27; July 4, 2025 25-00647T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-627-CP Division: Probate</b> <b>IN RE: ESTATE OF BRIGITTE SEUFFERT A/K/A BRIGITTE M. SEUFFERT Deceased.</b></p> <p>The administration of the estate of Brigitte Seuffert a/k/a Brigitte M. Seuffert, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' 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, unless a written demand is made by a</p>	<p>creditor as specified under s. 732.2211, 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 27, 2025.</p> <p><b>Personal Representative:</b> <b>Peter W. Schaner</b> 609 Tiffin Avenue Sandusky, Ohio 44870 <b>Sabine B. Schaner</b> 3240 E. Fairfax Road Cleveland Heights, Ohio 44118 Attorney for Personal Representative: Ellie K. Harris, Esq. 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: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net June 27; July 4, 2025 25-00653T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File Number 25000403CP</b> <b>IN RE: ESTATE OF JEFFREY PAUL LEARY a/k/a JEFFREY LEARY Deceased</b></p> <p>The administration of the Estate of JEFFREY PAUL LEARY a/k/a JEFFREY LEARY, deceased, File Number 25000403CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The Estate is Testate and the date of the decedent's Last Will and Testament is March 27, 2014 and any Codicils are dated December 20, 2018. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and all other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE</p>	<p>DATE OF SERVICES 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 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 DEATH IS BARRED.</p> <p>The date of the first publication of this notice is June 27, 2025.</p> <p><b>Personal Representative:</b> <b>KRISTEN HANSEN,</b> 18693 Countryman Avenue Port Charlotte, Florida 33948 Attorney for Personal Representative: ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440 E-mail: robert@schwartzpa.com June 27; July 4, 2025 25-00641T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-000682-CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF SHARON A. PLATZ Deceased.</b></p> <p>The administration of the estate of Sharon A. Platz, 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 Avenue, Punta Gorda, Florida 33950. The name and address 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 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 § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p><b>Personal Representative:</b> <b>Christine Marie Parent a/k/a Christine Marie Platz Parent</b> 1115 Highland Road Punta Gorda, Florida 33983 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com June 27; July 4, 2025 25-00655T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25CP000674000101</b> <b>Division Probate</b> <b>IN RE: ESTATE OF LAOTA J. HARNESS Deceased.</b></p> <p>The administration of the estate of Laota J. Harness, deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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, unless a written demand is made by a</p>	<p>creditor as specified under s. 732.2211, 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 27, 2025.</p> <p><b>Personal Representative:</b> <b>Marilyn J. Emmons</b> 6800 Placida Road Unit 143 Englewood, Florida 34224 Attorney for Personal Representative: Lori A. Wellbaum Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com Secondary E-Mail: anne@wellbaumlaw.com June 27; July 4, 2025 25-00648T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS (summary administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-000703-CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF MICHAEL K. WATKINS 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 Michael Watkins, deceased, File Number 25-000703-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was April 1, 2025; that the total value of the estate is \$31,858.19 and that the name and address of those to whom it has been assigned by such order are:</p> <p>Tracy L. Watkins 1542 Ultramarine Lane Punta Gorda, Florida 33983 ALL INTERESTED PERSONS ARE NOTIFIED THAT:</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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS 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 27, 2025.</p> <p><b>Person Giving Notice:</b> <b>Tracy L. Watkins</b> 1542 Ultramarine Lane Punta Gorda, Florida 33983 Attorney for Person Giving Notice: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com June 27; July 4, 2025 25-00654T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 25-698-CP</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF WALLACE L. SADOFF Deceased.</b></p> <p>The administration of the estate of WALLACE L. SADOFF, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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. 732.2211, 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 27, 2025.</p> <p><b>Personal Representative:</b> <b>LESLIE MOON</b> 21901 Foxden Lane Leesburg, Virginia 20175 Attorney for Personal Representative: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413 MARY A. BYRSKI 25086 Olympia Ave., Suite 310 Punta Gorda, Florida 33950 Telephone: (941) 833-9262 Fax: (941) 833-9264 E-Mail: mary@byrskilaw.com Secondary E-Mail: kaye@byrskilaw.com June 27; July 4, 2025 25-00646T</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000712</b> <b>Division Probate</b> <b>IN RE: ESTATE OF NANCY JOYCE WILLIAMSON Deceased.</b></p> <p>The administration of the estate of Nancy Joyce Williamson, deceased, whose date of death was May 25, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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, unless a written demand is made by a</p>	<p>creditor as specified under s. 732.2211, 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 27, 2025.</p> <p><b>Personal Representative:</b> <b>Ryan Warren Koster</b> 18507 Crooked Lane Lutz, Florida 33548 Attorney for Personal Representative: Forrest J. Bass, Esq. Florida Bar Number: 68197 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: fbass@farr.com Secondary E-Mail: akibler@farr.com and probate@farr.com June 27; July 4, 2025 25-00658T</p>

