

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA</p> <p>PROBATE DIVISION <b>File No. 25000468CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Catherine Elizabeth Kenney</b> <b>Deceased.</b></p> <p>The administration of the estate of Catherine Elizabeth Kenney, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL</p>	<p>33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>
SIGNED ON THIS 8TH DAY OF JULY, 2025.	
<b>/s/ Marlene M. Kenney</b> <b>Marlene M. Kenney, f/k/a</b> <b>Marlene M. Roantes</b> <b>Personal Representative</b>	
<b>/s/ Mark Martella</b> Mark Martella, Esq. Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: 941-867-6865 Fax: 941-867-8949 E-mail: mark@martellalaw.com Secondary: tara@martellalaw.com Attorney for Petitioner July 11, 18, 2025	
25-00696T	

FIRST INSERTION															
<p><b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000722CP</b> <b>IN RE: ESTATE OF</b> <b>THEODORE WARDELL</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Theodore Wardell, deceased, File Number 25000722CP, by the Circuit Court for Charlotte County, Florida, Probate Di-</p>	<p>vision, the address of which is 350 E Marion Ave, Punta Gorda FL 33950; that the decedent's date of death was January 6, 2025; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Andrew Wardell</td><td>7105 Plantation St</td></tr><tr><td>Englewood, FL 34224</td><td></td></tr><tr><td>Tasha Wardell</td><td>11930 Florence Ave</td></tr><tr><td>Port Charlotte FL 33981</td><td></td></tr><tr><td>Joseph Wardell</td><td>2386 Vestridge St</td></tr><tr><td>North Port, Florida</td><td>34287</td></tr></table>	Name	Address	Andrew Wardell	7105 Plantation St	Englewood, FL 34224		Tasha Wardell	11930 Florence Ave	Port Charlotte FL 33981		Joseph Wardell	2386 Vestridge St	North Port, Florida	34287
Name	Address														
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North Port, Florida	34287														

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-766-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ARNO VON RUCKTESCHELL</b> <b>Deceased.</b></p> <p>The administration of the Estate of Arno von Ruckteschell, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>	<p>mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</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 PERIOD 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: July 11, 2025.</p>

DATE OF DEATH IS BARRED.	
The date of first publication of this Notice is July 11, 2025.	
<b>Persons Giving Notice:</b> <b>Andrew Wardell</b> 7105 Plantation St Englewood, Florida 34224	
<b>Tasha Wardell</b> 11930 Florence Ave Port Charlotte FL 33981	
<b>Joseph Wardell</b> 2386 Vestridge St North Port, Florida 34287	
Attorney for Persons Giving Notice Albert Stickley III, Esq. July 11, 18, 2025	
25-00692T	

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-766-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ARNO VON RUCKTESCHELL</b> <b>Deceased.</b></p> <p>The administration of the Estate of Arno von Ruckteschell, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>	<p>mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</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: July 11, 2025.</p>

DATE OF DEATH IS BARRED.	
The date of first publication of this Notice is July 11, 2025.	
<b>Persons Giving Notice:</b> <b>Jason Corrao,</b> 7427 Harmony Pond Road, Dane, WI 53529	
Attorney for Personal Representative: <b>/s/ Alexis A. Sitka, P. A.</b> Alexis A. Sitka, P. A. Florida Bar Number: 0004766 P.O. Box 150171 Cape Coral, Florida 33915 Telephone: (239) 997-0078 Alexis@sitkcalaw.com July 11, 18, 2025	
25-00693T	

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000713</b> <b>IN RE: ESTATE OF</b> <b>LARRY RAYMOND RICHARDSON</b> <b>A/K/A LARRY R. RICHARDSON</b> <b>Deceased.</b></p> <p>The administration of the estate of Larry Raymond Richardson a/k/a Larry R. Richardson, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>	<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</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 July 11, 2025.</p> <p><b>Personal Representative:</b> <b>Brock W. Richardson</b> 1027 Brookpoint Drive Medina, Ohio 44256</p> <p>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 July 11, 18, 2025</p>
25-00687T	

FIRST INSERTION	
<p><b>Notice Under Fictitious Name Law According to Florida Statute</b> <b>Number 865.09</b></p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of YOUTHS FRUITS located at 20247 BENTON AVE in the City of PORT CHARLOTTE, Charlotte County, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 6th day of July, 2025.</p> <p>AKIL TAYLOR July 11, 2025</p>	
25-00690T	

FIRST INSERTION	
<p><b>Notice of Public Hearing and Board of Supervisors Meeting of the North Loop Community Development District</b></p> <p>The Board of Supervisors (the "Board") of the North Loop Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2025, at 2:30 p.m. at the Punta Gorda Charlotte Library 401 Shreve St, Punta Gorda, FL 33950.</p>	

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <a href="http://www.northloopcdd.com">www.northloopcdd.com</a> or may be obtained by contacting the District Manager's office via email at <a href="mailto:andy@hikai.com">andy@hikai.com</a> or via phone at (813) 565-4663.	
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.	

