

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Coral Creek Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE:	August 21, 2025
TIME:	1:30 p.m.
LOCATION:	Country Inn and Suites by Radisson 24244 Corporate Court Port Charlotte, Florida 33954

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units/Acre	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
Twin Villas	49	1.00	Developer Contribution	\$585.11	\$585.11
SF 40'	142	1.00	Developer Contribution	\$585.11	\$585.11
SF 50'	151	1.00	Developer Contribution	\$585.11	\$585.11
SF 60'	47	1.00	Developer Contribution	\$585.11	\$585.11
Undeveloped Land	132.69	Per Acre	Developer Contribution	\$700.50	\$700.50

** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Charlotte County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or an-

other criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to use the uniform method of collection through the County taxor for collect assessments imposed on certain developed property pursuant to Section 197.3632, Florida Statutes, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

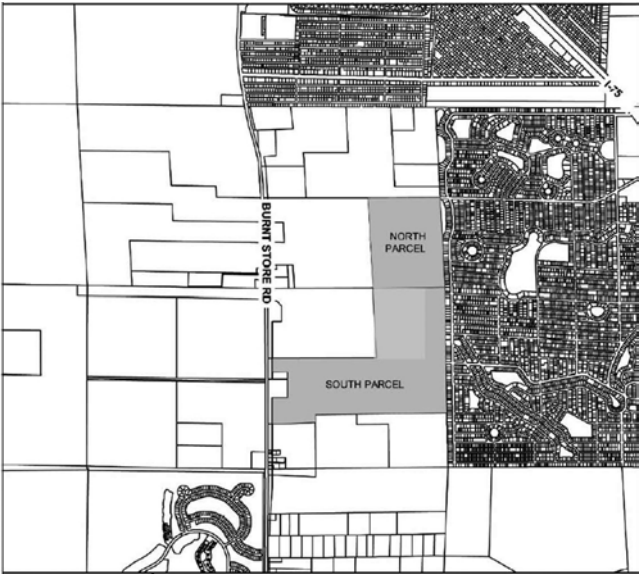
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“**District Manager's Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager



RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED

BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Board**”) of the Coral Creek Community Development District (“**District**”) has prior to June 15, 2025, approved proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, after further consideration, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget, a current copy of which is attached as **Exhibit A**, by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. DECLARING ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District's Office**,” 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the Assessments is hereby declared and set for the following date, hour and location:

DATE:	August 21, 2025
HOUR:	1:30 p.m. EST
LOCATION:	Country Inn and Suites by Radisson 24244 Corporate Court Port Charlotte, Florida 33954

3. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Charlotte County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY 2025.

ATTEST:	CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT
/s/ Chesley E Adams, Jr. Secretary	By: /s/ James McGowan Its: Chair

Exhibit A: Proposed Budget for Fiscal Year 2026 August 1, 8, 2025	25-00776T
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FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000565-CP
Division Probate
IN RE: ESTATE OF CARMELO GIUNTA 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 Carmelo Giunta, deceased, File Number 25-000565-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 32424; that the decedent's date of death was March 14, 2025; that the total value of the estate is \$19,566.59 and that the names and

addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Robin Vazquez, Trustee of the Carmelo Giunta Trust dated January 25, 2016, as Amended and Restated on February 15, 2024
6230 Scott Street, #211
Punta Gorda, FL 33950

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER

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

The date of first publication of this Notice is August 1, 2025.

Person Giving Notice:
Robin Vazquez
6230 Scott Street; #211
Punta Gorda, Florida 33950
Attorney for Person Giving Notice
Brett H. Sifrit, Esq.
Attorney for Personal Representative
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail: mbuckley@farr.com; probate@farr.com
August 1, 8, 2025 25-00779T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000599CP
Division Probate
IN RE: ESTATE OF Laren Lloyd Armstrong Deceased.

The administration of the estate of Laren Lloyd Armstrong, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Port Charlotte, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom

a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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: August 1, 2025.

Signed on this 28th day of July, 2025.
/s/James W. Pasco
James W. Pasco

Personal Representative
480 Franconian Drive East,
Frankenmuth, MI 48734

/s/ Mark Martella
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
August 1, 8, 2025 25-00769T

FIRST INSERTION

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Tuckers Pointe Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 21, 2025
TIME:	1:00 PM
LOCATION:	Country Inn and Suites 24244 Corporate Court Port Charlotte, Florida 33954

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular board meeting of the District will also be held at that 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visit-

ing the District's website at <https://tuckerspointecd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing and meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 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.

District Manager August 1, 8, 2025	25-00775T
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FIRST INSERTION

Notice of Public Auction for monies due on storage units.
Notice of Public Auction for monies due on storage units. The auction will be held on August 18, 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.

COUNTY Charlotte FACILITY 23950 Veterans Blvd Port Charlotte, FL 33954	NAME Rosa Bundy-Gilday Elizabeth Oriente Daniel Jackson BRITTNEY ROUMOU Gerthy Vincent Shevan Walker Raymond Jones Gerthy Vincent August 1, 8, 2025	UNIT 2115 2051 3003 2103 3045 5014 3012 1075	BALANCE 1290.80 387.40 152.00 260.70 1689.65 701.20 522.80 1393.00	25-00759T
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FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF MEETING OF THE DISTRICT

The Babcock Ranch Community Independent Special District (“District”) Governing Board (“Board”) will hold public hearings and a regular meeting on **August 28, 2025, at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments (“Residential Solid Waste Assessments”) to provide residential solid waste services (“Residential Solid Waste Services”) on certain benefited lands within Charlotte County portion of the District, the streets or other areas to be serviced and assessed and a geographic depiction of the property subject to such assessment is shown below, and to provide for the levy, collection and enforcement of the Residential Solid Waste Assessments. The Residential Solid Waste Services to be provided are described in the District’s most current version of the Supplemental Solid Waste Services Special Assessment Methodology Report (“Assessment Report”). The original Operating Budget was previously approved by the Board on January 25, 2018 and is supplemented annually. The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District’s Local Records Office located at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982 or by contacting the “District Manager’s Office” at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements and services for lands within the District. The Residential Solid Waste Services include the provision of single-family residential household trash and recycling services, all as more specifically described in the Assessment Report, on file and available during normal business hours at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s Assessment Report. The Assessment Report identifies the maximum rate schedule for Residential Solid Waste Assessments per each Developed Single-Family Residential Unit (as described in the Assessment Report) that is currently expected to be assessed, projected out to Fiscal Year to end on September 30, 2029. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District’s assessments will be levied against all Developed Single-Family Residential Unit within the Charlotte County portion of the District. Please consult the Assessment Report for more details.