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# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



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Orders to Appear in Court

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



--- ACTIONS / SALES ---

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA <b>CASE NO.: 25000370CA</b> <b>RDK INVESTMENT HOLDINGS</b> <b>LLC,</b> <b>Plaintiff, v.</b> <b>JOHN TURKOVICH,</b> <b>Defendants.</b> TO: JOHN TURKOVICH 915 MENOHER BLVD, STE A. JOHNSTOWN, PA 15905 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT: PCH 024 2012 0009 PORT CHARLOTTE SEC 24 BLK 2012 LT 9. 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 provi- sion of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 23 day of June, 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk June 27; July 4, 11, 18, 2025 25-00656T
FIRST INSERTION	

<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 22000806CA</b> <b>WELLS FARGO BANK, N.A.,</b> <b>Plaintiff, v.</b> <b>CATHERINE MULLANE, et al.,</b> <b>Defendants.</b> <b>ROTONDA WEST ASSOCIATION,</b> <b>INC.,</b> <b>Defendant/Cross-Plaintiff, v.</b> <b>CATHERINE MULLANE, et al.,</b> <b>Defendants/Cross-Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Order on Motion to Reset Foreclosure Sale dated June 16, 2025 [DIN 211] following the Motion to Reset Foreclosure Sale dated June 5, 2025 [DIN 205], entered in Case No. 22000806CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is the Defendant/Cross-Plaintiff, and CATHERINE MULLANE and the other above-named defendant parties are the Defendants/Cross-Defendants. The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Wednesday, July 30, 2025 at www.charlotte.realforeclose. com, the following described property as set forth in said Final Judgment, to wit: Legal Description: Lot 76 and East 1/2 of Lot 75, RO-	TONDA WEST, PEBBLE BEACH, according to the plat thereof, as recorded in Plat Book 8, Page 13A through 13L, in the Public Records of Charlotte County, Florida. Pacel Identification Number: 412022402003 Property Address: 5 (and 3E) Mark Twain Lane, Rotonda West, Florida 33947 IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. 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 lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 06/23/2025. ROGER D. EATON Clerk of the Court (SEAL) BY: Deni Gerace Deputy Clerk June 27; July 4, 2025 25-00657T
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FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No.: 25000281CA</b> <b>SENTINEL FUND SPV III, LLC,</b> <b>a Florida limited liability company,</b> <b>Plaintiff, v.</b> <b>PGF3 LLC, a Florida limited liability</b> <b>company; IVANIA FERRUFINO, an</b> <b>individual; UNKNOWN TENANT</b> <b>#1; and UNKNOWN TENANT #2,</b> <b>Defendants.</b> NOTICE is hereby given that, pursuant to the Default Final Judgment of Foreclosure dated June 11, 2025, and entered in Case No. 25000281CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SENTINEL FUND SPV III, LLC is the Plaintiff and PGF3 LLC and IVANIA FERRUFINO are Defendants, Roger D. Eaton, Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. charlotte.realforeclose.com at 11:00 a.m. on AUGUST 7, 2025 the following described property as set forth in said Final Judgment: LOTS 7 AND 8, GILCHRIST'S SUBDIVISION OF BLOCK 38, CITY OF PUNTA GORDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. AND LOTS 9 AND 10, GILCHRIST'S SUBDIVISION OF BLOCK 38, CITY OF PUNTA GORDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. Submitted By: Shin Law Firm, P.A. Attorneys for Plaintiff 189 S. Orange Ave, Ste 1650 Orlando, FL 32801 Telephone: (407) 730-7814 E-mail service@shinlawgrp.com June 27; July 4, 2025 25-00644T	OF DESOTO COUNTY, FLOR- IDA. Property Address: 220 Milus St., Punta Gorda, FL 33950, and 501 Marion Ave., Punta Gorda, FL 33950 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER- SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG- MENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. 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 lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your sched- uled court appearance, or immedi- ately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 06/18/2025 ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk

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: 2025CA000240</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, -vs-</b> <b>DANIEL R SOKOL IIA/K/A</b> <b>DANIEL SOKOL</b> <b>Defendant(s)</b> TO: UNKNOWN SPOUSE OF DAN- IEL R. SOKOL, II A/K/A DANIEL SOKOL Last Known Address: 3244 Peace River Drive, Punta Gorda, FL 33983 You are notified of an action to fore- close a mortgage on the following prop- erty in Charlotte County: LOTS 33 AND 34, BLOCK 109, HARBOUR HEIGHTS SUB- DIVISION, SECTION FOUR, PART TWO, ACCORDING TO THE MAP OR PLAT THERE- OF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 32, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. 3244 Peace River Drive, Punta Gorda, FL 33983 The action was instituted in the Circuit Court, Twentieth Judicial Circuit in and for Charlotte, County, Florida; Case No. 2025CA000240; and is styled Nationstar Mortgage LLC vs. Daniel R Sokol II. You are required to serve a copy of your written defenses, if any,	to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 7/25/2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. 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 noti- fication if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 6/19/2025 Charlotte Clerk of the Circuit Court As Clerk of Court (SEAL) By: B. Lackey As Deputy Clerk June 27; July 4, 2025 25-00642T

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 241239CC</b> <b>AMY WOITAS,</b> <b>Plaintiff, vs.</b> <b>ADAM R. ATLAS, his devisees,</b> <b>grantees, creditors, and all other</b> <b>parties claiming by, through, under</b> <b>or against him and all unknown</b> <b>natural persons, if alive and if not</b> <b>known to be dead or alive, their</b> <b>several and respective spouses, heirs,</b> <b>devisees grantees, and creditors or</b> <b>other parties claiming by, through,</b> <b>or under those unknown natural</b> <b>persons and their several unknown</b> <b>assigns, successors in interest</b> <b>trustees, or any other persons</b> <b>claiming by through, under or</b> <b>against any corporation or other</b> <b>legal entity named as a defendant</b> <b>and all claimants, persons or parties</b> <b>natural or corporate whose exact</b> <b>status is unknown, claiming under</b> <b>any of the above named or described</b> <b>defendants or parties who are</b> <b>claiming to have any right, title or</b> <b>interest in and to the lands hereafter</b> <b>described;</b> <b>DONNA MARIE KING; and</b> <b>UNKNOWN TENANT #1,</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 Friday, August 15,	2025, at 11:00 a.m. at www.charlotte. realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 15, Block 500, Port Charlotte Subdivision, Section Nine, ac- cordingly to the plat thereof, as recorded in Plat Book 4, Page(s) 19A through 19D, inclusive, 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. 241239CC, Amy Woitas v. Adam R. Atlas, 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 with- in 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 06/24/2025 ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk June 27; July 4, 2025 25-00662T

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWENTIETH JUDICIAL CIRCUIT</b> <b>IN AND FOR CHARLOTTE</b> <b>COUNTY, FLORIDA</b> <b>GENERAL JURISDICTION</b> <b>DIVISION</b> <b>CASE NO. 24000087CA</b> <b>CARRINGTON MORTGAGE</b> <b>SERVICES LLC,</b> <b>Plaintiff, vs.</b> <b>GAY A. NUCKOLLS, AS TRUSTEE</b> <b>OF THE GAY A. NUCKOLLS</b> <b>TRUST, UNDER A TRUST</b> <b>AGREEMENT DATED OCTOBER</b> <b>22, 2003, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2024, and entered in 24000087CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; UNKNOWN BENEFICIARIES OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; GAY A. NUCKOLLS; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 14, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK E, HOLI- DAY MOBILE ESTATES 3RD	ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 30A THROUGH 30E, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. TOGETHER WITH-DOUBLE WIDE 1980 MOBILE HOME; VIN NUMBERS 6340B/A Property Address: 1429 BLUE HERON DRIVE, ENGLE- WOOD, FL 34224 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 ac- cordance 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 provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 06/20/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-166633 - MaM June 27; July 4, 2025 25-00643T

--- ACTIONS / SALES / ESTATE ---	
THIRD 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. 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, Quietting Title and Deter- mining Beneficiaries (the "Final Judg- ment") 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 bid- der 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</b> <b>PROPERTY:</b> Lot 16 and 17, Block 22; and Lots 1, 2 and 3, Block 29, Resubdivision of Tamiami Subdivision, accord- ing 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 dis- ability who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 06/05/2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk BILL TO: DAVID L. BOYETTE, ESQUIRE Adams and Reese LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 Florida Bar No. 0813140 Counsel for Plaintiff Phone: (941) 316-7600 June 13, 20, 27; July 4, 2025 25-00592T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-642-CP</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>SANDRA L. TVAROCH Deceased.</b> The administration of the estate of SAN- DRA L. TVAROCH, deceased, whose date of death was April 28, 2025, is pend- ing in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228,	Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Andrew Sams</b> 1332 Wellingshire Circle Cuyahoga Falls, Ohio 44221 Attorney for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net June 20, 27, 2025 25-00636T