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Andy Mendenhall District Manager July 11, 18, 2025	
25-00695T	

FIRST INSERTION							
<p><b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000715CP</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>JAMES DAVID KARTZ</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of JAMES DAVID KARTZ, deceased, File Number 25000715CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was August 9, 2024; that the total value of the estate is \$3,500.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Daphne Langner</td><td>7409 West Lenox Circle</td></tr><tr><td>Punta Gorda, FL 33950</td><td></td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or</p>	Name	Address	Daphne Langner	7409 West Lenox Circle	Punta Gorda, FL 33950		<p>demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is July 11, 2025.</p> <p><b>Person Giving Notice:</b> <b>Daphne Langner</b> 7409 West Lenox Circle Punta Gorda, Florida 33950</p> <p>Attorney for Person Giving Notice Albert Stickley III, Esquire Attorney Florida Bar Number: 0051605 STICKLEY LAW 737 S. Indiana Ave., Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: info@stickleylaw.com July 11, 18, 2025</p>
Name	Address						
Daphne Langner	7409 West Lenox Circle						
Punta Gorda, FL 33950							
25-00688T							

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO.: 25000687CP</b> <b>IN RE: THE ESTATE OF:</b> <b>MATTHEW SWIATEK,</b> <b>Deceased.</b></p> <p>The administration of the estate of MATTHEW SWIATEK, 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 Ave, Punta Gorda, FL 33950. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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</p>	<p>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY. UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.</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 July 11, 2025.</p> <p><b>Personal Representative</b> <b>TREVOR MATTHEW SWIATEK</b> 810 Hidden Cove Way, Parrottsville, TN, 37843, Attorney for Personal Representative KEVIN DRUMMOND, ESQ. (FBN 1002238) BLUE LINE LAW FIRM, PLLC 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401 Telephone: 888-611-9511 Facsimile: 561-892-3330 Email: intake@tblf.com E-Service: Eservice@tblf.com July 11, 18, 2025</p>
25-00685T	

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

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ACTIONS / SALES / ESTATE ---

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FIRST INSERTION

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

**CASE NO.: 2024-CA-000288**  
**PENNYMAC LOAN SERVICES,  
LLC,**  
**Plaintiff, v.**  
**LAURA F. BUTTON A/K/A LAURA  
FAYE BRADAN BUTTON, et al.,**  
**Defendants.**

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on August 7, 2025, at 11:00 a.m. ET, via the online auction site at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:  
Lot 3, Block 3238, PORT CHARLOTTE SUBDIVISION SECTION FIFTY ONE, according to the plat thereof, recorded in Plat Book 5, Pages 65A through 65H, of the Public Records of Charlotte County, Florida.  
Property Address: 1298 Guild Street, Port Charlotte, FL 33952  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.  
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and official seal of this Honorable Court this 07/02/2025.

Roger D. Eaton  
Clerk of the Circuit Court  
(SEAL) By: D. Gerace  
DEPUTY CLERK

July 11, 18, 202525-00689T

FIRST INSERTION

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

**Case No: 23003161CA**  
**CITIBANK, N.A., NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE OF  
NEW RESIDENTIAL MORTGAGE  
LOAN TRUST 2019-RPL3,**  
**Plaintiff, vs.**  
**HANAN IBRAHIM; et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated January 7, 2025 and entered in Case No. 23003161CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3, is the Plaintiff and HANAN IBRAHIM; HAMDY IBRAHIM; THE H.T. HACKNEY CO.; and SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) at 11:00 a.m. on August 1, 2025, the following described property set forth in said Final Judgment, to wit:  
LOTS 45 AND 46, BLOCK 535, PUNTA GORDA ISLES SECTION 20, A SUBDIVISION ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2Z42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Commonly known as: 359 Porto Alegre St., Punta Gorda, FL 33983  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED in Charlotte, Florida this, day of 07/08/2025  
As Clerk of Circuit Court CHARLOTTE County, Florida (SEAL) By: B. Lackey  
Deputy Clerk

LLS10747-Ibrahim

July 11, 18, 202525-00698T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA

**PROBATE DIVISION**  
**File No. 25000790CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**YVONNE SYLVIA CLARK**  
**Deceased.**

The administration of the estate of YVONNE SYLVIA CLARK, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. 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 July 11, 2025.  
**Personal Representative:**  
**Darrell Immanuel Johnson**  
1452 Noble Terrace  
Port Charlotte, Florida 33952  
Attorney for Personal Representative: Season A. Spanski  
Attorney  
Florida Bar Number: 1044362  
946 Tamiami Trail, Unit 206  
Spanski Law, PLLC  
Port Charlotte, FL 33953  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-Mail: [Season@spanskilaw.com](mailto:Season@spanskilaw.com)  
E-Mail: [Heather@spanskilaw.com](mailto:Heather@spanskilaw.com)

July 11, 18, 202525-00700T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA

**PROBATE DIVISION**  
**File No. 25000203CP**  
**IN RE: ESTATE OF**  
**RUDI KURT RENNERT,**  
**Deceased**

The administration of the estate of RUDI KURT RENNERT, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of 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.