The proposed annual schedule of assessments is as follows:

	FY 2026 Annual Assessment Rate	FY 2027 Annual Assessment Rate	FY 2028 Annual Assessment Rate	FY 2029 Annual Assessment Rate
Per Developed SF Residential Unit	\$340.58	\$357.61	\$375.49	\$394.26

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT UNIT OF DEVELOPED SF RESIDENTIAL UNIT FACTORS, AND ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed Residential Solid Waste Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Charlotte County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the noticed amount shall serve as the “maximum rate” authorized by law for Residential Solid Waste Assessments, such that no public hearing on Residential Solid Waste Assessments shall be held or notice provided in future years unless the Residential Solid Waste Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the Residential Solid Waste Assessments do not include operation and maintenance assessments or debt service assessments previously or to be levied by the District, as applicable.

The District intends to have the County Tax Collector collect the Residential Solid Waste Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District’s decision to collect Residential Solid Waste Assessments on the County tax roll does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

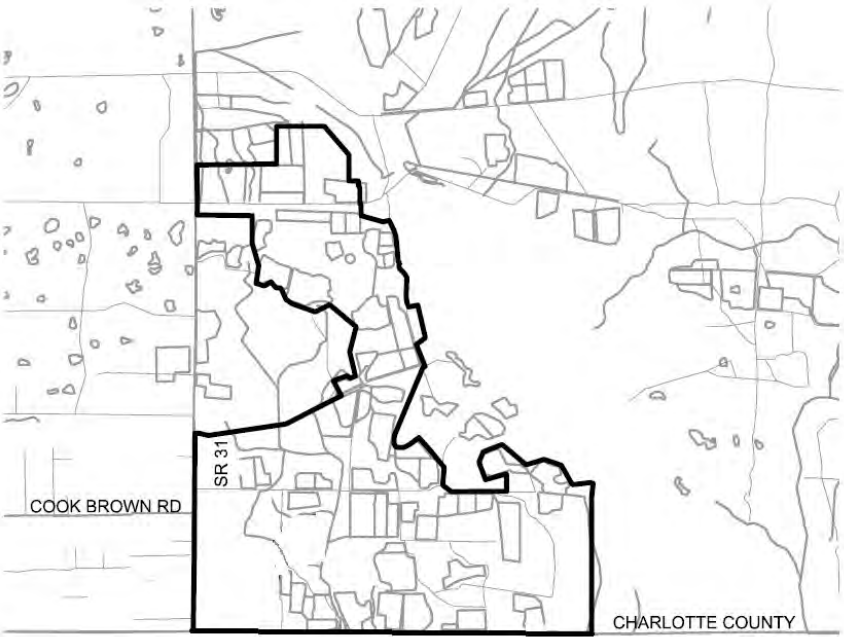
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Assessment Report, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the District Manager’s Office during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager



RESOLUTION 2025-48
A RESOLUTION OF THE GOVERNING BOARD OF THE

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE SERVICES WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE SERVICES TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Babcock Ranch Community Independent Special District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 2007-306, Laws of Florida, as amended, (the “Act”) being situated in Charlotte County and Lee County, Florida; and

WHEREAS, as provided in the Act, the special purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the District, including among other things, provision of solid waste services; and

WHEREAS, the District has entered into an Interlocal Agreement with Charlotte County, (the “Interlocal Agreement”) under which Charlotte County has amended Article II, Section 4-4-10 of its Code of Laws and Ordinances to delete the Charlotte County portion of the District from the Charlotte County Sanitation Unit and the District agreed to provide solid waste and recycling collection and disposal services for the District lands within Charlotte County; and

WHEREAS, pursuant to the Act and the Interlocal Agreement, the District entered into the Solid Waste Disposal System Lease/Option to Purchase Agreement (the “Solid Waste Agreement”) with Ecologic Waste Management, LLC, (“Ecologic”) for the operations collection, management, transportation, disposal, recycling and other processing services related to non-hazardous solid waste (the “Solid Waste Services”); and

WHEREAS, the Solid Waste Agreement provides that the District will impose fees and assessments for the provision of the Solid Waste Services; and

WHEREAS, pursuant to District Resolutions 2018-16, 2018-17, and 2018-22, as supplemented annually, the District previously levied a special assessment on developed single family residential properties (the “Residential Solid Waste Assessments”) for the annual cost of the single-family residential household trash and recycling services (the “Residential Solid Waste Services”); and

WHEREAS, because of the varying amount of solid waste generated by the multifamily residential and non-residential properties, the District has determined to adopt solid waste fees for services to those properties, rather than levying a special assessment; and

WHEREAS, the District will likewise impose any charges for additional services for single family residential properties by fee; and

WHEREAS, the District desires to update the Residential Solid Waste Assessments to provide for further extensions of projections of the Solid Waste Assessments from the Fiscal Year 2018 found in the Solid Waste Services Special Assessment Methodology Report dated February 20, 2018, (the “Original Solid Waste Assessment Report”) to Fiscal Year 2029; and

