

CHARLOTTE COUNTY LEGAL NOTICES



WE
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TIME



Email your Legal Notice

legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

PUBLIC SALES / ESTATE

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Venomous Beauty located at 19669 Cochran Blvd in the City of Port Charlotte, Charlotte County, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of August, 2025.
Bewitching Beauty Bar LLC
Heather Burbank
August 8, 2025

25-00813T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY
FLORIDA
PROBATE DIVISION
Case No. 25000738CP
IN RE: ESTATE OF
CAROL HOPE PALMER
a/k/a CAROL H. PALMER
a/k/a CAROL G. PALMER,
Deceased.

The administration of the estate of CAROL HOPE PALMER a/k/a CAROL H. PALMER a/k/a CAROL G. PALMER, deceased, whose date of death was December 16, 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 August 8, 2025.
Personal Representative:
/s/Cheryl Lynn Sabal
CHERYL LYNN SABAL
314 Northview St.
Port Charlotte, Florida 33954
Attorney for Personal Representative:
/s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail: lmintz@gbclaw.com
August 8, 15, 2025

25-00819T

FIRST INSERTION

FIRELIGHT EAST 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 Firelight East Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 28, 2025
TIME: 1:30 p.m.
LOCATION: 4161 Tamiami Trail, Building 5, Unit 501
Port Charlotte, Florida 33952

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 the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://firelighteastcdd.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the public hearing 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 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 8, 15, 2025

25-00804T

FIRST INSERTION

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES,

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name Farah & Farah | Port Charlotte Personal Injury & Car Accident Lawyers, located at 10 West Adams Street, in the city of Jacksonville, FL, 32202, in the County of Charlotte, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida. OWNER: Farah & Farah, P.A.
August 8, 2025

25-00794T

FIRST INSERTION

THE COVE AT ROTONDA 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 Cove at Rotonda Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 28, 2025
TIME: 2:30 p.m.
LOCATION: Punta Gorda Charlotte Library
401 Shreve St.
Punta Gorda, Florida 33950

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 the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://thecoveatrotondacdd.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the public hearing 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 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 8, 15, 2025

25-00806T

FIRST INSERTION

FIRELIGHT 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 Firelight Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 28, 2025
TIME: 1:30 p.m.
LOCATION: 4161 Tamiami Trail, Building 5, Unit 501
Port Charlotte, Florida 33952

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 the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://firelightcdd.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the public hearing 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 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 8, 15, 2025

25-00805T

Who benefits from legal notices?

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

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



ESTATE

FIRST INSERTION		
NOTICE TO CREDITORS The administration of the Estate of TIFFANY DIANE BLACKBURN, deceased, whose date of death was February 16, 2024, File Number 24-CP-1300 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 name and address 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 within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME 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 other persons having claims or demands against the decedent's estate must file their claims within this Court		
FIRST INSERTION		

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001133-CP
IN RE: ESTATE OF GERTRUDE ELIZABETH AUSTIN Deceased.

TO: Annif Woolery, Orange Hill MT, West Moreland, P.O. Negril Jamaica, email: Unknown
Mark Woolery, West Moreland, Jamaica, email: unknown
Merrill Woolery, West Moreland, Jamaica, email: unknown
Richard Woolery, West Moreland, Jamaica, email: unknown
Courtney Woolery, Harlem, New York, email: unknown
Traci Woolery, unknown; email: unknown
Jusenta Woolery, deceased, unknown; email: unknown

YOU ARE NOTIFIED that a Petition for Administration, Inventory, Notice of

WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is August 8, 2025.

WILLIAM TYLER WARD, Personal Representative,
12205 Maltz Ave., Apt. A,
Port Charlotte, FL 33981

RICHARD M. MARCHEWKA, ESQ.,
attorney for the
Personal Representative,
Florida Bar Number 0603120
1601 Jackson Street, Suite 203
Fort Myers, FL 33901
(239) 337-1777
August 8, 15, 2025 25-00808T

Administration, and Petition to Determine Homestead Status of Real Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Jeffrey R. Kuhns, Esq.
Kuhns Law Firm, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950

on or before Friday, September 12, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 5th day of August, 2025.

First publication on August 8, 2025.