FOURTH INSERTION	
<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> TO: MGT BONITA SPRINGS, LLC, and if the above named entity, its as- signs, grantees, successors or other parties claiming by, through, under or against them, and any and all other per- sons claiming any right, title, interest, lien, estate or demand in or to the fol- lowing described real property, situate, lying and being in Charlotte County, Florida, to-wit: Lot 3, Block 726, PUNTA GORDA ISLES, Section 23, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida. AND Lot 10, Block 720, PUNTA GORDA ISLES, Section 23, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida. YOU ARE HEREBY notified that a	foreclosure action on the above de- scribed property has been filed against you in the above entitled Court and you are required to serve a copy of your written defenses to the Complaint on the Plaintiff's Attorney, DAVID K. OAKS, ESQ. of DAVID K. OAKS, P.A., P. O. Box 671, Saluda, NC 28773, and file the original with the Clerk of the Court, Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950 on or before the 10 day of July, 2025, otherwise a judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Witness my hand and seal of said Court on this 4 day of June, 2025. ROGER D. EATON Clerk of the Court (SEAL) By D. Gerace Deputy Clerk June 6, 13, 20, 27, 2025 25-00590T

PUBLISH YOUR  
LEGAL NOTICE

Email  
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE COURTS

Business  
Observer

1/2025/28 1/27



--- ACTIONS / ESTATE ---

FOURTH INSERTION	
<b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b> 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> <b>Defendants.</b> TO: ESTATE OF GLORIA TOKARZ; 209 CRESTVIEW LN, DYER, IN 46311 UNKNOWN HEIRS OF GLORIA TO- KARZ; 209 CRESTVIEW LN, DYER, IN 46311 YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: LOT 472, ROTONDA WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF, RE- CORDEDD IN PLAT BOOK 8, PAGE 18A THRU 18L, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. The above-described land can be identified by Parcel ID: 412013357010 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul- la, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite	
100E, Greenacres, FL 33467, on or be- fore July 7, 2025, and file the original with the clerk of this court either be- fore 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 provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifica- tion if the time before the scheduled ap- pearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on May 30, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL.) DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff June 6, 13, 20, 27, 2025	25-00582T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000689CP</b> <b>IN RE: ESTATE OF</b> <b>CATHERINE A. KINGSHOTT</b> <b>Deceased.</b> 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. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025 <b>Personal Representative:</b> <b>Michael V. Kingshott</b> 322 Elizabeth Ave. Toms River, New Jersey 08753 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@legacylifellegal.com Secondary E-Mail: stephanie@legacylifellegal.com June 20, 27, 2025	25-00630T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025-CP-000691</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>EMMA ROSA ACOSTA</b> <b>a/k/a EMMA R. ACOSTA</b> <b>Deceased.</b> 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 attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228,	
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Juan Acosta</b> 155 Coconut Street Punta Gorda, FL 33980 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com June 20, 27, 2025	25-00639T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No: 25000507CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>RICKY JOE POWELL,</b> <b>Deceased.</b> The administration of the estate of RICKY JOE POWELL, deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	
NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Karen A. Cox Powell</b> 1211 Roswell Dr. Port Charlotte, FL 33948 Attorney for Personal Representative: Holly M. Nikolich, Esq. Mika & Nikolich, P.A. Florida Bar No. 0471127 1330 Main St., 2nd Floor, Office 1 Sarasota, FL 34236 Telephone: 941-926-1950 June 20, 27, 2025	25-00626T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-000659</b> <b>IN RE: ESTATE OF</b> <b>BRUCE CHRISTOPHER</b> <b>HARWOOD A/K/A BRUCE C.</b> <b>HARWOOD</b> <b>Deceased.</b> The administration of the estate of Bruce Christopher Harwood a/k/a Bruce C. Harwood, deceased, whose date of death was June 8, 2024, is pend- ing in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228,	
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>Penny Flury</b> 588 S. Main Street Plymouth, Michigan 48170 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com June 20, 27, 2025	25-00618T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-000660-CP</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM PATRICK GALLOWAY,</b> <b>Deceased.</b> 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 Char- lotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. <b>Personal Representative:</b> <b>William Eldon Galloway</b> 337 Corrientes Circle Punta Gorda, FL 33983 Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com June 20, 27, 2025	25-00637T