WHEREAS, the Governing Board (the “Board”) of the District hereby determines to provide the Solid Waste Services for the developed property within the Charlotte County portion of the District; and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, and establish the Solid Waste Services and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the developed single family residential property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Preliminary Supplemental Solid Waste Services Special Assessment Methodology Report dated June 6, 2025, attached hereto as Exhibit A (the “Supplemental Solid Waste Assessment Report”) and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”) and 14750 SR 31, Punta Gorda, Florida 33982 (the “District Local Records Office”); and

WHEREAS, the District hereby determines that the Residential Solid Waste Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:

1. Residential Solid Waste Assessments shall be levied to defray the cost of the Residential Solid Waste Services.
2. The Residential Solid Waste Services are described in Exhibit A, which is on file at the District Records Office and District Local Records Office.
3. The total estimated cost of the Solid Waste Services is as described in the proposed operating budget adopted by the Board on June 26, 2025 as Resolution Number 2025-46 and attached hereto and made a part hereof as Exhibit B (the “Estimated Cost”). Exhibit B is also on file and available for public inspection at the District Records Office and District Local Records Office.
4. The Residential Solid Waste Assessments will defray the cost of the Residential Solid Waste Services in an amount not to exceed \$394.26 annually per single family residential property.
5. The manner in which the Residential Solid Waste Assessments shall be apportioned and paid is set forth in Exhibit A.
6. The Residential Solid Waste Assessments shall be levied, within the District, on developed single family residential properties specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Residential Solid Waste Services and the Estimated Cost of the Services, all of which shall be open to inspection by the public.
8. The Residential Solid Waste Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Residential Solid Waste Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Residential Solid Waste Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit A hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the provision of the Solid Waste Services, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26th day of June, 2025.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/s/ Andrew Kantarzhi

Assistant Secretary

Exhibit A: Supplemental Solid Waste Services Special Assessment Methodology Report dated June 6, 2025

Exhibit B: Operating Budget

August 1, 8, 2025

/s/ William Vander May

Chairman, Governing Board

25-00782T



Types Of Public Notices

Citizen Participation Notices

- | | |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use |
| Meeting Minutes or Summaries | Creation of Special Tax Districts |
| Agency Proposals | School District Reports |
| Proposed Budgets and Tax Rates | Zoning, Annexation and Land Use Changes |

Commercial Notices

- | |
|--|
| Unclaimed Property, Banks or Governments |
| Delinquent Tax Lists, Tax Deed Sales |
| Government Property Sales |
| Permit and License Applications |

Court Notices

- | |
|---------------------------|
| Mortgage Foreclosures |
| Name Changes |
| Probate Rulings |
| Divorces and Adoptions |
| Orders to Appear in Court |

Stay Informed, It’s Your Right to Know.

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

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

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) for the Babcock Ranch Community Independent Special District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 28, 2025
TIME:	4:00 PM
LOCATION:	Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982

The first public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 189 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Acres	Units /	ERU Factor	Proposed O&M Assessment*
Residential (Dwelling Units)				
Current Development Area - Platted/Developed	7,971		1.0000	\$648.88
Current Development Area - Platted/Developed no Bonds	1,266		0.9647	\$625.96
Current Development Area - Unplatted/Undeveloped	1,863		0.1023	\$66.38
Future Development Area	1,766		0.0620	\$40.12
Non-Residential (Sq. Ft.)				
Commercial				
Current Development Area - Developed	304.848		0.2969	\$192.64
Future Development Area	2,123.056		0.0232	\$15.09
Industrial				
Current Development Area - Developed	101.313		0.0792	\$51.37
Future Development Area	532.687		0.0062	\$4.02
Hotel	360		0.0310	\$19.15
Other (Acres)				
Electric Utility	888		0.0062	\$4.02
Plant Nursery	10		0.0620	\$40.21
Undeveloped Land (Acres)	12,395.3041		0.0380	\$24.69

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT

THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by Charlotte County and/or Lee County (collectively and/or individually, “**County**”) Tax Collector on the applicable tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the applicable County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

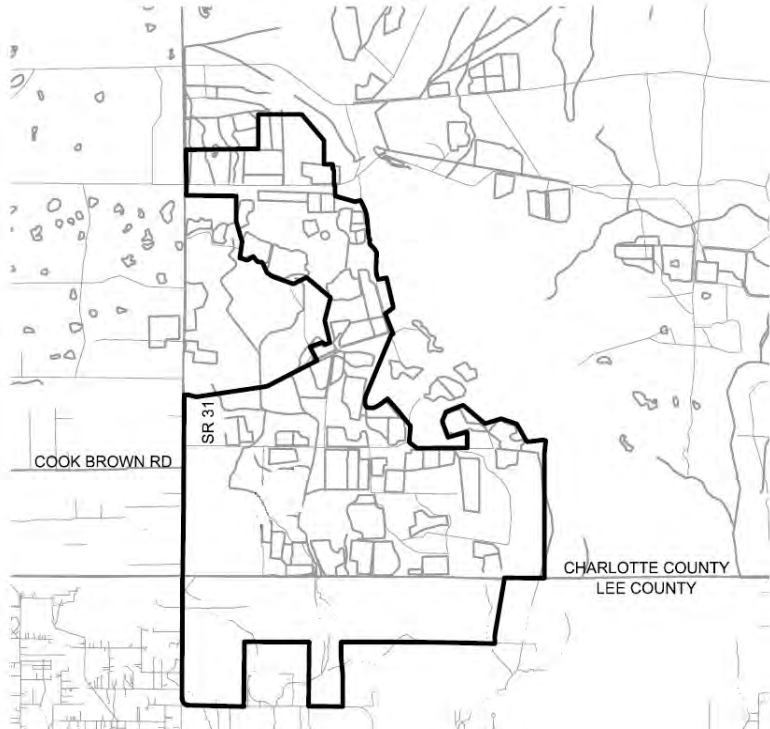
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager



August 1, 8, 2025

25-00781T



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

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



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

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

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

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



Moreover, the real digital divide for public notice is growing

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

--- ESTATE ---	
FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000592 Division Probate IN RE: ESTATE OF WILLIAM JAMES STOUT Deceased.</p> <p>The administration of the estate of William James Stout, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 August 1, 2025.</p> <p>Personal Representative: Linda K. Stout 3436 Owl Court Punta Gorda, Florida 33950 Attorney for Personal Representative: Forrest J. Bass, Esq., Attorney 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 August 1, 8, 202525-00778T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-786-CP Division PROBATE IN RE: ESTATE OF DAVID E. EASLEY A/K/A DAVID EASLEY Deceased.</p> <p>The administration of the estate of David E. Easley, deceased, whose date of death was January 31, 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.</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 August 1, 2025.</p> <p>Personal Representative: William W. Easley 726 SW A Street Richmond, Indiana 47374 Schwarz & Harris, P.A. Attorneys for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Elise V. Bouchard Florida Bar Number: 0109033 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: elise@schwarzlaw.net Secondary: e-service@schwarzlaw.net August 1, 8, 202525-00765T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000756CP Division Probate IN RE: ESTATE OF DORIS W. WHITE Deceased.</p> <p>The administration of the estate of Doris W. White, deceased, whose date of death was April 27, 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 August 1, 2025.</p> <p>Personal Representative: Donna R. Anderson 166 Broadmoor Lane Rotonda West, Florida 33947 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 August 1, 8, 202525-00780T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-672 Division Probate IN RE: ESTATE OF GEORGE C. CUNNINGHAM, Deceased.</p> <p>The administration of the estate of GEORGE C. CUNNINGHAM, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 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 THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <p>Personal Representative: Veronica Cunningham, a/k/a Veronica R. Seleska 1204 111th Street East Bradenton, FL 34212 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 201 W. Marion Avenue, Suite 1209 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz August 1, 8, 202525-00762T</p>	<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</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 date of first publication of this notice is August 1, 2025.</p> <p>Personal Representative: Veronica Cunningham, a/k/a Veronica R. Seleska 1204 111th Street East Bradenton, FL 34212 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 201 W. Marion Avenue, Suite 1209 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz August 1, 8, 202525-00762T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP000662 Division Probate IN RE: ESTATE OF JORGE E. VIDAL Deceased.</p> <p>The administration of the estate of Jorge E. Vidal, 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 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.</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 August 1, 2025.</p> <p>Personal Representative: Jacquelyn Harstad 16087 Herons View Drive Alva, Florida 33920 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 August 1, 8, 202525-00766T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000729CP IN RE: ESTATE OF JUDITH LEE LOWRY, Deceased.</p> <p>The administration of the estate of JUDITH LEE LOWRY, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>	<p>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.</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: August 1, 2025.</p> <p>MARY E. PHILLIPS SEHRING Personal Representative 35880 Hilnick Drive Punta Gorda, FL 33982 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 Secondary Email: jriviera@hnh-law.com August 1, 8, 202525-00786T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000810-CP Division: PROBATE IN RE: ESTATE OF LOVELLE LYNN MEESTER, A/K/A LOVELLE L. MEESTER, Deceased.</p> <p>The administration of the estate of Lovelle Lynn Meester, a/k/a Lovelle L. Meester, deceased, whose date of death was October 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 co-personal representatives 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 co-personal representatives have 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,</p>	<p>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 August 1, 2025.</p> <p>Co-Personal Representatives: Vonda R. Skow 11030 Mississippi Blvd. Unit #318 Coon Rapids, MN 55433 Laura L. Anton 1403 Minnehaha Avenue W. Saint Paul, MN 55104 Cheyenne R. Young Attorney for Co-Personal Representatives 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 August 1, 8, 202525-00771T</p>

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Business Observer

ACTIONS / SALES

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 25-969-CA FEDERICO STOPA HOLDINGS, LLC, as Trustee of the Harbour Sunset Court Land Trust, Plaintiff, v. ROTONDA SANDS TRUST, an unincorporated business trust organization, and JOHN MALCOLM LEOPARD, Defendants. STATE OF FLORIDA To: ROTONDA SANDS TRUST, an unincorporated business trust organization JOHN MALCOLM LEOPARD YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:</p> <div><div>HBH 011 235A 0019 HRBR HTS SEC 11 PART 3 REP BLK 235-A LT 19 Parcel ID: 402310180008 HBH 011 235A 0019 HRBR HTS SEC 11 PART 3 REP BLK 235 A LT 18 Parcel ID: 40231018007 HGH SEC 14 BLK 256 LT 29 2743/1795 3002/1 Parcel ID: 402310101023</div><div></div></div>	
<p>has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before 9-2-25 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 28 day of July, 2025.</p> <div><div>CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk</div><div>Aug. 1, 8, 15, 22, 202525-00774T</div></div>	
FIRST INSERTION	

<p>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 INTEREST 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 Order Granting Motion to Reschedule Foreclosure Sale dated July 25, 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 at 11:00 A.M. on November 17, 2025 the fol-</p>	
<p>lowing described property:</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 07/28/2025.</p> <div><div>Roger D. Eaton, Clerk of Circuit Court (SEAL) By: B. Lackey Deputy Clerk of Court</div><div>August 1, 8, 202525-00773T</div></div>	
FIRST INSERTION	