Clerk of Court,
Charlotte County, Florida
(SEAL) By: K. Davis
As Deputy Clerk
Aug. 8, 15, 22, 29, 2025 25-00816T

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 25 CP 881 IN RE: ESTATE OF MARK ALOYSIUS MULLEN V a/k/a MARK ALLOYSIOUS MULLEN V a/k/a MARK A. MULLEN a/k/a MARK MULLEN Deceased. The administration of the Estate of Mark Aloysius Mullen V a/k/a Mark Alloysious Mullen V a/k/a Mark A. Mullen a/k/a Mark Mullen, deceased, File Number 25 CP 881, 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 petitioner and the petitioner's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must tile their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF		
FIRST INSERTION		

THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is August 8, 2025.

Petitioner:
Dianna L. Mullen
3435 Boston Harbor Road NE
Olympia, Washington 98506

Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
contact@nathandoughertylaw.com
August 8, 15, 2025 25-00795T

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-779-CP Division: Probate IN RE: ESTATE OF GERALD EARL TOLLE A/KA GERALD TOLLE Deceased. The administration of the estate of Gerald Earl Tolle a/k/a Gerald Tolle, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,		
FIRST INSERTION		

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 August 8, 2025.

Personal Representative:
Amy Lin, Trust Officer
BMO Private Wealth / BMO Trust Company
1600 Carling Ave, Suite 410
Ottawa, Canada K1Z 1B4
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
August 8, 15, 2025 25-00809T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-885-CP Division Probate IN RE: ESTATE OF Marlene Kay Harkey Deceased. The administration of the estate of Marlene Kay Harkey, deceased, whose date of death was July 9, 2025 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Av-		
FIRST INSERTION		

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 CP 879
IN RE: ESTATE OF RICHARD LOREN CAIN Deceased.

The administration of the estate of Richard Loren Cain, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

enue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 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 August 8, 2025.

Personal Representative:
Catherine Cain
171 Long Meadow Lane
Rotonda West, Florida 33947
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
contact@nathandoughertylaw.com
August 8, 15, 2025 25-00807T

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24001726CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NMLT 2021-INV1 TRUST Plaintiff(s), vs. KCAP RE FUND II LLC Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 16, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of September, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 9, BLOCK 2135, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 41-A THROUGH 41-H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 4423 Albacore Circle, 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. 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. 7/30/2025 Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: B. Lackey Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-004234-1 August 8, 15, 2025 25-00789T		
FIRST INSERTION		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 25000485CP Division: Probate IN RE: ESTATE OF DENNIS EDMUND QUINN Deceased. The administration of the estate of DENNIS EDMUND QUINN, deceased, File Number: 25000485CP, 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 East 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. 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.		
FIRST INSERTION		

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.

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

The date of first publication of this notice is: August 8, 2025.

Personal Representative
Kyle Michael Quinn
420 California
North Enid, OK 73701
(210) 243 2432
Attorney for Personal Representative
Alessandra Dumenigo, Esq.
Florida Bar number: 1034800
The Florida Probate & Family Law Firm
2600 S. Douglas Rd., Suite 502
Coral Gables, FL 33134
305-677-5119
alessandra@flpfl.com
August 8, 15, 2025 25-00788T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000818-CP IN RE: ESTATE OF CHARLOTTE M. MENZ, deceased The administration of the estate of CHARLOTTE M. MENZ, deceased, whose date of death was December 9, 2023, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
FIRST INSERTION		

NOTICE TO CREDITORS OF FORMAL ADMINISTRATION
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000818-CP
IN RE: ESTATE OF CHARLOTTE M. MENZ, deceased

The administration of the estate of CHARLOTTE M. MENZ, deceased, whose date of death was December 9, 2023, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

DEATH IS BARRED.

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Michael Brian Harkey
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 03611150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
August 8, 15, 2025 25-00811T

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000828-CP IN RE: ESTATE OF THEODORE E. PRATT Deceased. The administration of the estate of Theodore E. Pratt, deceased, whose date of death was June 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 name and address 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.		
FIRST INSERTION		

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000828-CP
Division: Probate
IN RE: ESTATE OF THEODORE E. PRATT Deceased.