Roger D. Eaton  
Clerk of the Circuit Court  
(SEAL) By: D. Gerace  
DEPUTY CLERK

July 11, 18, 202525-00697T

FIRST INSERTION

CLERK'S NOTICE OF SALE  
UNDER F.S. CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA

**Case No. 25-CA-000169**  
**Honorable Judge:**  
**Geoffrey Henry Gentile**  
**PLANET HOME LENDING, LLC**  
**Plaintiff, vs.**  
**ANGELA THOMAS; NICHOLAS  
DONALD THOMAS; ROTONDA  
WEST ASSOCIATION, INC.;**  
**CLERK OF CIRCUIT COURT FOR  
CHARLOTTE COUNTY; STATE OF  
FLORIDA; ENERGY SOLUTIONS  
DIRECT; LINEAR ROOFING;**  
**RANDALL E. KOZULLA; ALL  
UNKNOWN HEIRS, TRUSTEES,  
PERSONAL REPRESENTATIVES,  
CREDITORS, DEVISEES, OR  
OTHER PERSONS KNOWN OR  
UNKNOWN CLAIMING INTER-  
EST BY, THROUGH, UNDER, OR  
AGAINST ROBERT E. KAZULLA;**  
**UNKNOWN TENANT OCCUPANT  
#1, UNKNOWN TENANT  
OCCUPANT #2;**  
**Defendants,**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 30, 2025 in the above-styled cause, I Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, will sell to the highest and best bidder for cash online at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) at 11:00 AM. on August, 25, 2025 the following described property:  
LOT 315, ROTONDA WEST

BROADMOOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 18A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Tax ID/UPI No. 412013353007  
COMMONLY KNOWN AS: 96 Broadmoor Lane, Rotonda West, FL 33947.  
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.  
Dated this 07/08/2025.

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

July 11, 18, 202525-00694T

FIRST INSERTION


NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION

**File No. 25000720CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**NORMAN T. BROCK**  
**Deceased.**


The administration of the estate of NORMAN T. BROCK, deceased, whose date of death was May 23, 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 July 11, 2025.  
**Personal Representative:**  
**HEATHER WIREMAN**  
102 Coppersmith Dr.  
Katy, Texas 4450  
Attorney for Personal Representative: STEPHEN K. BOONE, Esq.  
Attorney  
Florida Bar Number: 371068  
BOONE BOONE & BOONE, P.A.  
1001 Avenida Del Circo  
VENICE, FL 34285  
Telephone: (941) 488-6716  
Fax: (941) 488-7079  
E-Mail: [sboone@boone-law.com](mailto:sboone@boone-law.com)

July 11, 18, 202525-00699T



WE  
WANT  
A  
S



Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business  
Observer

1V20676-1V23

PUBLISH YOUR LEGAL NOTICE

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business  
Observer

1V20676-1V23



SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH INSERTION	THIRD INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT 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 DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT:</p> <p>PCH 021 0355 0014 PORT CHARLOTTE SEC 21 BLK 355 LT 14. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order</p>	<p><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,</p> <p>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</p>