THIRD INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT  
OF THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
CASE NO.: 25000280CA  
KS BURNS LLC,  
Plaintiff, v.  
DIPLOMAT WORLDWIDE LLC, a  
Florida Limited Liability Company,  
Defendants.  
TO: DIPLOMAT WORLDWIDE LLC,  
A Florida Limited Liability Company  
c/o RONALD L. FINE, its Registered  
Agent  
4600 NORTH BAY ROAD  
MIAMI BEACH, FLORIDA 33140  
YOU ARE NOTIFIED that an action  
to quiet title on the following property  
in Charlotte County, Florida:  
THE FOLLOWING DE-  
SCRIBED LAND, SITUATE,  
LYING, AND BEING IN CHAR-  
LOTTE 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,  
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 provi-  
sion of certain assistance. Please contact  
the Administrative Services Manager,  
whose office is located at 350 E. Marion  
Avenue, Punta Gorda, Florida 33950,  
and whose telephone number is (941)  
637-2110 or jembury@ca.cjis20.org,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
DATED this 11 day of June, 2025.  
Clerk of the Circuit Court  
By: B. Lackey (SEAL.)  
As Deputy Clerk  
June 13, 20, 27; July 4, 2025  
25-00615T

SECOND INSERTION	
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-601-CP</b> <b>IN RE: ESTATE OF</b> <b>LINDA MURRELL</b> <b>HUGGLESTONE</b> <b>Deceased.</b> The administration of the estate of LINDA MURRELL HUGGLESTONE deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must	
file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733. 702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is JUNE 20, 2025. <b>Personal Representative:</b> <b>David Alan Hugglestone</b> 840 14th Ave N. Saint Petersburg, FL 33701 Attorney for Personal Representative: /s/Elias M. Mahshie Elias M. Mahshie, ESQ. Attorney for Petitioner Florida Bar Number: 073103 MAHSHIE & DE COSTA, PA 407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950 Telephone: (941) 639-7627 Fax: (941) 575-0242 E-Mail: Elias@MD-Lawfirm.com Secondary E-Mail: Kamalee@MD-Lawfirm.com June 20, 27, 2025	25-00635T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 08-2025-CP-000351</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM JOHN DOAK,</b> <b>Deceased.</b> 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 Char- lotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	
and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 20, 2025. <b>DOUGLAS PAUL DOAK</b> <b>Personal Representative</b> 61-30 82nd Place Middle Village, NY 11379 Chris M. Vorbeck Attorney for Personal Representative Email: vorblaw@aol.com Florida Bar No. 997201 The Law Office of Chris M. Vorbeck, P.A. 4470 Northgate Court Sarasota, FL. 34234 Telephone: (941) 921-3124 June 20, 27, 2025	25-00617T

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT  
OF THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 25000403CA**  
**ANGEL DOMINGUEZ,**  
**Plaintiff, v.**  
**RODY SAINT HIAIRE, WENLEY**  
**DESMANGLES EXIL and**  
**STEVEISHA CECILE SMILEY,**  
**Defendants.**  
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 DE-  
SCRIBED LAND, SITUATE,  
LYING, AND BEING IN CHAR-  
LOTTE COUNTY, FLORIDA,  
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  
to participate in this proceeding, you are  
entitled, at no cost to you, to the provi-  
sion of certain assistance. Please contact  
the Administrative Services Manager,  
whose office is located at 350 E. Marion  
Avenue, Punta Gorda, Florida 33950,  
and whose telephone number is (941)  
637-2110 or jembury@ca.cjis20.org,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

DATED this 6 day of June, 2025.  
Clerk of the Circuit Court  
By: B. Lackey (SEAL.)  
As Deputy Clerk  
June 13, 20, 27; July 4, 2025  
25-00607T