The administration of the estate of Theodore E. Pratt, deceased, whose date of death was June 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Paul Million
477 Strasburg Drive
Port Charlotte, Florida 33954
Attorney for Personal Representative:
Jeffrey Briscoe, Esq.
Florida Bar No. 0127501
3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
E-mail: jeff@jeffbriscoe.com
August 8, 15, 2025 25-00814T

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 25000777CP Division: Probate IN RE: ESTATE OF WILLIAM M. MULLINS Deceased. The administration of the estate of WILLIAM M. MULLINS, deceased, File Number: 25000777CP, whose date of death was May 3, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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. 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.		
FIRST INSERTION		

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.

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

The date of first publication of this notice is: August 8, 2025.

Personal Representative
William Mullins
2054 Astotta St
Port Charlotte, FL 33948
941-650-8715
Attorney for Personal Representative
Monica M. Cabrera, Esq.
Florida Bar number: 26578
The Florida Probate & Family Law Firm
2600 S. Douglas Rd., Suite 502
Coral Gables, FL 33134
305-677-5119
monica@flpfl.com
August 8, 15, 2025 25-00787T

--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-002366-CA FINANCIAL FREEDOM LOANS, INC., a California corporation, Plaintiff, vs. WMBC REI LLC, a dissolved Florida limited liability company; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., a Florida not for profit corporation; ADAM LEADS LLC; a Texas Domestic limited liability company; RICHARD SLOCUM; UNKNOWN PARTY IN POSSESSION #1; and UNKNOWN PARTY IN POSSESSION #2, Defendants. NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in this cause on or about August 1, 2025, in the Circuit Court of Charlotte County, Florida, the Clerk shall offer for sale the property situated in Charlotte County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on September 17, 2025 at 11:00 a.m. at https:// www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes. LOT 11, BLOCK 559, PUNTA</p>		<p>GORDA ISLES SECTION 20, A SUDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR- IDA. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on 08/05/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey Deputy Clerk August 8, 15, 2025 25-00815T</p>	
FIRST INSERTION		FIRST INSERTION	
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA001024 RANLIFE, INC. Plaintiff(s), vs. JAMAR RICHARDSON; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EUNICE WIGGINS Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Defendant's Emergency Motion for Extension of Time entered on July 9, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of September, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 2, BLOCK 47, PORT CHAR- LOTTE SUBDIVISION, SEC- TION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, OF THE PUB- LIC RECORDS OF CHARLOTTE</p>		<p>COUNTY, FLORIDA. Property address: 645 Dalton Bou- levard, 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 08/05/2025 Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: B. Lackey Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-006741-2 August 8, 15, 2025 25-00817T</p>	
FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25733CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. RICHARD JOESEF INGSON, 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, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claim- ing to have any right, title or interest in and to the lands hereafter de- scribed; and UNKNOWN SPOUSE OF RICHARD JOESEF INGSON, Defendants. TO: RICHARD JOESEF INGSON, 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, through, or under those unknown natural persons and their several unknown assigns, succes- sors 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 natu- ral or corporate whose exact status is</p>		<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25000895CA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. BERNARD J. DIPALMA A/K/A BERNARD JOSEPH DIPALMA, et al., Defendants. TO: UNKNOWN HEIRS, BENEFI- CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST- EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNARD J. DI- PALMA AKA BERNARD JOSEPH DIPALMA 2503 CONWAY BLVD , PORT CHARLOTTE, FL 33952 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: Lot 16, Block 2776, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-THREE, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 35A through 35F, of the Public Records of Charlotte County, Florida. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on De Cubas</p>	
FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CASE NO.: 25000690CA TOP KNOTCH HOMES LLC, Plaintiff, v. LEAH C. ELLIOTT and ROSEMARY ELLIOT, Defendants. TO: LEAH C. ELLIOTT 20910 PACIFIC COAST HWY MALIBU, CA 90265 ROSEMARY ELLIOTT 20910 PACIFIC COAST HWY MALIBU, CA 90265 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT: PCH 059 2968 0021 PORT CHARLOTTE SEC 59 BLK 2968 LTS 21 & 22. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A.,</p>		<p>& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR- AL SPRINGS, FL 33310 on or before September 5, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 31 day of July, 2025. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk 25-02517 August 8, 15, 2025 25-00797T</p>	
FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 25000467CA CITY NATIONAL BANK OF FLORIDA Plaintiff, vs. NORTHWEST GROUPE LLC, et al. Defendants. TO: HERNAN ANDRES NUNEZ RETA- MAL LAST KNOWN ADDRESS 901 SW 139TH AVE MIAMI, FL 33184 You are notified that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 217, COVE AT WEST PORT PHASE 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 25, PAGES 10A THROUGH 10K, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. commonly known as 16058 BRIDLE RIDGE STREET, PORT CHARLOTTE, FL 33953 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800,</p>		<p>Tampa, Florida 33601, (813) 229-0900, on or before September 9, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either be- fore service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is lo- cated 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 ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. Dated: August 4, 2025. CLERK OF THE COURT Honorable Roger D. Eaton 350 E. Marion Avenue Punta Gorda, Florida 33950 (SEAL) By: B. Lackey Deputy Clerk 327486/2529215/and August 8, 15, 2025 25-00812T</p>	
FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25748CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. DANILO L. ARENOS, 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; UNKNOWN SPOUSE OF DANILO L. ARENOS; CECILIA L. RIO; and UNKNOWN SPOUSE OF CECILIA L. RIO, Defendants. TO: DANILO L. ARENOS, his devi- sees, 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 claim- ing by, though, or under those unknown natural persons and their several un- known assigns, successors in interest trustees, or any other persons claim- ing by through, under or against any cor- poration 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 claim- ing to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF DANILO L. ARENOS; CECILIA L. RIO; and</p>		<p>UNKNOWN SPOUSE OF CECILIA L. RIO: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida: Lot 27, Block 1149, Port Char- lotte Subdivision, Section Thirty, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 23A through 23F, in- clusive, of the Public Records of Charlotte County, Florida Lot 6, Block 944, Port Charlotte Subdivision, Section Seventeen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 6A through 6D, in- clusive, of the Public Records of Charlotte County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the orig- inal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault 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 provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court August 1, 2025. ROGER D. EATON CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk 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 August 8, 15, 2025 25-00801T</p>	