<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA 2023 CA 003326 UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, VS. TERESA M. PEREZ; TODD A. CAREFOOT; UNKNOWN SPOUSE OF TERESA M. PEREZ; LAKE RIO TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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 Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 14, 2025 in Civil Case No. 2023 CA 003326, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, UNITED WHOLESALE MORTGAGE, LLC. is the Plaintiff, and TERESA M. PEREZ; TODD A. CAREFOOT; UNKNOWN SPOUSE OF TERESA M. PEREZ; LAKE RIO TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA- SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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</p>	
<p>SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on September 15, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>UNIT 703, LAKE RIO TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 45A AND 45B, OF THE PUBLIC RECORDS OF 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>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 07/28/2025.</p> <div><div>CLERK OF THE COURT Roger D. Eaton (SEAL) B. Lackey Deputy Clerk</div><div>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 1184-1922B August 1, 8, 202525-00772T</div></div>	

<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23002368CA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DONALD PELLETTIER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 30, 2025 in Civil Case No. 23002368CA of the Circuit Court of the TWENTIETH JUDICIAL</p>	
FIRST INSERTION	

<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 24000280CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ALMA E. THAXTON REVOCABLE TRUST, DATED JULY 19, 2000, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/28/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:</p> <p>Lot 12, Block 125, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Pages 15A-15Z18 of the Public Records of Charlotte County, Florida.</p>	
<p>Commonly known as: 34 Cockatiel Way, Placida, FL 33946 In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on August 15, 2025, at 11:00 A.M. A copy of this notice shall be published in the Business Observer.</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 in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this day of 07/29/2025.</p> <div><div>By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court</div><div>August 1, 8, 202525-00785T</div></div>	
FIRST INSERTION	

<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CA-000093 MARCIA COLE Plaintiff, v. DOUGLAS COLE, AUDREY COLE, NOEL S. COLE JR., RECARDO COLE, and SHARON COLE, Defendants. TO: RECARDO COLE and SHARONE COLE YOU ARE HEREBY NOTIFIED of an action for Partition of Real Property has been filed in regard to the following property:</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 Commonly known as: 17311 Harris Avenue, Port Charlotte, FL 33948. Parcel ID No: 402113257003 RECARDO COLE and SHARON COLE have been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, ZOECKLEIN LAW, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile</p>	
<p>813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property.</p> <p>If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, ZOECKLEIN LAW, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone: (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>DATED at Charlotte County, Florida on this date: July 8, 2025.</p> <div><div>Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk</div><div>August 1, 8, 15, 22, 202525-00767T</div></div>	
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 August 19, 2025 at 10AM		
Occupant Name	Unit	Description of Property
Matt Hoosier	01010	Household Items
Marilyn Butler	07016	Household Items
Paul M Ryniec	10075	Household Items
Paul Ryniec	10075	Household Items
Marshall M Lane	11041	Household Items
Marshall Lane	11041	Household Items
Dorika Edmond	11050	Household Items
Kathleen Papaleo	11109	Household Items
Nicola Baker	11131	Household Items
Nicola A Baker	11131	Household Items
Dave Fowler	12004	Household Items
David Fowler	12004	Household Items
August 1, 8, 2025		25-00761T

<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25000523CA Regions Bank d/b/a Regions Mortgage Plaintiff, vs. Spouse of Pamela J. Monnier; Unknown Pamela J. Monnier; Unknown Spouse of Pamela J. Monnier; Burnt Store Meadows Property Owner's Association, Inc.; North State Bank Defendants. TO: Pamela J. Monnier and Unknown Spouse of Pamela J. Monnier Last Known Address: 7227 N Plum Tree, Punta Gorda, FL 33955 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:</p> <p>LOT 5, BLOCK 378, PUNTA GORDA ISLES, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 4-A THROUGH 4-Q., PUBLIC RECORDS OF CHARLOTTE COOUNTY, FLORIDA.</p>	
<p>Address: 5153 Chaves Cir, Port Charlotte, FL 33948 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>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 07/29/2025.</p> <p>Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: D. Gerace (SEAL)</p>	
<p>McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 23-06534FL August 1, 8, 202525-00784T</p>	
FIRST INSERTION	

<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25000523CA Regions Bank d/b/a Regions Mortgage Plaintiff, vs. Pamela J. Monnier; Unknown Spouse of Pamela J. Monnier; Burnt Store Meadows Property Owner's Association, Inc.; North State Bank Defendants. TO: Pamela J. Monnier and Unknown Spouse of Pamela J. Monnier Last Known Address: 7227 N Plum Tree, Punta Gorda, FL 33955 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:</p> <p>LOT 5, BLOCK 378, PUNTA GORDA ISLES, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 4-A THROUGH 4-Q., PUBLIC RECORDS OF CHARLOTTE COOUNTY, FLORIDA.</p>	
<p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before August 28, 2025, and and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED on 7/23/2025.</p> <div><div>Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk</div><div>File # 24-F02395 August 1, 8, 202525-00763T</div></div>	
FIRST INSERTION	

<p>CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000614CA DIVISION: CIRCUIT CIVIL SELENE FINANCE LP, Plaintiff, vs. JAMIE NICOLE BARNES F/K/A JAIME NICOLE STRATICO A/K/A JAIME N. STRATICO, A/K/A JAIME NICOLE STRATICO A/K/A JAMIE N. STRATICO; et. al., Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on May 23, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on August 22, 2025 at 11:00 a.m., at www.charlotte.realforeclose.com:</p> <p>LOT 18, BLOCK 1286, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA</p> <p>Property Address: 23221 Elmira Boulevard, Punta Gorda, FL 33980 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED AMERICANS WITH DISABILITIES ACT.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 07/24/2025.</p> <div><div>ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT (SEAL) By: B. Lackey Deputy Clerk</div><div>KELLEY L. CHURCH, ESQUIRE QUINTAIROS, PRIETO, WOOD & BOYER, P.A. 255 SOUTH ORANGE AVENUE, SUITE 900 ORLANDO, FL 32801 SERVICECOPIES@QPWBLAW.COM ATTORNEY FOR PLAINTIFF Matter No.: FL-004618-24 Case No.: 24000614CA August 1, 8, 202525-00768T</div></div>	
FIRST INSERTION	

