

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/29/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1970 RITZ HS 06992738. Last Tenants: KIM LUCAS JESSE, KIM JESSE and all unknown parties beneficiaries heirs. Sale to be at PALMS & PINES MHC, LLC, 5400 RIVERSIDE DRIVE, PUNTA GORDA, FL 33982. 813-241-8269.

August 15, 22, 202525-00837T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-000875-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DIEKJE TAYLOR**  
**a/k/a GIGI DIEKJE TAYLOR**  
**Deceased.**

The administration of the estate of Diekje Taylor a/k/a Gigi Diekje Taylor, deceased, whose date of death was June 8, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 15, 2025.

**Personal Representative:**  
**Ria T Kostrzewa f/k/a Ria T. Taylor**  
750 Mateo Court  
Santa Barbara, California 93111  
Attorney for Personal Representative:  
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 15, 22, 202525-00832T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25000919CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DARREN HOMAN Deceased.**

The administration of the estate of Darren Homan, deceased, whose date of death was November 19, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 15, 2025.

**Personal Representative:**  
**Carl Homan**  
5355 River Bay Drive  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Jeffrey M. Backo  
Attorney  
Florida Bar Number: 0086426  
MELLOR & BACKO LLP  
13801 Tamiami Trail, Suite D  
North Port, Florida 34287  
Telephone: (941) 426-1193  
Fax: (941) 426-5413  
E-Mail: jeff@northportlaw.com  
Secondary E-Mail:  
shelly@northportlaw.com  
August 15, 22, 202525-00835T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25000864CP**  
**IN RE: ESTATE OF**  
**RICHARD MILLER**  
**Deceased.**

The administration of the estate of RICHARD MILLER, deceased, whose date of death was March 12, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by 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 15, 2025.

**Personal Representative:**  
**TAMMY WILLIAMS**  
1558 Morning Sun Dr.  
Ballwin, Missouri 63021  
Attorney for Personal Representative:  
JOHN FERRARI, JR.  
Attorney  
Florida Bar Number: 111132  
Ferrari, Butler & Moneymaker, PLLC  
2520 Tamiami Trail North, Suite 11  
Nokomis, Florida 34275  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalfi.com  
Secondary E-Mail:  
pollyb@elderlegalfi.com  
August 15, 22, 202525-00833T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000909**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JULIAN R. GERSHON, SR.,**  
**Deceased.**

The administration of the estate of JULIAN R. GERSHON, SR., deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. 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 WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is August 15, 2025.

**Personal Representative:**  
**GREGORY B. GERSHON**  
10860 South Shore Drive  
Lake, Michigan 48632  
Attorney for Personal Representative:  
Bradley D. Magee, Esq.  
Attorney for the  
Personal Representative  
Florida Bar No. 861730  
BRADLEY D. MAGEE,  
ATTORNEY AT LAW, P.L.  
P.O. Box 3  
Osprey, FL 34229  
Telephone: (941) 918-9894  
Email: magee-law@comcast.net  
August 15, 22, 202525-00826T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-814**  
**IN RE: ESTATE OF**  
**BRIEANNE MARIE JUSINSKI,**  
**Deceased.**

The administration of the estate of BRIEANNE MARIE JUSINSKI, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 15, 2025.

**ALEXA LESTON**  
**Personal Representative**  
111 Heights Terrace  
Middletown, NJ 07748  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
August 15, 22, 202525-00828T

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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 North Loop Community Development District ("District") will hold the following two public hearings and a regular meeting on **September 4, 2025, at 12:30 p.m., and at the Punta Gorda Charlotte Library, 401 Shreve Street, Punta Gorda, Florida 33950.**

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 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *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 2025/2026; 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.

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 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 # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment (1)
SF 35'	144	0.7	\$1,040.83
SF 50'	224	1.0	\$1,486.90

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025/2026, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **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,**

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case No. 25 000901 CP**  
**IN RE: ESTATE OF**  
**ROBERT L. WASNICH,**  
**Deceased.**

The administration of the estate of Robert L. Wasnich, deceased, whose date of death was July 20, 2025 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 733.702 OF THE FLORIDA STATUTES 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 first publication date of this notice is August 15, 2025.

**Robert W. Segur**  
**Personal Representative**  
2828 S. McCall Road, PMB 56  
Englewood, FL 34224  
Robert W. Segur, Esq.  
Robert W. Segur, P.A.  
Florida Bar No.: 0700932  
2828 S. McCall Road, PMB 56  
Englewood, FL 34224  
Tel. 941-473-8878  
legal@segurlaw.net  
August 15, 22, 202525-00834T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, IN AND  
FOR CHARLOTTE COUNTY,  
FLORIDA, PROBATE DIVISION  
**CASE NO.: 25000681CP**  
**DIVISION: Probate**  
**IN RE: ESTATE OF:**  
**CARL H. STOTTLEMYER,**  
**Deceased.**

The administration of CARL H. STOTTLEMYER, ("Decedent") deceased, whose date of death was October 3, 2024, and whose Social Security Number is XXX-XX-0682, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Murdock Administration Building, Attn: Probate Clerk, 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

The date of first publication of this notice is August 15, 2025.