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA</p> <p>CASE NO.: 25000922CA JOHN-VICTOR OLIVEIRA, Plaintiff, v. RONALD S. WINGROVE and JOYCE WINGROVE, Defendants. TO: RONALD S. WINGROVE 443 LACKLAND STREET PORT CHARLOTTE, FL 33953 JOYCE WINGROVE 443 LACKLAND STREET PORT CHARLOTTE, FL 33953</p> <p>YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:</p> <p>THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT:</p> <p>Lot 6 Block 2859 of PORT CHARLOTTE SUBDIVISION SECTION 47, a Subdivision ac- cording to the Plat thereof, re- corded in Plat Book 5, Page 61A, of the Public Records of Char- lotte County, Florida.</p> <p>has been filed against you and that you are required to serve a copy of your</p>	<p>written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.</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 provi- sion of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 30 day of July, 2025.</p> <p>Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk Aug. 8, 15, 22, 29, 2025 25-00792T</p>
FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 082024CA002241000101 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDI- VIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. CYNTHIA M. BRAGA-ARMSTRONG A/K/A CYNTHIA BRAGA-ARMSTRONG; BARRY J. ARMSTRONG; UN- KNOWN SPOUSE OF CYNTHIA M. BRAGA-ARMSTRONG A/K/A CYNTHIA BRAGA-ARMSTRONG; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM- ING 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</p>	<p>HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 4, 2025, and entered in Case No. 082024CA002241000101 of the Circuit Court in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and CYNTHIA M. BRAGA-ARMSTRONG A/K/A CYNTHIA BRAGA-ARMSTRONG; BARRY J. ARMSTRONG; UNKNOWN SPOUSE OF CYNTHIA M. BRAGA-ARMSTRONG A/K/A CYNTHIA BRAGA-ARMSTRONG; CHARLOTTE COUNTY, FLORIDA; 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</p>
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE</p>	<p>website of www.charlotte.realforeclose. com, 11:00 a.m., on October 30, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 8 AND THE NORTHERLY 0.75 FEET OF LOT 7, BLOCK 2086, PORT CHARLOTTE SUB- DIVISION, SECTION THIRTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 23-A, PUB- LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID- ED HEREIN.</p> <p>Pursuant to Florida Statute 45 .031 (2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p>
FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE</p>	<p>If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED at Punta Gorda, Florida, on 08/06/2025.</p> <p>ROGER D EATON As Clerk, Circuit Court (SEAL) By: D. Gerace As Deputy Clerk Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1422-207697 I SM2 August 8, 15, 2025 25-00820T</p>