FIRST INSERTION	
<p>NOTICE OF PUBLIC SALE The following personal property of ANA MARIA GRILLI and MOHAMED CHAFIK will, on August 13, 2025, at 10:00 a.m., at 701 Aqui Esta Drive, Lot #190, Punta Gorda, Charlotte County, Florida 33950; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:</p> <p>1989 SPEC MOBILE HOME, VIN: FLFLJ70A16559SE, TITLE NO.: 0047835204 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-2410) August 1, 8, 202525-00764T</p>	
FIRST INSERTION	

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY			
Please take notice SmartStop Self Storage located at 3811 Tamiami Trl Punta Gorda, FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/21/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.			
Rachel Kline	446	Boxes, Furniture, Clothing	
Lisa Calderon	2602	Boxes, Bags	
Gretchen Skiba	2108	Furniture, Boxes	
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 August 1, 8, 202525-00760T			

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-809
IN RE: ESTATE OF
ROLAND J. VERTEFEUILLE,
Deceased.

The administration of the estate of ROLAND J. VERTEFEUILLE, deceased, File No. 25-CP-809, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000833CP
IN RE: ESTATE OF
LANCE DANIEL GILBERT

The administration of the estate of LANCE DANIEL GILBERT, deceased, whose date of death was July 28, 2024; File Number 25000833CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000709CP
IN RE: ESTATE OF
STEVE A. BARNA,
A/K/A STEPHEN A. BARNA

The administration of the estate of STEVE A. BARNA, A/K/A STEPHEN A. BARNA, deceased, whose date of death was February 8, 2025; File Number 25000709CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, 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

OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claim with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 25, 2025.

Personal Representative:
Christina Roberge
13234 Eleanor Avenue
Port Charlotte, FL 33953
Attorney for Personal Representative:
Judy A. Romano
Florida Bar No. 881200
6719 Winkler Rd., Suite 118
Ft. Myers, Florida 33919
Telephone: (239) 437-5378
July 25; August 1, 2025 25-00730T

NOTICE.

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

NOTWITHSTANDING THE TIME 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 25, 2025.

CHRISTINE MARIE GILBERT
Personal Representative
13528 Isabell Ave.
Port Charlotte, FL 33981
Derek B. Alvarez, Esquire - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire - FBN 65928
WCM@GendersAlvarez.com
GENDERS ALVAREZ
DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744 Fax: (813) 254-5222
Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com
July 25; August 1, 2025 25-00758T

THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 25, 2025.

JESSICA NICOLE REIDY
Personal Representative
7616 Pine Lake Blvd.
Port Saint Lucie
Derek B. Alvarez, Esquire - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire - FBN 65928
WCM@GendersAlvarez.com
GENDERS ALVAREZ
DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com
July 25; August 1, 2025 25-00734T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-806-CP
Division: PROBATE
IN RE: ESTATE OF
MARY W. PRICE
Deceased.

The administration of the estate of MARY W. PRICE, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-000793-CP
Division: PROBATE
IN RE: ESTATE OF
KAREN A. WEBB,
Deceased.

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000585CP
IN RE: ESTATE OF
BRENDA LOU LANE,
Deceased.

The administration of the Estate of BRENDA LOU LANE, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 THIS NOTICE.

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 25, 2025.

Personal Representative:
CHERYL L. HUBERT
7525 Mikasa Drive
Punta Gorda, Florida 33950
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
July 25; August 1, 2025 25-00731T

THIRD INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PERSONAL PROPERTY
IN THE COUNTY COURT OF
CHARLOTTE COUNTY, FLORIDA
Case No: 25000193CC

Ally Bank
v.
Terence Elliott Blackshear
Defendant(s).

TO: Terence Elliott Blackshear: 17204 Bullhorn Cir, Punta Gorda, FL 33982
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Charlotte County, Florida, more particularly described as follows:
2019 Chevrolet Silverado
2500HD (VIN No: 2GB-2CREG0K1214850)
This action has been filed against you and you are required to serve a copy

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000760CP
Division Probate
IN RE: ESTATE OF
DEBORAH D. BUSQUE
Deceased.

The administration of the estate of Deborah D. Busque, deceased, whose date of death was April 6, 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 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,

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-000758
IN RE: ESTATE OF
ANTHONY LOUIS
D'AMBROSIO, JR.
A/K/A ANTHONY D'AMBROSIO
Deceased.

The administration of the estate of Anthony Louis D'Ambrosio, Jr. a/k/a Anthony D'Ambrosio, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 309 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,

of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 11 day of July, 2025.

Circuit and County Courts
By: D. Gerace (SEAL)
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-332402 RP01 AYL
July 18, 25; August 1, 8, 2025
25-00712T

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 25, 2025.

Personal Representative:
Michael A. Busque
12901 Lower River Blvd
Orlando, Florida 32828
Attorney for Personal Representative: T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
July 25; August 1, 2025 25-00745T

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 25, 2025.

Personal Representative:
Denise A. Legenstein
1506 Meadowbrook Lane
West Chester, Pennsylvania 19380
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 25; August 1, 2025 25-00735T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court.
- A file copy of your delivered affidavit will be sent to you.