SECOND INSERTION

<p><b>SUMMONS TO SHOW CAUSE</b> IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO: 25-000743-CA</b> <b>PARCEL(S): 610 PUE/ 510 TCE</b> <b>Peace River Manasota Regional</b> <b>Water Supply Authority, an</b> <b>interlocal governmental entity of the</b> <b>State of Florida, Petitioner, v.</b> <b>Najmi Properties, Inc. and SOGC,</b> <b>Inc., f/k/a Sinclair Oil and Gas</b> <b>Company, and all other persons</b> <b>having or claiming to have any right,</b> <b>title or interest by, through, under or</b> <b>against the above-named defendants,</b> <b>or otherwise claiming any right,</b> <b>title, or interest in the real property</b> <b>described in this action, et al.,</b> <b>Defendants.</b> THE STATE OF FLORIDA AND TO EACH SHERIFF OF THE STATE: AND TO ALL WHOM IT MAY CON- CERN: YOU ARE COMMANDED to serve this Summons to Show Cause, together with a copy of the Petition in Eminent Domain; Notice of Lis Pendens; Decla- ration of Taking to all Defendants and the Charlotte County Tax Collector in the above-styled case upon the follow- ing defendant: Najmi Properties, Inc. c/o V. Nicholas Dancaescu, Esquire, Gray Robinson 301 East Pine Street, Orlando, FL 32801 Each Defendant is required to serve written defenses to the Petition on Pe- titioner's attorney, whose name and ad- dress is: Brian A. Bolves MANSON BOLVES DONALDSON TANNER, P.A. 109 N. Brush Street, Suite 300 Tampa, FL 33602 Telephone: 813.514.4700</p>	<p>bbolves@mansonbolves.com vdavis@mansonbolves.com within 30 days after service of this Summons on that Defendant, exclu- sive of the day of service, and to file the original of the written defenses with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint or Petition. NOTICE OF HEARING PLEASE TAKE NOTICE that a Decla- ration of Taking has been filed in this cause and that Petitioner will apply for an Order of Taking vesting title and possession to the property described in the Petition in the name of the Pe- titioner, and any other order the Court deems proper before the Honorable Judge Russell T. Kirshy on August 25, 2025 at 2:30pm via Zoom: https:// zoom.us/j/9390411098 Zoom ID: 939 041 1098 Passcode: 600481. All defend- ants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a re- quest for hearing shall waive any right to object to the Order of Taking. Dated: 06/24/2025 Pursuant to Florida Rules of Judicial Administration Rule 2.540 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. You are each notified that the Peti-</p>	<p>tioner files its sworn Petition and its Declaration of Taking in this Court against you as respondent, seeking to condemn by eminent domain pro- ceedings the above-described property located in the State of Florida, Hillsbor- ough County. SUMMONS: PERSONAL SERVICE ON AN INDIVIDUAL IMPORTANT A lawsuit has been filed against you. You have 30 calendar days after this Sum- mons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named par- ties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book). If you choose to file a written re- sponse yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written re- sponse to the "Plaintiff/Plaintiff's At- torney" named below. DESCRIPTION A PERMANENT UTILITY EASEMENT LYING WITHIN SECTION 18, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BE- ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH- WEST CORNER OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N 00°20'55" E ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 485.00 FEET</p>	<p>TO THE POINT OF BEGIN- NING; THENCE CONTINUE N 00°20'55" E ALONG SAID WEST LINE, A DISTANCE OF 2929 FEET MORE OR LESS TO THE MEAN HIGH WATER OF THE "MYAKKA RIVER"; THENCE EASTERLY ALONG SAID MEAN HIGH WATER, A DISTANCE OF 30.00 FEET MORE OR LESS; THENCE S 00°20'55" W, PARALLEL WITH AND 30' EASTERLY THERE- FROM THE WEST LINE OF SAID SECTION 18, A DIS- TANCE OF 712 FEET MORE OR LESS; THENCE S 89°41'18" E A DISTANCE OF 20.00 FEET; THENCE S 00°20'55" W, PARALLEL WITH AND 50' EASTERLY THEREFROM THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2217.38 FEET; THENCE N 89°25'13" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING A DESCRIBED AREA OF 3.04 ACRES MORE OR LESS. DESCRIPTION A TEMPORARY CONSTRUC- TION EASEMENT LYING WITHIN SECTION 18, TOWN- SHIP 40 SOUTH, RANGE 21 EAST, BEING MORE PAR- TICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH- WEST CORNER OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N 00°20'55" E ALONG THE WEST LINE OF SAID SEC- TION 18, A DISTANCE OF 485.00 FEET; THENCE S 89°25'13" E DEPARTING SAID WEST LINE, A DISTANCE OF 50.00 FEET TO A POINT</p>	<p>OF BEGINNING THENCE N 00°20'55" E, A DISTANCE OF 2217.38 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE S 89°41'18" E, A DISTANCE OF 25.00 FEET; THENCE S 00°20'55" W, A DISTANCE OF 2217.50 FEET; THENCE N 89°25'13" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE RETURNING TO AFORE- SAID POINT "A" AND RUN N 89°41'18" W, A DISTANCE OF 20.00 FEET, THENCE N 00°20'55" E, A DISTANCE OF 712 FEET MORE OR LESS TO THE MEAN HIGH WATER OF THE "MYAKKA RIVER" THENCE EASTERLY ALONG SAID MEAN HIGH WATER, A DISTANCE OF 20 FEET MORE OR LESS, THENCE S 00°20'55" W, A DISTANCE OF 712 FEET MORE OR LESS TO AFORE- SAID POINT "A". CONTAINING A DESCRIBED AREA OF 1.60 ACRES MORE OR LESS. IMPORTANTE Usted ha sido demandado legalmente. Tiene 30 dias, contados a partir del recibo de esta notificacion, para con- testar la demanda adjunta, por escrito, y presentarla ante este tribunal. Una llamada telefonica no lo protegera; si usted desea que el tribunal considere su defensa, debe presentar su respu- esta por escrito, incluyendo el numero del caso y los nombres de las partes, interesadas en dicho caso. Si usted no contesta la demanda a tiempo, podiese perder el caso y podria ser despojado de sus ingresos y propiendades, o privado de sus derechos, sin previo aviso del tri- bunal. Existen otros requisitos legates. Si lo desea, puede usted consultar a un abogado inmediatamente. Si no conoce</p>	<p>a un abogado, puede llamar a una de las oficinas de asistencia legal que aparecen en la guia telefonica. Si desea responder a la demand a por su cuenta, al mismo tiempo en que pre- senta su respuesta ante el tribunal, de- bera usted enviar por correo o entregar una copia de su respuesta a la persona denominada abajo como "Plaintiff/ Plaintiff's Attorney". (Demandate o Abogado del Demanadante). IMPORTANT Des pour suites judiciaries ont ete en- treprises contre vous. Vous avez 30 jours consecutifs a partir de la date de l'assignation de cette citation pour de- poser une reponse ecrite a la plainte ci- jointe aupres de ce Tribunal. Un simple coup de telephone est insuffisant pour vous proteger; vous etes oblige de de- poser votre reponse ecrite, avec men- tion du numero de dossier ci-dessus et du nom des parties nommees ici, si vous souhaitez que le Tribunal entende votre cause. Si vous ne deposez pas votre re- ponse ecrite dans le relai requis, vous risquez de perdre la cause ainsi que votre salaire, votre argent, et vos biens peuvent etre saisis par la suite, sans au- cun preavis ulterieur du Tribunal. Il y a d'autres obligations juridiques et vous pouvez requerir les services immediats d'un avocat. Si vous ne connaissez pas d'avocat, vous pourriez telephoner a un service de reference d'avocats ou a un bureau d'assistance juridique (figurant a l'annuaire de telephones). Si vous choisissez de deposez vous- memo une reponse ecrite, il vous faudra egalement, en meme temps que cette formalite, faire parvenir ou expedier une copie au carbone ou une photocopie de votre reponse ecrite au "Plaintiff/Plaintiff's Attorney" (Plaig- nant ou a son avocat) nomme ci ROGER D. EATON As Clerk of the Circuit Court (SEAL) By: D. Gerace As Deputy Clerk July 4, 11, 2025 25-00673T</p>
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Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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