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--- ACTIONS / SALES ---			
SECOND INSERTION			
<div><div>NOTICE OF FORECLOSURE SALE</div><div>THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>CIVIL ACTION</div><div>CASE NO.: 24CA1985</div><div>NEW VISTA PROPERTIES, INC., a Florida Corporation,</div><div>Plaintiff, vs.</div><div>HECTOR J. RUBIO; 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 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</div><div>UNKNOWN SPOUSE OF HECTOR J. RUBIO,</div><div>Defendants.</div><div>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,</div></div>			
<div><div>2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:</div><div>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</div><div>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.</div><div>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.</div><div>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.</div><div>Dated 06/17/2025</div><div>ROGER D. EATON, Clerk</div><div>(SEAL) By: B. Lackey</div><div>Deputy Clerk</div><div>June 20, 27, 202525-00633T</div></div>			
SECOND INSERTION			
<div><div>NOTICE OF ACTION</div><div>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>CASE NO.: 25000606CA</div><div>CARRINGTON MORTGAGE SERVICES LLC,</div><div>Plaintiff, vs.</div><div>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; KIM LEMASTER; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,</div><div>Defendant(s).</div><div>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</div><div>2077 Wakefield Street</div><div>Port Charlotte, Florida 33948</div><div>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:</div><div>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</div></div>			
<div><div>COUNTY, FLORIDA.</div><div>Street Address: 2077 Wakefield Street, Port Charlotte, Florida 33948</div><div>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.</div><div>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.</div><div>Dated on June 17, 2025.</div><div>Roger D. Eaton</div><div>Clerk of said Court</div><div>By: B. Lackey</div><div>As Deputy Clerk</div><div>McCabe, Weisberg &amp; Conway, LLC</div><div>3222 Commerce Place, Suite A</div><div>West Palm Beach, FL 33407</div><div>Telephone: (561) 713-1400</div><div>FLpleadings@MWC-law.com</div><div>File#:25-400180</div><div>June 20, 27, 202525-00629T</div></div>			
THIRD INSERTION			
<div><div>NOTICE OF ACTION</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>CASE NO.: 250000423CA</div><div>JONATHAN ALEXANDER,</div><div>Plaintiff, v.</div><div>EDMUND TOHME,</div><div>Defendants.</div><div>TO: EDMUND TOHME</div><div>INTERNATIONAL COLLEGE</div><div>215 PARK AVENUE SOUTH, SUITE 1802</div><div>NEW YORK, NEW YORK 10003</div><div>YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:</div><div>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:</div><div>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.</div><div>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</div></div>			
<div><div>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.</div><div>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.</div><div>DATED this 6 day of June, 2025.</div><div>Clerk of the Circuit Court</div><div>By: B. Lackey (SEAL)</div><div>As Deputy Clerk</div><div>June 13, 20, 27; July 4, 202525-00606T</div></div>			
SECOND INSERTION			
<div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>CASE NO.: 24002052CA</div><div>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES IV TRUST ,</div><div>Plaintiff, v.</div><div>CHRISTOPHER M. SLATTERY, et al,</div><div>Defendant(s).</div><div>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 17, 2025 and entered in Case No. 24002052CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein ALICIA M. MAY AND CHRISTOPHER M. SLATTERY, 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 August 1, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:</div><div>LOT 704, BABCOCK RANCH COMMUNITY PHASE 1B2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 13A THROUGH 13L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 43014 WIREGRASS LANE, BABCOCK RANCH, FL 33982 (the "Property").</div><div>ANY PERSON CLAIMING AN IN-</div></div>			
<div><div>TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</div><div>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.</div><div>WITNESS my hand and the seal of the court on 06/17/2025.</div><div>As Clerk of the Circuit Court Charlotte County, Florida</div><div>(SEAL) By: Brittany Lackey</div><div>DEPUTY CLERK</div><div>GHIDOTTI   BERGER LLP</div><div>Attorneys for Plaintiff</div><div>10800 Biscayne Blvd., Suite 201</div><div>Miami, FL 33161</div><div>Telephone: (305) 501-2808</div><div>Facsimile: (954) 780-5578</div><div>By: /s/ Johanni Fernandez-Marmol</div><div>Jason Duggar, Esq.</div><div>FL Bar No.: 83813</div><div>Christophal Hellewell, Esq.</div><div>FL Bar No.: 114230</div><div>Anya E. Macias, Esq.</div><div>FL Bar No.: 0458600</div><div>Tara Rosenfeld, Esq.</div><div>FL Bar No.: 59454</div><div>Johanni Fernandez-Marmol, Esq.</div><div>FL Bar No.: 1055042</div><div>fcpleadings@ghidottiberger.com</div><div>June 20, 27, 202525-00638T</div></div>			
SECOND INSERTION			
<div><div>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>GENERAL JURISDICTION DIVISION</div><div>CASE NO. 25000097CA</div><div>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3,</div><div>Plaintiff, vs.</div><div>SUE E. PARKERSON, et al.</div><div>Defendant(s).</div><div>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:</div><div>LOT 17, BLOCK 4302, PORT CHARLOTTE SUBDIVISION, SECTION 56, A SUBDIVISION ACCORDING TO THE PLAT</div></div>			
<div><div>THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THRU 4G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</div><div>Property Address: 13516 SANTA ROSA AVENUE, PORT CHARLOTTE, FL 33981</div><div>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.</div><div>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.</div><div>Dated this day of 06/16/2025.</div><div>ROGER D. EATON</div><div>As Clerk of the Court</div><div>(SEAL) By: B. Lackey</div><div>As Deputy Clerk</div><div>Submitted by: Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</div><div>Attorneys for Plaintiff</div><div>6409 Congress Avenue, Suite 100,</div><div>Boca Raton, FL 33487</div><div>Telephone: 561-241-6901</div><div>Fax: 561-997-6909</div><div>24-224400 - MaM</div><div>June 20, 27, 202525-00632T</div></div>			