**DIANA ADLER, Petitioner**  
7661 Detroit Blvd.,  
W. Bloomfield, MI 48323  
LAW OFFICES OF AL NICOLETTI  
/s/ Alfred V. Nicoletti  
ALFRED V. NICOLETTI, ESQ.  
Florida Bar No.: 125446  
7512 Dr. Phillips Blvd.  
Suite 50-647  
Orlando, Florida 32819  
August 15, 22, 202525-00838T

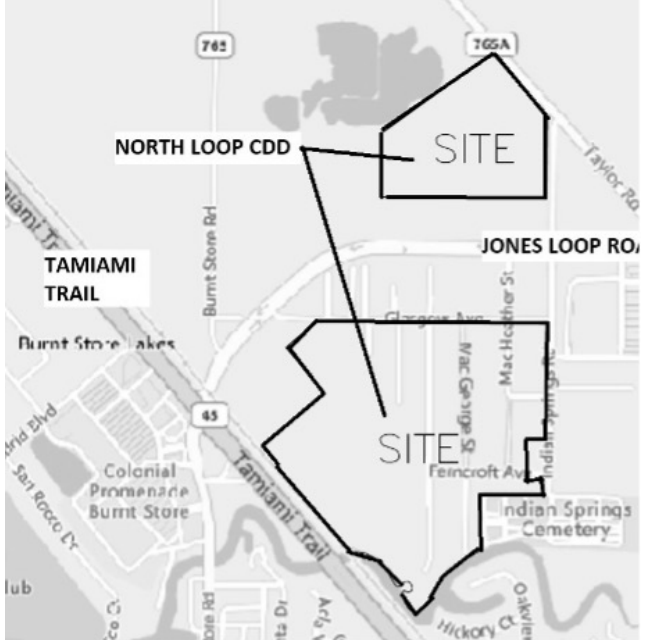
WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours 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 aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



August 15, 202525-00831T



FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 24002019CC</b> <b>HIDEAWAY BAY BEACH CLUB</b> <b>CONDOMINIUM ASSOCIATION,</b> <b>INC., a Florida not for profit</b> <b>Corporation,</b> <b>Plaintiff, v.</b> <b>ADVANTAIRA TRUST LLC FBO</b> <b>MARIO LOPEZ IRA #6937001 AKA</b> <b>MIDLAND IRA INC FBO MARIO</b> <b>LOPEZ IRA, and MARIO LOPEZ</b> <b>AS AN INDIVIDUAL,</b> <b>Defendants.</b> TO: ADVANTAIRA TRUST LLC FBO MARIO LOPEZ IRA #6937001 aka MIDLAND IRA INC FBO MARIO LO- PEZ IRA, and MARIO LOPEZ AS AN INDIVIDUAL 9400 Little Gasparilla Island, Unit E2, Placida, FL 33946 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the fol- lowing described property in CHAR- LOTTE County, Florida: Unit #E-2, Phase I, HIDEAWAY BAY BEACH CLUB, A CON- DOMINIUM, according to the Declaration of Condominium recorded in O. R. Book 972, Page 725 et. seq., the survey, plot plan and graphic description of improvements thereof recorded in Condominium Book 7, Pages 82A through 82L, and the First Amendment to Declaration of Condominium of HIDEAWAY BAY BEACH CLUB, A CON- DOMINIUM, recorded in O.R. Book 1098, Page 1855 et. seq., all	of which are recorded in the Pub- lic Records of Charlotte County, Florida. Which has the address of: 9400 Little Gasparilla Island Unit E2, Placida, FL 33946	has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@ associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on August 13, 2025. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace As Deputy Clerk August 15, 22, 202525-00839T

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWENTIETH JUDICIAL CIRCUIT</b> <b>IN AND FOR CHARLOTTE</b> <b>COUNTY, FLORIDA</b> <b>GENERAL JURISDICTION</b> <b>DIVISION</b> <b>CASE NO. 23002980CA</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS, BENEFI-</b> <b>CIARIES, DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS, CREDI-</b> <b>TORS, TRUSTEES AND ALL OTH-</b> <b>ERS WHO MAY CLAIM AN INTER-</b> <b>EST IN THE ESTATE OF CHESTER</b> <b>STONE, DECEASED, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 08, 2025, and entered in 23002980CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHESTER STONE, DECEASED; DOREEN STONE A/K/A DOREEN B. STONE A/K/A DOREEN B. BAXA; CODY XAVIER AUSTIN STONE; CRYSTAL A. REYNOLDS; QUINTIN ALEXANDER STONE; ASHLEY TYSON STONE ; FRANK ALLEN STONE ; STEFANI A. ADORNETTO; CHRISTINA BETH STONE ; JACOB AYDEN STONE; JOCELYN NOEL STONE ; CHRISTIAN ANTHONY STONE; LESTER ANDREW STONE are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com, at 11:00 AM, on September 04,	2025, the following described property as set forth in said Final Judgment, to wit: LOT 12, BLOCK 4671, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 43A TO 43J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 18651 ASH- CROFT CIR, PORT CHAR- LOTTE, 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 in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this day of 08/06/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-091534 - MaM August 15, 22, 202525-00823T

FIRST INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 2025 CP 000877</b> <b>IN RE: The Estate of:</b> <b>DAVID ADAM MACPHERSON,</b> <b>Deceased.</b> The administration of the estate of DA- VID ADAM MACPHERSON, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the estate of the de- cedent and persons having claims or demands against the estate of the de- cedent 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 A FTER THE TIME OF THE FIRST PUBLICA- TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME 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 15, 2025. <b>LISA ANN HELMS</b> 1810 Old Mandeville Ln Mandeville, LA 70448 <b>AMY BETH LANDAVERDE</b> 1730 Old Mandeville Ln Mandeville, LA 70448 RYAN W. GAMBERT, ESQUIRE Florida Bar No.: 0035762 240 N. Washington Blvd., Ste. 46 Sarasota, FL 34236 Ph: (941) 702-8444 Fx: (941) 894-1522 rwgambertlaw@gmail.com Attorney for Petitioner August 15, 22, 202525-00827T	

FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO: 25000782CA</b> <b>ASSOCIATION LEGAL, LLC, a</b> <b>Florida Limited Liability Company</b> <b>Plaintiff, v.</b> <b>INSIDER'S CASH, LLC; V&amp;T</b> <b>HOMES, LLC, Et al.,</b> <b>Defendants.</b> TO: V&T HOMES LLC 4041 SE 11TH PL., STE 206, CAPE CORAL, FL 33904 YOU ARE NOTIFIED that an action for quiet title on the following described property in Charlotte County, Florida: Lot 8, Block 12, ROTONDA SANDS NORTH REPLAT Unit 1, a subdivision according ot the Plat thereof, as recorded in Plat Book 11, Page(s) 4A through 4Z2, inclusive, of the Public Records of Charlotte County, Florida Which has the address of: 6 BUNK CT, PLACIDA, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers,	FL 33907 (239-887-4276), leland@ associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a 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 August 11, 2025. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: B. Lackey As Deputy Clerk Aug. 15, 22, 29; Sept. 5, 202525-00829T	

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWENTIETH JUDICIAL CIRCUIT</b> <b>IN AND FOR CHARLOTTE</b> <b>COUNTY, FLORIDA</b> <b>GENERAL JURISDICTION</b> <b>DIVISION</b> <b>CASE NO. 24000155CA</b> <b>FREEDOM MORTGAGE</b> <b>CORPORATION,</b> <b>Plaintiff, vs.</b> <b>DANIELLE DIGIACOMO AND</b> <b>BLAKE POWERS, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 03, 2025, and entered in 24000155CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and DANIELLE DIGIACOMO; UNKNOWN SPOUSE OF DANIELLE DIGIACOMO; BLAKE POWERS; UNKNOWN SPOUSE OF BLAKE POWERS; SECTION 23, PROPERTY OWNER'S ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on September 04, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 830, PUNTA GORDA ISLES, SECTION 23, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S)	2A THROUGH 2Z41, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 26127 CON- STANTINE RD, PUNTA GORDA, FL 33983 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this day of 08/06/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-153702 - MaM August 15, 22, 202525-00821T	

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWENTIETH JUDICIAL CIRCUIT</b> <b>IN AND FOR CHARLOTTE</b> <b>COUNTY, FLORIDA</b> <b>GENERAL JURISDICTION</b> <b>DIVISION</b> <b>CASE NO. 24000900CA</b> <b>FEDERAL HOME LOAN</b> <b>MORTGAGE CORPORATION, AS</b> <b>TRUSTEE FOR THE BENEFIT OF</b> <b>THE FREDDIE MAC SEASONED</b> <b>CREDIT RISK TRANSFER TRUST,</b> <b>SERIES 2020-2,</b> <b>Plaintiff, vs.</b> <b>UNKNOWN HEIRS,</b> <b>DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES, AND</b> <b>ALL OTHER PARTIES CLAIMING</b> <b>AN INTEREST BY, THROUGH,</b> <b>UNDER, OR AGAINST THE</b> <b>ESTATE OF JOYCE GADRY,</b> <b>DECEASED, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 08, 2025, and entered in 24000900CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOYCE GADRY, DECEASED; TRACY LOMBARD; DEBORAH GADRY; RONALD GADRY JR; RICHARD GADRY; BRENDA JOYCE A/K/A BRENDA GADRY-JOYCE A/K/A BRENDA FEARNs; ROGER GADRY; CHARLOTTE COUNTY, FLORIDA are the Defendant(s). ROGER D.	EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com, at 11:00 AM, on September 04, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, BLOCK 2808, PORT CHARLOTTE SUBDIVISION, SECTION 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 21339 AUSTIN AVE, 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 in accordance with Florida Statutes, Section 45.031. 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this day of 08/06/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-230639 - MaM August 15, 22, 202525-00822T	

FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE No.: 25001022CA</b> <b>KOLREI INTERNATIONAL, LLC,</b> <b>Plaintiff, vs.</b> <b>WONG KAM LEONG, and all</b> <b>others claiming by, through and</b> <b>under WONG KAM LEONG,</b> <b>Defendant,</b> TO: WONG KAM LEONG, and all others claiming by, through and under WONG KAM LEONG YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 13, Block 101, Port Charlotte Subdivision Section Ten, accord- ing to the map or plat thereof, as recorded in Plat Book 4, Page(s) 20A through 20N, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 417 Glen- ridge Ave, Port Charlotte, FL 33952. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New	Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before September 11, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a 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 6 day of August 2025. Clerk of the Circuit Court (SEAL) By: B. Lackey As Deputy Clerk Aug. 15, 22, 29; Sept. 5, 202525-00830T	

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> <b>IN THE CIRCUIT COURT</b> <b>OF THE TWENTIETH JUDICIAL</b> <b>CIRCUIT IN AND FOR</b> <b>CHARLOTTE COUNTY,</b> <b>FLORIDA</b> <b>CASE NO.: 2024-CA-000288</b> <b>PENNYMAC LOAN SERVICES,</b> <b>LLC,</b> <b>Plaintiff, v.</b> <b>LAURA F. BUTTON A/K/A LAURA</b> <b>FAYE BRADAN BUTTON, et al.,</b> <b>Defendants.</b> NOTICE is hereby given that, Roger D. Eaton Clerk of the Circuit Court of Charlotte County, Florida, will on September 8, 2025, at 11 :00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 3, Block 3238, PORT CHAR- LOTTE SUBDIVISION SEC- TION FIFTY ONE, according to the plat thereof, recorded in Plat Book 5, Pages 65A through 65H, of the Public Records of Charlotte County, Florida. Property Address: 1298 Guild Street, Port Charlotte, FL 33952 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number	of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be en- titled only to a return of the deposit paid. The Purchaser shall have no further re- course against the Mortgagor, the Mort- gagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and official seal of this Honorable Court this day of 08/12/2025. Roger D. Eaton Clerk of the Circuit Court (SEAL) By: B. Lackey DEPUTY CLERK August 15, 22, 202525-00836T	