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PUBLIC SALES / ESTATE ---

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SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 07/24/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

136 William King Boxes, Décor

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

July 4, 11, 202525-00668T

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 7001 Gasparilla Road, Port Charlotte, FL, 33981 Charlotte County Gregory McAmis 327 bikes, cooler, ladder, misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-00683T

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 6221 Marlympia Way, Punta Gorda, FL, 33950 Aires Lopes F298 Tools, compressor, totes, bicycle parts, folding chairs, plastic bins, shelves on wheels, skate board, tool carrying case, auto floor jack, misc. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-00682T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

**File No. 25000708CP**

**Division Probate**

**IN RE: ESTATE OF WILLIAM MICHAEL MARVIN**

**Deceased.**

The administration of the estate of WILLIAM MICHAEL MARVIN, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is July 4th, 2025.

**Personal Representative:**

**RENE MICHELLE MILWARD**

**A/K/A RENE MICHELE MILWARD**

80 Gardner Ave.

South Attleboro, Massachusetts 02703

Attorney for Personal Representative: JACQUELINE BRUEHL, ESQ. Attorney

Florida Bar Number: 0142964

WAGGONER & BRUEHL, P.A.

5400 Pine Island Road, Suite D

Bokelila, FL 33922

Telephone: (239) 283-1076

Fax: (239) 283-7567

E-Mail: [jackie@wblegallaw.com](mailto:jackie@wblegallaw.com)

Secondary E-Mail: [lisa@wblegallaw.com](mailto:lisa@wblegallaw.com)

July 4, 11, 202525-00664T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

**File Number: 08-2025-CP-000673**

**Division: Probate**

**IN RE: THE ESTATE OF JAMES P. MASTERSON, SR.,**

**Deceased.**

The administration of the estate of James P. Masterson, Sr., deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is July 4, 2025.

**Personal Representative**

**James P. Masterson, Jr.**

167 Sugar Hill Dr.

Bristol, NH 03222

THE HINSON LAW FIRM, P.A.

/s/ Kathryn E. Stanfill

Matthew H. Hinson, Esq.

Florida Bar No. 94017

Kathryn E. Stanfill, Esq.

Florida Bar No. 1002636

300 West Adams St., Suite 500

Jacksonville, FL 32202

Phone: 904-527-1700

Fax: 904-355-8088

[Matt@HinsonLawPA.com](mailto:Matt@HinsonLawPA.com)

[Kathryn@HinsonLawPA.com](mailto:Kathryn@HinsonLawPA.com)

Attorney for Personal Representative

July 4, 11, 202525-00672T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

**File No. 25000728CP**

**IN RE: ESTATE OF CAROL ANN HENNESSY,**

**Deceased.**

The administration of the estate of CAROL ANN HENNESSY, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: July 4, 2025.