THIRD INSERTION			
<div><div>NOTICE OF PARTITION SALE</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>CASE NO. 24002240CA</div><div>EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company,</div><div>Plaintiff, v.</div><div>RANDY MAYNARD, ROBERTA A. MAYNARD, et al.,</div><div>Defendants.</div><div>NOTICE is hereby given that, pursuant to the Final Judgment of Partition, Quiet-ing Title and Determining Beneficia-ries (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:</div><div>DESCRIPTION OF THE REAL PROPERTY:</div><div>Lot 8, Block 44, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as re-corded in Plat Book 2, Page 24½, of the Public Records of Char-</div></div>			
<div><div>lotte County, Florida.</div><div>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis-trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div><div>DATED: 06/05/2025.</div><div>ROGER D. EATON</div><div>CLERK OF CIRCUIT COURT &amp; COMPTROLLER</div><div>(SEAL) By: B. Lackey</div><div>Deputy Clerk</div><div>BILL TO:</div><div>DAVID L. BOYETTE, ESQUIRE</div><div>Adams and Reese LLP</div><div>2001 Siesta Drive, Suite 302</div><div>Sarasota, Florida 34239</div><div>Florida Bar No. 0813140</div><div>Counsel for Plaintiff</div><div>Phone: (941) 316-7600</div><div>June 13, 20, 27; July 4, 202525-00591T</div></div>			
SECOND INSERTION			
<div><div>NOTICE OF ACTION</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>Civil Action</div><div>CASE NO.: 25000421CA</div><div>EF MORTGAGE LLC,</div><div>Plaintiff, v.</div><div>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,</div><div>Defendant.</div><div>To the following Defendant(s):</div><div>CLAUDIO ALEJANDRO BEVILAC-QUA</div><div>(LAST KNOWN ADDRESS)</div><div>350 E. 54TH ST, APT 6A</div><div>NEW YORK, NY 10022</div><div>FRONTLINE CONSTRUCTION PARTNERS, LLC</div><div>(LAST KNOWN ADDRESS)</div><div>281 HAPPY TALK TRL</div><div>JASPER, GA 30143</div><div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-lowing described property:</div><div>LOT 25, BLOCK 23, ROTON-DA SANDS NORTH REPLAT, UNIT 1, A SUBDIVISION AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 4A THROUGH 4Z2, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.</div><div>a/k/a 22 Coxswain Circle, Pla-</div></div>			
<div><div>cida, FL 33946</div><div>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-berg, Attorney for Plaintiff, whose ad-dress 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 Plain-tiff's attorney or immediately thereaf-ter; otherwise a default will be entered against you for the relief demanded in the complaint.</div><div>This notice is provided pursuant to Administrative Order No. 2.065.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi-sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im-mediately upon receiving this notifica-tion if the time before the scheduled ap-pearance is less than (7) days; if you are hearing or voice impaired, call 711.</div><div>WITNESS my hand and the seal of this Court this 12 day of June, 2025.</div><div>As Clerk of the Court</div><div>By B. Lackey (SEAL)</div><div>As Deputy Clerk</div><div>Kelley Kronenberg,</div><div>Attorney for Plaintiff,</div><div>10360 West State Road 84,</div><div>Fort Lauderdale, FL 33324</div><div>June 20, 27, 202525-00625T</div></div>			
SECOND INSERTION			
<div><div>RE-NOTICE OF FORECLOSURE SALE</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 23001959CA</div><div>FREEDOM MORTGAGE CORPORATION</div><div>PLAINTIFF, VS.</div><div>ANN MARIE FIGIEL ET AL.,</div><div>DEFENDANTS.</div><div>NOTICE IS HEREBY GIVEN pur-suant to Order on Plaintiff's Motion to Cancel and Reschedule the April 14, 2025 Foreclosure Sale dated the 12th day of April, 2025, and entered in Case No. 23001959CA, of the Cir-cuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mort-gage Corporation is the Plaintiff and FOUNDATION FINANCE COMPA-NY LLC and ANN MARIE FIGIEL 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 AM on the 18th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</div><div>LOT 1, BLOCK 301, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</div><div>IF YOU ARE A PERSON CLAIMING</div></div>			
<div><div>A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</div><div>If you are a person with a disabili-ty who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Ser-vices 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.</div><div>Dated this day of 06/13/2025.</div><div>Roger D. Eaton</div><div>Clerk Of The Circuit Court</div><div>(SEAL) By: Brittany Lackey</div><div>Deputy Clerk</div><div>Submitted by:</div><div>Miller, George &amp; Suggs, PLLC</div><div>ATTORNEY FOR PLAINTIFF</div><div>210 N. University Drive, Suite 900</div><div>Coral Springs, FL 33071</div><div>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</div><div>ESERVICE@MGS-LEGAL.COM</div><div>23FL373-0268</div><div>June 20, 27, 202525-00623T</div></div>			
FOURTH INSERTION			
<div><div>NOTICE OF ACTION</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div><div>CIVIL ACTION</div><div>CASE NO. 25-000139-CA</div><div>MOLDAVITE HOLDINGS, LLC, a Florida limited liability company,</div><div>Plaintiff, v.</div><div>DMITRY CHERNOMORSKY, and ROTONDA SANDS CONSERVATION ASSOCIATION, INC.,</div><div>Defendants.</div><div>To: DMITRY CHERNOMORSKY</div><div>2 Silvercreek Crescent</div><div>Barrie, Ontario, Canada L4N 0Z8</div><div>YOU ARE HEREBY NOTIFIED that an action for quiet title relating to the following property in Charlotte County, Florida:</div><div>Lot 153, Block 1, ROTONDA SANDS NORTH REPLAT - UNIT 1, according to the plat thereof, recorded in Plat Book 11, Page(s) 4A thru Z49, of the Pub-lic Records of Charlotte County, Florida,</div><div>Parcel Number: 412130207003, the street address of which is 19 Ships Lane, Placida, Charlotte County, Florida 33946,</div><div>has been filed against you, and you are required to serve a copy of your written</div></div>			