FIRST INSERTION		
<b>RE-NOTICE OF FORECLOSURE</b> <b>SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 24000238CA</b> <b>THE BANK OF NEW YORK</b> <b>MELLON, F/K/A, THE BANK OF</b> <b>NEW YORK, AS TRUSTEE, FOR</b> <b>THE BENEFIT OF THE</b> <b>REGISTERED HOLDERS OF</b> <b>STRUCTURED ASSET</b> <b>MORTGAGE INVESTMENTS II</b> <b>TRUST 2006-AR8, MORTGAGE</b> <b>PASS-THROUGH CERTIFICATES,</b> <b>SERIES 2006-AR8,</b> <b>Plaintiff, vs.</b> <b>FRANK S. MOLINEUX; SHARON</b> <b>A. MOLINEUX; UNKNOWN</b> <b>SPOUSE OF FRANK S.</b> <b>MOLINEUX; UNKNOWN SPOUSE</b> <b>OF SHARON A. MOLINEUX;</b> <b>MORTGAGE ELECTRONIC</b> <b>REGISTRATION SYSTEMS INC.</b> <b>(MIN#100190821091144920);</b> <b>FLORIDA HOUSING FINANCE</b> <b>CORPORATION; UNKNOWN</b> <b>TENANT(S) IN POSSESSION #1</b> <b>and #2, and ALL OTHER</b> <b>UNKNOWN PARTIES, et al.,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Fore- closure (In Rem) dated July 3, 2024, entered in Civil Case No.: 24000238CA of the Circuit Court of the Twenti- eth Judicial Circuit in and for Char- lotte County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORT- GAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-AR8, Plaintiff, and FRANK S. MOLINEUX; SHARON A. MOL- INEUX; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MIN#100190821091144920); FLORI- DA HOUSING FINANCE CORPORA- TION; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A KIMBERLY MOLINEUX, are Defendants. I will sell to the highest bidder for	cash, at www.charlotte.realforeclose. com, at 11:00 AM, on the 24th day of September, 2025, the following de- scribed real property as set forth in said Judgment, to wit: LOT 15, BLOCK 3676, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 3A THROUGH 3P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un- claimed. If you fail to file a timely claim you will not be entitled to any remain- ing funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are 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 the seal of the court on 08/13/2025. ROGER D. EATON CLERK OF THE COURT By: (SEAL) B. Lackey Deputy Clerk Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-50114 August 15, 22, 202525-00840T	



FIRST INSERTION

SUMMONS TO SHOW CAUSE,  
NOTICE OF EMINENT DOMAIN  
PROCEEDINGS AND NOTICE  
OF HEARING ON  
SEPTEMBER 30, 2025  
FOR CONSTRUCTIVE  
SERVICE OF PROCESS FOR  
PUBLICATION

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

CASE NO.: 2025-CA-000286;  
PARCEL NOS.: CH-005.000,  
CH-006.000, CH-007.000,  
CH-008.000, CH-023.000,  
CH-024.000, CH-046.000,  
CH-060.000, CH-063.000,  
CH-075.000, CH-084.000,  
CH-103.000, CH-104.000,  
CH-105.000, CH-108.000,  
CH-122.000, CH-125.000,  
CH-164.000, CH-166.000,  
CH-167.000, CH-184.000,  
CH-185.000, CH-186.000,  
CH-190.000 and CH-207.000

FLORIDA POWER & LIGHT  
COMPANY, a Florida corporation,  
Petitioner, vs.  
LEVYCO, LLC, a Florida limited  
liability company, et al.,  
Respondents.

IN THE NAME OF AND BY THE  
AUTHORITY OF THE STATE OF  
FLORIDA:

TO EACH SHERIFF OF THE  
STATE AND TO ALL WHOM IT  
MAY CONCERN:

NOTICE IS HEREBY GIVEN  
TO all persons claiming interests by  
through, under or against the respon-  
dents named in the attached **Schedule  
“A”**; all persons having or claiming to  
have any right, title or interest in the  
property described in **Schedule “B”**  
and the unknown spouses of the above-  
named respondents, if any, and their  
heirs, devisees, assignees, grantees,  
creditors, lessees, executors, adminis-  
trators, mortgagees, judgment credi-  
tors, trustees, lienholders, persons in  
possession, and any and all other per-  
sons having or claiming to have any  
right, title or interest by, through, under  
or against the above-named respon-  
dents, or otherwise claiming any right,  
title or interest in the real property de-  
scribed in this action.

An Amended Petition in Eminent  
Domain has been filed to acquire certain  
property interests in Charlotte County,  
Florida as described in the Amended  
Petition. Each respondent and any  
other person claiming any interest in,  
or having a lien upon, such property  
is required to serve a copy of written  
answer and defenses to the Amended  
Petition upon **JOHN W. LITTLE, III,  
ESQUIRE**, of the Law Firm of GUN-  
STER, YOAKLEY & STEWART, P.A.,  
777 South Flagler Drive, Suite 500 East,  
West Palm Beach, Florida, 33401, attor-  
ney for Petitioner, and to file the origi-  
nal of the answer and defenses with  
the Clerk of this Court, **within 20 days  
from publication**, showing what right,  
title, interest, or lien the respondent has  
in or to the property described in the  
Amended Petition and to show cause  
why that property should not be taken  
for uses and purposes set forth in the  
Amended Petition. If any respondent  
fails to do so, a Default will be entered  
against that respondent for the relief  
demanded in the Amended Petition.