website of www.charlotte.realforeclose.com, 11:00 a.m., on October 30, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 8 AND THE NORTHERLY 0.75 FEET OF LOT 7, BLOCK 2086, PORT CHARLOTTE SUB-DIVISION, SECTION THIRTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 23-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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.

Pursuant to Florida Statute 45 .031 (2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED at Punta Gorda, Florida, on 08/06/2025.

ROGER D EATON
As Clerk, Circuit Court
(SEAL) By: D. Gerace
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: ansvers@dallegal.com
1422-207697 I SM2
August 8, 15, 2025 25-00820T

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CIVIL DIVISION: CASE NO.: 24002003CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN SPOUSE OF JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 03 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 21, BLOCK 943, PORT CHARLOTTE SUBDIVISION SECTION 17, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 6A THROUGH 6D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 655 RUTLAND CIR, PORT CHAR- LOTTE, FL 33954</p> <p>IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST</p>	<p>FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 08/05/2025.</p> <p>ROGER D. EATON Clerk Of The Circuit Court (SEAL) By: B. Lackey Deputy Clerk</p> <p>Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02052</p> <p>August 8, 15, 2025 25-00818T</p>

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business
Observer
11/10/24

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND 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.

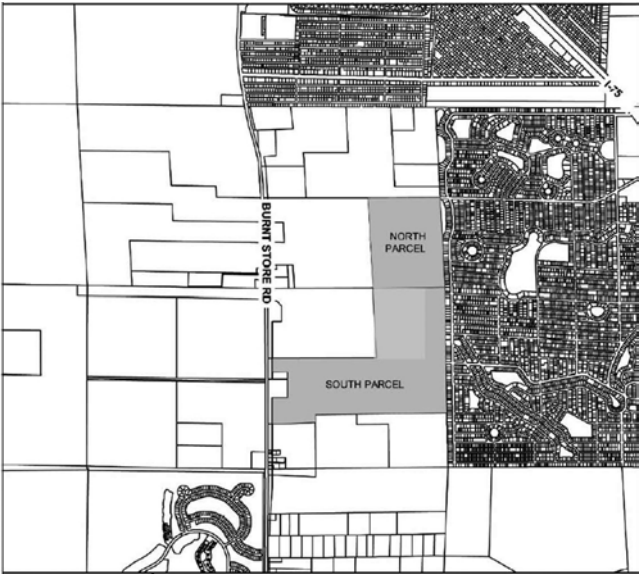
Additional Provisions

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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SECOND 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

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

SECOND INSERTION

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

SECOND 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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SECOND 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	UNIT	BALANCE	
Rosa Bundy-Gilday	2115	1290.80	
Elizabeth Oriente	2051	387.40	
Daniel Jackson	3003	152.00	
BRITTNEY ROUMOU	2103	260.70	
Gerthy Vincent	3045	1689.65	
Shevan Walker	5014	701.20	
Raymond Jones	3012	522.80	
Gerthy Vincent	1075	1393.00	
August 1, 8, 2025			25-00759T

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.