1/4/2024

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com



1/4/2024

ACTIONS / SALES

SECOND INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY</p> <p>THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 25738CA</p> <p>NEW VISTA PROPERTIES, INC., a Florida Corporation,</p> <p>Plaintiff, vs.</p> <p>YULISSA POLLO BALTAZAR,</p> <p>her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF YULISSA POLLO BALTAZAR,</p> <p>Defendants.</p>	<p>TO: YULISSA POLLO BALTAZAR, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF YULISSA POLLO BALTAZAR:</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:</p> <p>Lot 2, Block 2846, Port Charlotte Subdivision, Section Forty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61A through 61G, of the Public Records of Charlotte County, Florida</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC</p>

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA.</p> <p>CIVIL DIVISION</p> <p>CASE NO.</p> <p>082024CA002391000101</p> <p>WILMINGTON SAVINGS FUND SOCIETY,FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I,</p> <p>Plaintiff, vs.</p> <p>WAYNE HENDRYX; VONDA HENDRYX; UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN SPOUSE OF ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; CHARLOTTE COUNTY, FLORIDA; CACH, LLC; JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 1, 2025, and entered in Case No. 082024CA002391000101 of the Circuit Court in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL</p>	<p>CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I is Plaintiff and WAYNE HENDRYX; VONDA HENDRYX; UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; CHARLOTTE COUNTY, FLORIDA; CACH, LLC; JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose.com, 11:00 a.m., on October 1, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 433, SOUTH PUNTA GORDA HEIGHTS, 8TH ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGES 6A THROUGH 6D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>TOGETHER WITH THAT CERTAIN 1984 SKYLINE MOBILE HOME; VIN NUMBER(S): 25650148AT AND 25650148BT, TITLE NUMBER(S): 22642751 AND 22642750, PERMANENTLY AFFIXED TO THE LAND.</p> <p>ANY PERSON CLAIMING AN IN-</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 4TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE NO.: 24002333CA</p> <p>EF MORTGAGE LLC,</p> <p>Plaintiff, v.</p> <p>STAY PORT CHARLOTTE 2, LLC, a Florida Limited Liability Company; MDA INVERSIONES SPA, a Chilean Company; SAIVAY CONSTRUCTION, INC.;</p> <p>UNKNOWN TENANT #1; UNKNOWN TENANT #2,</p> <p>Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 10, 2025 entered in Civil Case No. 24002333CA in Circuit Court of the Charlotte Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and STAY PORT CHARLOTTE 2, LLC, a Florida Limited Liability Company; MDA INVERSIONES SPA, a Chilean Company are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 4, 2025 the following described property as set forth in said Final Judgment, to-wit</p> <p>PARCEL 1:</p> <p>LOT 24, BLOCK 1278, PORT CHARLOTTE SUBDIVISION, SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>a/k/a 3479 Mentone Street, Port Charlotte, FL 33980</p> <p>PARCEL 2:</p>	<p>FLORIDA.</p> <p>a/k/a 23203 Ameche Avenue, Port Charlotte, FL 33980</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>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>07/17/2025</p> <p>Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) Brittany Lackey DEPUTY CLERK OF COURT</p> <p>Submitted By: Jordan Wainstein Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 3087.000199 July 25; Aug. 1, 2025 25-00739T</p>

SECOND INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY</p> <p>THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION</p> <p>CASE NO.: 25732CA</p> <p>NEW VISTA PROPERTIES, INC., a Florida Corporation,</p> <p>Plaintiff, vs.</p> <p>LUIS BRAVO, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF LUIS BRAVO,</p> <p>Defendants.</p> <p>TO: LUIS BRAVO, his devisees, grant-</p>	<p>through, under or against the Estate of Katherine Deschamp a/k/a Katherine A. Deschamp a/k/a Katherine Ann Deschamp, Deceased; Francis Joseph Costello III a/k/a Francis J. Costello III a/k/a Francis Joseph Costello a/k/a Francis Costello; Kevin W. Costello; Adam Costello; Midland Funding LLC; Nicole Anne Stephenson a/k/a Nicole A. Stephenson a/k/a Nicole Anne Pytel; William Francis Pytel a/k/a William F. Pytel Jr. a/k/a William F. Pytel a/k/a William Pytel; Phillip Joseph Pytel a/k/a Phillip J. Pytel are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 3rd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 29, BLOCK 339, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE(S) 12A THRU 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>TAX ID: 402218201004</p>

SECOND INSERTION	
<p>ees, 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, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF LUIS BRAVO:</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:</p> <p>Lot 10, Block 2440, Port Charlotte Subdivision, Section Twenty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22A through 22G, inclusive, of the Public Records of Charlotte County, Florida</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is</p>	<p>Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of this Court July 22, 2025.</p> <p>ROGER D. EATON CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk</p> <p>Albert J. Tiseo, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 atiseo@gtslawfirm.com lbaird@gtslawfirm.com 941-625-6666 July 25; August 1, 2025 25-00752T</p>

ACTIONS / SALES

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE No. 24000513CA BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. MANUEL F. TORRES, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 14, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on 09/24/2025, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property: LOT 61, LEMON BAY ISLES, PHASE III, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGES 53A THROUGH 53G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH A 1989 MOBILE HOME WITH VIN #S 2D10176AAND 2D10176B Any person claiming an interest in	the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Date: 07/22/2025 Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk of the Court Prepared by: Tromberg, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 23-001539/24000512CA/PHH July 25; August 1, 2025	25-00748T

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24000174CA SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. KATHRYN BARKER A/K/A KATHRYN JOHNSON-BARKER A/K/A KATHY BARKER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 21, 2025 in Civil Case No. 24000174CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and Kathryn Barker a/k/a Kathryn Johnson-Barker a/k/a Kathy Barker, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of August, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 39, Block 1175, Port Charlotte Subdivision, Section 39, according to the plat thereof recorded in Plat	Book 5, Page 43, of the Public Records of Charlotte County, Florida. Address: 126 Leland St SE, Port Charlotte, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 07/17/2025. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Deni Gerace (SEAL) McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 23-07623FL July 25; August 1, 2025	25-00737T