**PLEASE TAKE FURTHER NO-  
TICE** that an Amended Declaration of  
Taking has been filed in this cause and  
that Petitioner will apply for an Order  
of Taking vesting title and possession  
to the property as described in the  
Amended Petition in the name of Pe-  
titioner, and any other order the Court  
deems proper before the Honorable  
Judge Russell T. Kirshy, Circuit Judge,  
on **Tuesday, September 30, 2025 at  
9:00 a.m. EST**. The hearing will be  
conducted at Charlotte County Justice  
Center, 350 E. Marion Avenue, Court-  
room 4C, Punta Gorda, Florida 33950.  
All Respondents in this action may re-  
quest a hearing and be heard at the time  
and place designated. Any Respondent  
failing to file a request for hearing shall  
waive any right to object to the Order  
of Taking.

DATED 08/06/2025  
CLERK OF THE CIRCUIT COURT  
**RODGER D. EATON**  
As Clerk of the Court  
*/s/Brittany Lackey*  
**REQUESTS FOR ACCOMMODA-  
TIONS BY PERSONS WITH DIS-  
ABILITIES**

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

SCHEDULE A  
  
PARCEL CH-005.000

Land in Section 7, Township 40  
South, Range 22 East  
Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Target Corporation, a Minne-  
sota corporation, f/k/a Dayton  
Hudson Corporation, a Minne-  
sota corporation, 1000 Nicollet  
Mall, Minneapolis, MN 55403

By virtue of the Warranty Deed  
dated January 30, 1991, recorded  
February 7, 1991, in Official Re-  
cords Book 1142, Page 995.

Registered Agent: CT Corpora-  
tion System, 1200 S. Pine Island  
Road, Plantation, FL 33324

B. Other Interests: None.

II. Other Interests, Not Con-  
demned:

1. Charlotte County Utilities  
Utility Easement Holder

By virtue of the Utility Ease-  
ment dated October 19, 2023,  
recorded September 27, 2023, in  
Official Records Book 1183, Page  
2156.

2. Levyco LLC, Maubi Enterpris-  
es Inc., Bailey Company, Speed-  
way LLC, and Kanes Furniture  
LLC

By virtue of the (i) Grant of Non-  
Exclusive Drainage Easement,  
dated January 31, 1991, recorded  
February 7, 1991, in Official Re-  
cords Book 1142, Page 1104; and  
(ii) Certificate of Ownership and  
Dedication, dated March 21,  
1991, recorded in Plat Book 17,  
Page 3A.

Drainage Easement and Cross  
Access Easement Holder

**PARCEL CH-006.000**

Land in Section 7, Township 40  
South, Range 32 East

Charlotte County Official Re-  
cords Brook and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Levyco, LLC, a Florida limited  
liability company, 3641 N 52nd  
Ave Hollywood, FL 33021

By virtue of the Special Warranty  
Deed dated January 27, 2003,  
recorded February 12, 2003, in  
Official Records Book 2171, Page  
92.

Registered Agent: Itzik Levy,  
3641 N 52nd Ave Hollywood, FL  
33021

B. Other Interests:

1. BG Restaurant of FL LLC, a  
Florida limited liability com-  
pany, 1340 Tamiami Trail, Port  
Charlotte, FL 33948

By virtue of the Memorandum of  
Lease dated March 27, 2014, re-  
corded April 23, 2014, in Official  
Records Book 3860, Page 989.

Registered Agent: Bassem Guir-  
guis 1340 Tamiami Trail, Port  
Charlotte, FL 33948

Tenant

2. GE Capital Commercial Inc., a  
Delaware corporation f/k/a Citi-  
corp Leasing, Inc., a Delaware  
corporation, 901 Main Ave, Nor-  
walk, CT 06851 Lender

By virtue of the Master Land-  
lord's Consent dated December  
19, 2007, recorded January 7,  
2008, in Official Records Book  
3248, Page 488.

3. Denny's, Inc., a Florida cor-  
poration, 203 East Main Street  
Spartanburg, SC 29319

By virtue of the Memorandum of  
Lease dated April 28, 1994, re-  
corded April 29, 1994, in Official  
Records Book 1340, Page 712.

Registered Agent: CT Corpora-  
tion System 1200 South Pine Is-  
land Road Plantation, FL 33324

Tenant

4. Continental Foods, Inc. of  
Florida, a Florida corporation,  
3405 Spectrum Blvd, Richard-  
son, TX 75082

By virtue of the unrecorded Sub-  
lease dated December 20, 2007.  
Registered Agent: Agents and  
Corporations, Inc. 91 Ninth  
Street South, Suite 330, Naples,  
FL 34102 Subtenant

II. Other Interests, Not Con-  
demned:

1. Charlotte County Utilities  
Utility Easement Holder

By virtue of the (i) Utility Ease-  
ment dated October 19, 2023,  
recorded September 27, 2023,  
in Official Records Book 1183,  
Page 2156.; and (ii) Sewer and/  
or Water Easement recorded in  
Book 3167, Page 875, dated June  
4, 2007, recorded June 4, 2007,  
in Official Records Book 3167,  
Page 875.

2. Levyco LLC, Maubi Enterpris-  
es Inc., Bailey Company, Speed-  
way LLC, and Kanes Furniture  
LLC

By virtue of the Grant of Non-  
Exclusive Drainage Easement,  
dated January 31, 1991, recorded  
February 7, 1991, in Official Re-  
cords Book 1142, Page 1104.