**PAUL HENNESSY**

**Personal Representative**

222 SW 11th Avenue

Cape Coral, FL 33991

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: [rhines@hnh-law.com](mailto:rhines@hnh-law.com)

Secondary Email: [jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)

July 4, 11, 202525-00678T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION

**CASE NO.: 25000680CP**

**Division: Probate**

**IN RE: ESTATE OF: KAREN SHEA A/K/A KAREN L. SHEA,**

**Deceased.**

The administration of KAREN SHEA A/K/A KAREN L. SHEA, ("Decedent") deceased, whose date of death was February 13, 2025, and whose Social Security Number is XXX-XX-4665, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Murdock Administration Building, Charlotte County Courthouse, Attn: Probate Clerk, 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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 FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

The date of first publication of this notice is July 4, 2025.

**MITCHELL WALLACE, Petitioner**

12292 Appleberg Circle

Port Charlotte, FL 39981

LAW OFFICES OF AL NICOLETTI

/s/ Alfred V. Nicoletti

ALFRED V. NICOLETTI, ESQ.

Florida Bar No.: 125446

7512 Dr. Phillips Blvd.

Suite 50-647

Orlando, Florida 32819

July 4, 11, 202525-00677T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

**File No. 25-669-CP**

**Division: Probate**

**IN RE: ESTATE OF RICHARD EUGENE FRYE A/K/A RICHARD E. FRYE, SR. A/K/A RICHARD E. FRYE**

**Deceased.**

The administration of the estate of Richard Eugene Frye a/k/a Richard E. Frye, Sr. a/k/a Richard E. Frye, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 4, 2025.

**Personal Representative:**

**Connie M. Nicodemus**

5612 Hursh Road

Fort Wayne, Indiana 46845

Schwarz & Harris, P.A.

Attorney for Personal Representative: Elise V. Bouchard, Esq.

Florida Bar Number: 0109033

17841 Murdock Circle

Port Charlotte, Florida 33948

Telephone: (941) 625-4158

Fax: (941) 625-5460

E-Mail: [e-service@schwarzlaw.net](mailto:e-service@schwarzlaw.net)

July 4, 11, 202525-00665T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

**File No. 25-747-CP**

**Division Probate**

**IN RE: ESTATE OF EDITH ANNE MARTIN**

**a/k/a EDITH D. MARTIN**

**Deceased.**

The administration of the Estate of Edith Anne Martin a/k/a Edith D. Martin, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The date of first publication of this notice is July 4, 2025.

**Personal Representative**

**Glenn T. Martin**

805 W. Retta Esplanade

Punta Gorda, Florida 33950

Attorney for Personal Representative

Tina M. Mays, Esq.

Florida Bar No. 0726044

Mizell & Mays Law Firm, P.A.

331 Sullivan St.,

Punta Gorda, FL 33950

Telephone: (941) 575-9291

E-mail Addresses: [tmays@mizell-law.com](mailto:tmays@mizell-law.com), [ndotres@mizell-law.com](mailto:ndotres@mizell-law.com)

July 4, 11, 202525-00667T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

**File No. 25-670-CP**

**Division Probate**

**IN RE: ESTATE OF MARGARET GUITTARI**

**Deceased.**

The administration of the estate of Margaret Guittari, deceased, whose date of death was January 22, 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 July 4, 2025.

**Personal Representative:**

**Nadine Teske**

25456 Saint Helena Lane

Punta Gorda, Florida 33983

Attorney for Personal Representative: Jeffrey R. Kuhns,

Florida Bar No. 96026

Forrest G. Miller,

Florida Bar No. 1028360

KUHNS LAW FIRM, PLLC

425 Cross Street, Ste. #312

Punta Gorda, Florida 33950

Telephone: (941) 205-8000/

Fax: (941) 205-8001

E-Mail: [jeff@kuhnslawfirm.com](mailto:jeff@kuhnslawfirm.com)

Secondary E-Mail: [forrest@kuhnslawfirm.com](mailto:forrest@kuhnslawfirm.com)

July 4, 11, 202525-00674T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

**File No. 25-CP-000706**

**IN RE: ESTATE OF LORI JEANNE CONDON**

**Deceased.**

The administration of the estate of Lori Jeanne Condon, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is July 4, 2025.