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ACTIONS / SALES ---

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SECOND INSERTION			
<p><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:</p> <p>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.</p>			
<p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2281, within two working days of your receipt of this document; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 06/12/2025.</p> <p>Roger D. Eaton Clerk of The Circuit Court (SEAL) By: Brittany Lackey Deputy Clerk</p> <p>Submitted by: Miller, George &amp; 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</p>			

SECOND 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>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,</p>			
<p>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:</p> <p>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</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>WITNESS my hand and the seal of the court on 06/12/2025.</p> <p>CLERK OF THE COURT Roger D. Eaton (SEAL) Brittany Lackey Deputy Clerk</p> <p>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</p>			

FOURTH 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,</b> <b>Plaintiff, vs.</b> <b>ROBERT E. FEHRING ,</b> <b>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.</p> <p>Signed on June 4, 2025.</p> <p>As Clerk of the Court By: B. Lackey (SEAL) As Deputy Clerk June 6, 13, 20, 27, 202525-00589T</p>			

SECOND INSERTION			
<p><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.</p> <p>Clerk of the Circuit Court Roger D. Eaton (SEAL) By: B. Lackey Deputy Clerk</p> <p>327486/2425249/CMP June 20, 27, 202525-00640T</p>			
<p><b>SECOND INSERTION</b></p>			
<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. 25-000623-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 ac-</p>			
<p>tion 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 &amp; 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.</p> <p>ROGER D. EATON Clerk of Courts BY: B. Lackey (SEAL) Deputy Clerk June 20, 27, 202525-00628T</p>			

SECOND 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>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 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:</p> <p>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").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p>			
<p><b>SECOND INSERTION</b></p>			
<p>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 request 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.</p> <p>ROGER D. EATON Clerk Of The Circuit Court (SEAL) By: Brittany Lackey Deputy Clerk June 20, 27, 202525-00622T</p>			

SECOND INSERTION			
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 24002003CA</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN SPOUSE OF JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 14 day of July, 2025, the ollowing described property as set forth in said Final Judgment, to wit: LOT 21, BLOCK 943, PORT CHARLOTTE SUBDIVISION SECTION 17, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 6A THROUGH 6D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 655 RUTLAND CIR, PORT CHARLOTTE, FL 33954 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO</p>			
<p>Submitted by: De Cubas &amp; 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</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.: 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</p>			
<p>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.</p> <p>Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk June 20, 27; July 4, 11, 202525-00627T</p>			

SECOND INSERTION			
<p><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:</p> <p>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").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p>			
<p>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.</p> <p>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</p>			

SECOND 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>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:</p> <p>LOT 329, SOUTH PUNTA</p>			
<p>GORDA HEIGHTS 8TH ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 6A THROUGH 6D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH A 2006 CAVALIER MOBILE HOME, VIN # BC06AL0136222A AND VIN # BC06AL0136222B, AND TITLE #95303071 AND TITLE #95303220. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on 06/17/2025.</p> <p>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 1338-298B June 20, 27, 202525-00631T</p>			