Drainage Easement

**Parcel CH-007.000**

Land in Section 7, Township 40

South, Range 22 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Vereit Real Estate, L.P., a Dela-  
ware limited partnership, suc-  
cessor by merger to ARCP RL/  
OG Port Charlotte FL, LLC, a  
Delaware limited liability com-  
pany, c/o Darden-Prop Tax Dept,  
1000 Darden Center Dr Orlan-  
do, FL 32837

By virtue of the (i) Warranty  
Deed dated January 30, 1991,  
recorded February 7, 1991, in Of-  
ficial Records Book 1142, Page  
995; and (ii) Certificate of Merg-  
er dated December 31, 2017.

Registered Agent: Corporation  
Service Company 1201 Hays  
Street, Tallahassee, FL 32301-  
2525

B. Other Interests:

1. Florida SE, LLC, a Florida  
limited liability company d/b/a  
Olive Garden (#1192), 1000  
Darden Center Drive Orlando,  
FL 32837

By virtue of the unrecorded lease  
agreement.

Registered Agent: Corporate  
Creations Network, Inc. 801 US  
Highway 1, North Palm Beach,  
FL 33408

II. Other Interests, Not Con-  
demned:

1. General Development Utili-  
ties, Inc.,

By virtue of Warranty Deed dated  
June 8, 1987, recorded June 12,  
1987, in Official Records Book  
924, Page 937 and Restatement  
of Utility Easement dated July  
31, 1989, recorded September 6,  
1989, in Official Records Book  
1058, Page 1179.

Drainage and Utility Easement  
Holder

2. Charlotte County Utilities

By virtue of Sewer and/or Water  
Easement dated June 4, 2007,  
recorded June 4, 2007, in Official  
Records Book 3167, Page 875.

Utility Easement Holder

**Parcel CH-008.000**

Land in Section 7, Township 40  
South, Range 22 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Vereit Real Estate, L.P., a Dela-  
ware limited partnership, suc-  
cessor by merger to ARCP RL/  
OG Port Charlotte FL, LLC, a  
Delaware limited liability com-  
pany, c/o Red Lobster Property  
Tax, PO Box 6467 Orlando, FL  
32802

By virtue of the (i) Warranty  
Deed dated January 30, 1991,  
recorded February 7, 1991, in Of-  
ficial Records Book 1142, Page  
995; and (ii) Certificate of Merg-  
er dated December 31, 2017.

Registered Agent: Corporation  
Service Company 1201 Hays  
Street, Tallahassee, FL 32301-  
2525

B. Other Interests:

1. Red Lobster Hospitality LLC,  
a Delaware limited liability com-  
pany 450 S. Orange Ave, Suite  
800, Orlando, FL 32801

By virtue of Memorandum of  
Leases dated July 28, 2014, re-  
corded on August 6, 2014, in Of-  
ficial Records Book 3890, Page  
2168.

Registered Agent: Corporate  
Creations Network Inc. 801 US  
Highway 1, North Palm Beach,  
FL 33408

Lessee

II. Other Interests, Not Con-  
demned:

1. General Development Utili-  
ties Inc.

By virtue of Warranty Deed dated  
June 8, 1987, recorded June 12,  
1987, in Official Records Book  
924, Page 937 and Restatement  
of Utility Easement, dated July  
31, 1989, recorded September 6,  
1989, in Official Records Book  
1058, Page 1179.

Drainage and Utility Easement  
Holder

2. Charlotte County Utilities

By virtue of Sewer and/or Water  
Easement dated June 4, 2007,  
recorded June 4, 2007, in Official  
Records Book 3167, Page 875.

Utility Easement Holder

**Parcel CH-023.000**

Land in Section 12, Township 40  
South, Range 21 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:  
I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Thanh Bui and Giang Bui,  
1109 N. Cypress Point Rd. Ven-  
ice, FL 34293

By virtue of the following: (i)

Warranty Deed, dated April 27,  
2004, recorded May 6, 2004, in

Official Records Book 2458, Page  
2189; (ii) Warranty Deed, dated  
February 17, 2009, recorded  
March 2, 2009, in Official Re-  
cords Book 3362, Page 951; and  
(iii) Quitclaim Deed, dated Feb-  
ruary 26, 2011, recorded March  
15, 2011, in Official Records Book  
3554, Page 1606.

B. Other Interests: None

II. Other Interests, Not Con-  
demned:

1. AmeriGas Propane, L.P., a Del-  
aware limited partnership

By virtue of Assignment of Ease-  
ments, dated March 31, 1998, re-  
corded April 4, 1998, in Official  
Records Book 1602, Page 1169.

Utility Easement Holder

2. Charlotte County Utilities

By virtue of Charlotte County  
Utility Agreement, dated, August  
28, 2008, recorded September 3,  
2008, in Official Records Book  
3320, Page 2197.

Water/Sewer Easement Holder

**Parcel CH-024.000**

Land in Section 12, Township 40  
South, Range 21 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Eleonore I. Czyz and Craig  
Noltin Czyz, 238 Orlando Port  
Blvd Port Charlotte, FL 33954

By virtue of the Quit Claim Deed,  
dated January 11, 2018, recorded  
January 12, 2018, in Official Re-  
cords Book 4272, Page 1256

B. Other Interests: None.

II. Other Interests, Not Con-  
demned:

1. Amerigas Propane, L.P., a Del-  
aware limited partnership

By virtue of Assignment of Ease-  
ments, dated March 31, 1998, re-  
corded April 4, 1998, in Official  
Records Book 1602, Page 1169.