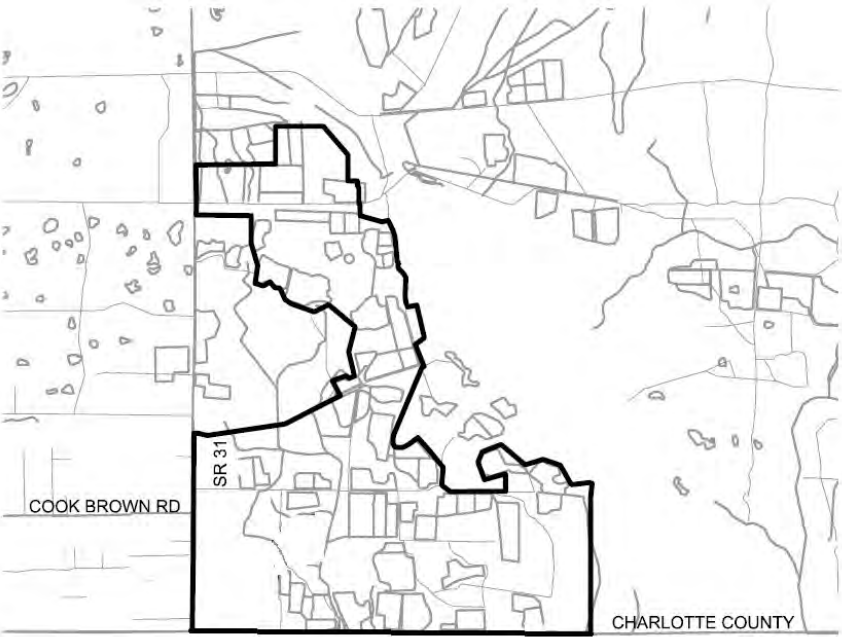
Additional Provisions

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:

/s/ Andrew Kantarzhi Assistant Secretary
/s/ William Vander May Chairman, Governing Board
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
Exhibit A: Supplemental Solid Waste Services Special Assessment Methodology Report dated June 6, 2025
Exhibit B: Operating Budget
August 1, 8, 2025

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

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

SECOND INSERTION

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.

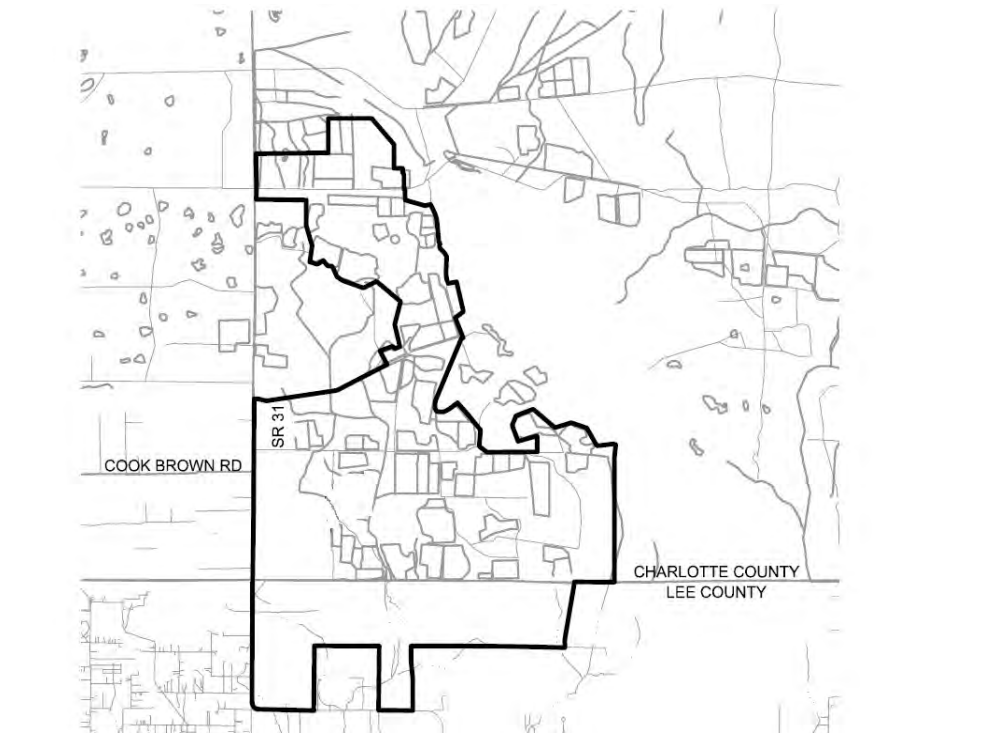
Additional Provisions

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

THIRD 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 oth-
ers 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, tele-
phone 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 at-

torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint or petition.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately

upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

DATED 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

FOURTH 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, includ-
ing 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,
devises, grantees, assignees, credi-
tors, 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 aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defend-
ants 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 com-
menced to recover possession of the fol-
lowing 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

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 Ra-
ton, 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 Plain-
tiff’s attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the Complaint.

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

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

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

W10189