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000443CP Division Probate IN RE: ESTATE OF CHARLES T. NESMITH Deceased. The administration of the estate of Charles T. Nesmith, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 25, 2025. Personal Representative: Jennifer McCullough 8046 Grand Avenue Little Gasparilla Island, Doc 3, Placida, Florida 33946 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 July 25; August 1, 2025	25-00733T

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 on Thursday the 14th day of August, 2025 at 11:00 AM. Said property is iStorage, 7001 Gasparilla Road, Port Charlotte, FL, 33981 Charlotte County Silas Wells 520 miscellaneous household items. Matthew Halt 553 miscellaneous household 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 25; August 1, 2025	25-00757T	

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25000817CA MSK FLORIDA INVESTMENTS LLC, Plaintiff, vs. PETRIN ROSBACH, Defendant, TO: PETRIN ROSBACH, and all others claiming by, through and under PETRIN ROSBACH YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 21, Block L, Peace River Shores Unit 7, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 7-A and 7-B, of the Public Records of Charlotte County, Florida. a/k/a 29358 Lillis St, Punta Gorda, FL 33982. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before August 22, 2025, and file the original with the Clerk of this Court	either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 17 day of July 2025. Clerk of the Circuit Court (SEAL) By: B. Lackey As Deputy Clerk J.D. Manzo Manzo & Associates, P.A., Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814 telephone number (407) 514-2692 July 25; Aug. 1, 8, 15, 2025 25-00736T	

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25000526CA Fifth Third Bank, N.A. Plaintiff, vs. The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Catherine Ailes, Deceased; et al Defendants. TO: Robert William Ailes a/k/a Robert W. Ailes Last Known Address: 647 Wears Valley Rd Apt 8, Pigeon Forge, TN 37863 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 104, HAMMOCKS AT WEST PORT PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 16-A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 July 25; August 1, 2025	33634, within thirty (30) days of the first date of publication on or before August 22, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on July 17, 2025. Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-FO0517 July 25; August 1, 2025	25-00738T

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000655-CP IN RE: ESTATE OF PATRICIA SUE HART Deceased. The administration of the Estate of Patricia Sue Hart, deceased, whose date of death was March 12, 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 25, 2025. Personal Representative: Richard A. Hart 2029 Chesterfield Drive NE Atlanta, Georgia 30345-3703 Attorney for Personal Representative: Cyrus Malhotra, Esq. Attorney Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary: cortney@FLprobatesolutions.com July 25; August 1, 2025	25-00754T

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 on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 6221 Marlympia Way, Punta Gorda, FL, 33950 Stackfleet Logistics Stackfleet Logistics G239 Stereo, vacuum, clothing, furniture, speakers, tool box, fishing and reel, totes, shoes, gas can, water jug, boxes. 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 25; August 1, 2025	25-00756T	

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024 CA 002349 LARRY D. RUSSELL and JULIE E. RUSSELL Plaintiffs, vs. BARBARA PUGH AKA BARBARA MAE PUGH, and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DEFENDANT, BARBARA PUGH, WHO IS NOT KNOWN TO BE EITHER DEAD OR ALIVE, Defendants. To: BARBARA PUGH AKA BARBARA A PUGH AKA BARBARA MAE PUGH, Last known address: 22 Cherrywood Lane Inisfill, Ontario, Canada L9S1M6 CN 88888 THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DEFENDANT, BARBARA PUGH, WHO IS NOT KNOWN TO BE EITHER DEAD OR ALIVE, Last known address: 1311 Blue Heron Drive Englewood FL, 34224 You are notified that an action for declaratory judgment has been filed against you with regard to the following property in Charlotte County, Florida: Lot 48, Block B, Holiday Mobile Estates, 3rd Addition accord-	ing to the plat thereof recorded In Plat Book 13, Page 30, of the Public Records of Charlotte, Florida. Together with 1979 SHER mobile home, identification number 13002593A, title number 16784172 and identification number 13002593B, title number 16784173, being 36 feet in length. and you are required to serve a copy of your written defenses, if any to it on Brandon M. Henderson, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, by August 25, 2025 and file the original with the Clerk of this court either before service upon 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 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 May, 2025. Clerk of The Circuit Court (SEAL) By: B. Lackey As Deputy Clerk July 25; Aug. 1, 8, 15, 2025 25-00746T	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24001563CA DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT STEELE, DECEASED, et al., Defendants. NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on August 14, 2025, at 11:00 EST at www.charlotte.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Charlotte County, Florida: LOT 9, BLOCK 332, PORT CHARLOTTE SUBDIVISION, SECTION 21, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12-A THRU 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL IDENTIFICATION	NUMBER: 402218230009 PROPERTY ADDRESS: 2094 CARPETGREEN STREET, PORT CHARLOTTE, FL 33948 pursuant to a Final Judgment of Foreclosure entered in Case No. 24001563CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the style of which is indicated above. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS MY HAND and seal of this Court on 07/17/2025. Roger D. Eaton Clerk of the Circuit Court By: B. Lackey (SEAL) Deputy Clerk Law Offices of Damian G. Waldman, Esq. PO Box 5162, Largo, FL 33779 service@dwaldmanlaw.com; 727-538-4160; July 25; Aug. 1, 2025	25-00741T

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000891CA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEVEN R. BUESCHER A/K/A STEVEN RAY BUESCHER, DECEASED; GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). TO: Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Steven R. Buescher a/k/a Steven Ray Buescher, deceased 13440 Muriel Avenue Port Charlotte, Florida 33981 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida: LOT 13, BLOCK 4307, PORT CHARLOTTE SUBDIVISION, SECTION 66, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 4A THRU 4G OF THE PUBLIC	RECORDS OF CHARLOTTE COUNTY, FLORIDA. Street Address: 13440 Muriel Avenue, Port Charlotte, Florida 33981 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated on July 22, 2025. Roger D. Eaton Clerk of said Court By: B. Lackey (SEAL) As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400233 July 25; August 1, 2025	25-00749T