Utility Easement Holder

**Parcel CH-046.000**

Land in Section 12, Township 40  
South, Range 21 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Racetrac, Inc., a Georgia cor-  
poration, 200 Galleria Pkwy SE  
Ste 900, Atlanta, GA 30339

By virtue of the General Warran-  
ty Deed, dated June 19, 2009, re-  
corded June 25, 2009, in Official  
Records Book 3386, Page 1807.

Registered Agent: Corporate  
Creations Network Inc. 801 US  
Highway 1, North Palm Beach,  
FL 33408

B. Other Interests:

1. Synovus Bank, a Georgia cor-  
poration, successor by merger to  
Premier American Bank, N.A.,  
d/b/a Florida Community Bank,  
a national banking association,  
33 W 14th Street Columbus, GA  
31901

By virtue of the following: (i)  
Mortgage Deed and Security  
Agreement, dated April 29, 2011,  
recorded May 12, 2011, in Official  
Records Book 3570, Page 1029;

(ii) Mortgage Modification and  
Spreader Agreement and Notice  
of Future Advance, dated March  
27, 2013, recorded April 8, 2013,  
in Official Records Book 3752,  
Page 2013; (iii) Notice of Fu-  
ture Advance, dated September  
30, 2015, recorded December 1,  
2015, in Official Records Book  
4032, Page 1611; (iv) Collateral  
Assignment of Leases, Rents  
and Profits, Etc., dated April 29,  
2011, recorded May 12, 2011, in  
OR Book 3570, Page 1052; (v)

Financing Statement Form, re-  
corded May 12, 2011, in OR Book  
3570, Page 1071; and (vi) Contin-  
uation, recorded April 18, 2016,  
in OR Book 4072, Page 1403.

Registered Agent: Corporation  
Service Company 1201 Hays  
Street, Tallahassee, FL 32301-  
2525

II. Other Interests, Not Con-  
demned:

1. AmeriGas Propane, L.P., a Del-  
aware limited partnership

By virtue of Assignment of Ease-  
ments, dated March 31, 1998, re-  
corded April 4, 1998, in Official  
Records Book 1602, Page 1169.

Utility Easement Holder

2. Charlotte County Utilities

By virtue of the Charlotte County  
Utility Agreement with Racetrac  
Petroleum, Inc., dated August 18,  
2010, recorded August 24, 2010,  
in OR Book 3505, Page4 985.

Water/Sewer Utility Easement  
Holder

**Parcel CH-060.000**

Land in Section 12, Township 40  
South, Range 21 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Nancy D. Alonso, Trustee of

the BAL Irrevocable Real Estate  
Trust of 2010, c/o Gail C. Messer,  
1310 Gulf Blvd, Bldg 2 Unit 2G,  
Clearwater, FL 33767

By virtue of the Warranty Deed,  
dated November 11, 2009, re-  
corded November 11, 2010, in  
Official Records Book 3527, Page  
1176.

B. Other Interests:

1. Brittni A. Lindstrom, 1310  
Gulf Blvd, Bldg 2 Unit 2G, Clear-  
water, FL 33767

By virtue of the BAL Irrevocable  
Real Estate Trust of 2010.

Beneficiary

II. Other Interests, Not Con-  
demned: None.

**Parcel CH-063.000**

Land in Section 12, Township 40  
South, Range 21 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Blimpzo Holdings, LLC, a  
Florida limited liability com-  
pany, 238 Orlando Blvd, Port  
Charlotte, FL 33954

By virtue of Quit Claim Deed  
dated August 24, 2015, recorded  
September 2, 2015, in Official  
Records Book 4007, Page 841.

Registered Agent: Craig N. Czyz  
238 Orlando Blvd., Port Char-  
lotte, FL 33954

B. Other Interests: None.

II. Other Interests, Not Con-  
demned: None.

**Parcel CH-075.000**

Land in Section 12, Township 40  
South, Range 21 East

Charlotte County Official Re-  
cords Book and Page where in-  
terest is recorded:

I. Nature of interests to be con-  
demned:

A. Owner of Record:

1. Holiday Pools of West Florida,  
Inc., a Florida corporation, 18501  
Murdock Circle, Suite 507, Port  
Charlotte, FL 33498

By virtue of the following: (i)  
Special Warranty Deed, dated  
March 17, 2017, recorded March  
20, 2017, in Official Records  
Book 4178, Page 305; (ii) Warran-  
ty Deed, dated February 24,  
2017, recorded March 9, 2017, in  
Official Records Book 4175, Page  
196; (iii) Warranty Deed, dated  
March 6, 2017, recorded March  
7, 2017, in Official Records Book  
4174, Page 987.