**Personal Representative:**

**Peter John Condon**

418 Monaco Drive

Punta Gorda, Florida 33950

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](mailto:jenny@mccrorylaw.com)

Secondary E-Mail: [debbie@mccrorylaw.com](mailto:debbie@mccrorylaw.com)

July 4, 11, 202525-00675T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20bz8\_v23



SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. <b>25-726 CP</b> IN RE: <b>ESTATE OF</b> <b>DONELDA J. PEASLEY, Deceased.</b> The administration of the estate of Donelda J. Peasley, deceased, whose date of death was May 29, 2025 is pending in the Circuit Court of CHARLOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must	file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025 <b>Co-Personal Representatives:</b> <b>Joshua A. Kilhgren,</b> 804 Macbeth Circle, Lakeville, MN 55044 and <b>Josyah K. Kilhgren,</b> 5817 73rd Avenue North, Apt 218, Minneapolis, MN 55429. Attorney for Co-Personal Representatives: Sarah M. Howell, Esq., FL Bar No. 084738, 22226 Westchester Blvd, Port Charlotte, FL 33952; tel 941-445-6017, fax 941625-2504. July 4, 11, 202525-00671T

SECOND INSERTION	
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. <b>24002041CA</b> <b>SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs.</b> <b>TIMOTHY BERRY, AIMEE BERRY, SAM J. SAAD, III, manager of FLORIDA TRUST HOLDINGS, LLC, a Delaware limited liability company, as Trustee of 5595 RIVERSIDE DR BERRY LAND TRUST and UNKNOWN TENANTS IN POSSESSION, Defendants.</b> NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 1st day of July, 2025, in Civil Action No.24002041CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TIMOTHY BERRY, AIMEE BERRY, SAM J. SAAD, III, manager of FLORIDA TRUST HOLDINGS, LLC, a Delaware limited liability company, as Trustee of 5595 RIVERSIDE DR BERRY LAND TRUST and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Roger D. Eaton, Clerk of Court, Charlotte County will sell to the highest and best bidder for cash on the 3rd of October, 2025 at 11:00 a.m. by electronic sale at <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a> , the following described real property set	forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida: LOTS 1 AND 4, BLOCK 26, NORTH CLEVELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH THE 1/2 VACATED PART OF SECOND STREET IN ACCORDANCE TO THE TERMS OF THE RESOLUTION NO. 2013-026 RECORDED IN O.R. BOOK 3761, PAGE 283, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. 5595 Riverside Drive, Punta Gorda, FL 33982 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 07/01/2025. ROGER D. EATON, CLERK OF COURT (SEAL) By: D. Gerace Deputy Clerk July 4, 11, 202525-00681T

<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. <b>25000702CA</b> <b>Citizens Bank, N.A. Plaintiff, vs.</b> <b>Richard Edwin Tanner Tabor a/k/a West Virginia Blind Trust Certificate (95-006685); the Unknown Trustees of the Leah Marie Thomas Living Soul Business TR 88-6538686; Unknown Beneficiaries of the Leah Marie Thomas Living Soul Business TR 88-6538686, Defendants.</b> TO: the Unknown Trustees of the Leah Marie Thomas Living Soul Business TR	88-6538686, and Unknown Beneficiaries of the Leah Marie Thomas Living Soul Business TR 88-6538686 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action for declaratory relief on the following property in Charlotte County, Florida: LOT 4, BLOCK 1689, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 66A THROUGH 66F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jona-
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SECOND INSERTION	
<b>NOTICE OF ACTION CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: <b>25000116CA</b> <b>PALM ISLAND VILLAGE II PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</b> <b>MATTHEW SNOW; his devisees, grantees, creditors, and all other parties claiming by, through, under or against them all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under</b>	<b>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; UNKNOWN SPOUSE OF MATTHEW SNOW; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants.</b> TO:MATTHEW SNOW, last known address 1 Skiff Mountain Road, Sharon, CT 06069, his devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grant-ees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described.

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. <b>25-658-CP</b> IN RE: <b>ESTATE OF</b> <b>JOHN DELGENIO Deceased.</b> The administration of the estate of JOHN DELGENIO 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 Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must	file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025. <b>Personal Representative:</b> <b>Catherine A. DelGenio</b> 2180 Broad Ranch Drive Port Charlotte FL 33948 Attorney for Personal Representative: /s/Elias M. Mahshie Elias M. Mahshie, ESQ. Attorney for Petitioner Florida Bar Number: 073103 MAHSHIE & DECOSTA, PA 407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950 Telephone: (941) 639-7627 Fax: (941) 575-0242 E-Mail: <a href="mailto:Elias@MD-Lawfirm.com">Elias@MD-Lawfirm.com</a> Secondary E-Mail: <a href="mailto:Kamalee@MD-Lawfirm.com">Kamalee@MD-Lawfirm.com</a> July 4, 11, 202525-00676T

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: <b>24002037CA</b> <b>ONSLOW BAY FINANCIAL, LLC, Plaintiff, vs.</b> <b>DAVE ROY MCCLEARY A/K/A DAVID R. MCCLEARY; CHARLOTTE PARK CIVIC ASSOCIATION, INC., GOODLEAP, LLC; CLARIBEL MCCLEARY; 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 <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a> at 11:00 AM on the 07 day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK W, CHARLOTTE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 90A THROUGH 90C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 727 BONITA CT, PUNTA GORDA, FL 33950 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST	FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PEND ENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 07/02/2025. ROGER D. EATON, Clerk Of The Circuit Court (SEAL) By: D. Gerace Deputy Clerk Submitted by: De Cubas & by: 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 <a href="mailto:eservice@decubaslewis.com">eservice@decubaslewis.com</a> 24-02586 July 4, 11, 202525-00684T

than Mesker, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before August 4, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose	telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK 4X DATED on June 27, 2025. Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk Jonathan Mesker, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 23-F00985 July 4, 11, 18, 25, 202525-00669T
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SECOND INSERTION	
<b>YOU ARE HEREBY NOTIFIED</b> that an action for foreclosure in connection with the following described property in Charlotte County, Florida: Unit 2124 of Palm Island Village II Condominium, together with its undivided share in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 780, Page(s) 791, as amended from time to time, and according to the plat thereof recorded in Condominium Book 4, Pages 64A through 64E, inclusive, and as thereafter amended, of the Public Records of Charlotte County, Florida.  Commonly Known As: 7500 Palm Island Drive S, Bldg. 21, Unit 2124, Placidia, FL 33946 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 J C Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court this 27 day of June, 2025. ROGER D. EATON, CLERK By: B. Lackey (SEAL) Deputy Clerk Ernest W. Sturges, Jr., Esq. GOLDMAN, TISEO & STURGES, P.A. 701 J C Center Court, Suite 3 Port Charlotte, FL 33954 July 4, 11, 202525-00670T	tiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court this 27 day of June, 2025. ROGER D. EATON, CLERK By: B. Lackey (SEAL) Deputy Clerk Ernest W. Sturges, Jr., Esq. GOLDMAN, TISEO & STURGES, P.A. 701 J C Center Court, Suite 3 Port Charlotte, FL 33954 July 4, 11, 202525-00670T

SECOND INSERTION	
<b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: <b>250000681DR</b> <b>MICHAEL MCKIM, Petitioner, v.</b> <b>HEATHER ANN KENNEDY, Respondent.</b> (IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA) TO: HEATHER ANN KENNEDY Address Unknown YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Michael McKim, Petitioner, c/o The Law Office of Eric Reyes, Esq., 18245 Paulson Dr., Suite 127, Port Charlotte, FL 33954, on or before (date at least 28 days from first publication 8/8/2025) and file the original with the clerk of this Court at 350 E. Marion Avenue, Punta Gorda, FL 33950 before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the Court to decide issues relating to dissolution of marriage, including division of marital assets, liabilities, and any other relief as the Court deems just and proper. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: July 2, 2025 CLERK OF THE CIRCUIT COURT By: C. Schmidt (SEAL) Deputy Clerk July 4, 11, 18, 25, 202525-00680T	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. <b>25-298 CP</b> IN RE: <b>ESTATE OF</b> <b>CONNIE A. EISNAUGLE, Deceased.</b> The administration of the estate of Connie A. Eisnaugle, deceased, whose date of death is December 30, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025. <b>Paul S. Eisnaugle</b> <b>Petitioner</b> Mary E. King, Esq. Attorney for Petitioner Florida Bar No. 987001 Law Office of Mary E. King, P.L. 3389 Magic Oak Lane Sarasota, FL 34232 Telephone: (941) 906-7585 Email: <a href="mailto:taxkinglawpl.com">taxkinglawpl.com</a> July 4, 11, 202525-00666T

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. <b>24002010CA</b> <b>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11, Plaintiff, vs.</b> <b>SUZANNE MCCARTHY; CHARLOTTE COUNTY, FLORIDA; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; Defendants</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated April 2, 2025, and entered in Case No. 24002010CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11 (hereafter "Plaintiff"), is Plaintiff and SUZANNE MCCARTHY; CHARLOTTE COUNTY, FLORIDA; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., are defendants. Roger D. Eaton, Clerk of the Circuit Court for CHARLOTTE, County Florida will sell to the highest and best bidder for cash Via the Internet at <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a> at 11:00 a.m., on the 31ST day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 617, OF PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2A-2Z42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the	lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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. "Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: <a href="mailto:jembury@cajis20.org">jembury@cajis20.org</a> por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711." "Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: <a href="mailto:jembury@cajis20.org">jembury@cajis20.org</a> nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711." Dated this day of 07/01/2025. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) BY B. Lackey As Deputy Clerk Van Ness Law Firm, PLC 1239 E. Newport Center Drive Suite #110 Deerfield Beach, Florida 33442 Phone (954) 571-2031 <a href="mailto:Pleadings@vanlawfl.com">Pleadings@vanlawfl.com</a> PHH19970-24/sap July 4, 11, 202525-00679T