Registered Agent: Derin Parks



--- ACTIONS ---

\*\*Ad Cont'd from previous page\*\*

Road Port Charlotte, FL 33948  
By virtue of Warranty Deed, dated May 2, 2013, recorded May 3, 2013, in Official Records Book 3762, Page 3762, Page 261.  
Registered Agent: Mary Young, 2160 El Jobean Road Port Charlotte, FL 33948  
B. Other Interests:  
1. Cadence Bank, N.A. 25 South Links Avenue Sarasota, FL 34236  
By virtue of the following: (i) Mortgage dated November 19, 2020, recorded November 19, 2020, in Official Records Book 4664, Page 1700; (ii) Mortgage, dated February 17, 2021, recorded March 3, 2021, in Official Records Book 4719, Page 1789.  
Mortgagee  
II. Other Interests, Not Condemned:  
1. Charlotte County Utilities  
By virtue of Charlotte County Utility Agreement, dated June 8, 2005, recorded June 23, 2005, in Official Records Book 2735, Page 792.  
Utility Easement Holder  
2. Charlotte County  
By virtue of the following: (i) Assignment of Easements, dated June 12, 1981, recorded June 26, 1981, in Official Records Book 670, Page 1659; (ii) Assignment of Easements, dated May 19, 1994, recorded June 14, 1994, in Official Records Book 1348, 2008; (iii) Assignment of Easements, dated September 26, 1994, recorded November 2, 1994, in Official Records Book 1371, Page 1265.  
Utility Easement Holder  
3. AmeriGas Propane, L.P., a Delaware limited partnership  
By virtue of Assignment of Easements, dated March 31, 1998, recorded April 4, 1998, in Official Records Book 1602, Page 1169.  
Utility Easement Holder  
4. Premier Properties of Port Charlotte, LLC  
By virtue of the following: (i) Non-Exclusive Reciprocal Easement Agreement, dated February 26, 2009, recorded March 3, 2009, in Official Records Book 3363, Page 807; (ii) Assignment of Easement, dated May 2, 2013, recorded May 3, 2013, in Official Records Book 3762, Page 262.  
Easement Holder  
**Parcel CH-108.000**  
Land in Section 14, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Horsepower Investments, LLC, a Florida limited liability company, 2224 El Jobean Rd., Port Charlotte, FL 33948  
By virtue of Special Warranty Deed, dated July 30, 2015, recorded August 3, 2015, in Official Records Book 3998, Page 856.  
Registered Agent: Bass Cox Mercer, 2822 Remington Green Circle Tallahassee, FL 32308  
B. Other Interests:  
1. First Horizon Bank, a Tennessee banking corporation, 165 Madison Avenue, Memphis, TN 38103  
By virtue of the following: (i) Mortgage, Security Agreement, and Fixture Filing, dated July 25, 2023, recorded August 4, 2023, in Instrument No. 3299606; (ii) Assignment of Rents and Leases, dated July 25, 2023, recorded August 4, 2023, in Instrument No. 3299608.  
Registered Agent: CT Corporation System 1200 South Pine Island Road Plantation, FL 33324  
Mortgagee  
2. King of the Road MC, LLC, a Florida limited liability company, 2224 El Jobean Road, Port Charlotte, Florida 33948  
By virtue of Memorandum of Lease, dated September 3, 2015, recorded September 8, 2015, in Official Records Book 4008, Page 1044.  
Leaseholder  
II. Other Interests, Not Condemned: None.  
**Parcel CH-122.000**  
Land in Section 15, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
Nature of interests to be condemned:  
A. Owner of Record:  
1. Gilbert G. Rubio and Maria Ana Jocelyn B. Rubio, 1072 Magnolia Road, Teaneck, NJ 07666  
By virtue of Warranty Deed, dated October 18, 2004, recorded October 27, 2004, in Official Records Book 2573, Page 1551.  
B. Other Interests: None.  
Other Interests, Not Condemned:  
1. Charlotte County  
By virtue of the following: (i) Assignment of Easements, dated September 26, 1994, recorded November 2, 1994, in Official Records Book 1371, Page 1269; (ii)

Assignment of Easements, dated May 19, 1994, recorded June 14, 1994, in Official Records Book 1348, Page 2008; (iii) Resolution No. 94-218, dated October 25, 1994, recorded October 25, 1994, in Official Records Book 1371, Page 1263.  
Utility and Drainage Easement Holder  
2. AmeriGas Propane, L.P., a Delaware limited partnership  
By virtue of Assignment of Easements, dated March 31, 1998, recorded April 4, 1998, in Official Records Book 1602, Page 1169.  
Utility Easement Holder  
**Parcel CH-125.000**  
Land in Section 15, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
Nature of interests to be condemned:  
A. Owner of Record:  
1. Total Green Services, LLC, a Florida limited liability company, 7461 Lake Albert Dr. Windermere, FL 34786  
By virtue of Warranty Deed, dated May 31, 2023, recorded June 1, 2023, in Official Records Instrument No. 3272605.  
Registered Agent: Jose Ferrer, 7461 Lake Albert Dr. Windermere, FL 34786  
B. Other Interests: None.  
Other Interests, Not Condemned:  
1. Charlotte County  
By virtue of the following: (i) Assignment of Easements, dated September 26, 1994, recorded November 2, 1994, in Official Records Book 1371, Page 1265; (ii) Assignment of Easements, dated May 19, 1994, recorded June 14, 1994, in Official Records Book 1348, Page 2008.  
Utility Easement Holder  
2. AmeriGas Propane, L.P., a Delaware limited partnership  
By virtue of Assignment of Easements, dated March 31, 1998, recorded April 4, 1998, in Official Records Book 1602, Page 1169.  
Utility Easement Holder  
**Parcel CH-164.000**  
Land in Section 15, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Lucas Antonio Cueva Ramos and Maria Antonieta Salgado Radillo, 4310 SW 107th Avenue Miami, FL 33165  
By virtue of the Quit Claim Deed dated March 14, 2011, recorded April 27, 2016, in Official Records Book 4076, Page 1015.  
B. Other Interests: None.  
II. Other Interests, Not Condemned:  
1. Charlotte County  
By virtue of the following: (i) Assignment of Easements, dated September 26, 1994, recorded November 2, 1994, in Official Records Book 1371, Page 1265; (ii) Assignment of Easements, dated May 19, 1994, recorded June 14, 1994, in Official Records Book 1348, Page 2008.  
Utility Easement Holder  
2. AmeriGas Propane, L.P., a Delaware limited partnership  
By virtue of Assignment of Easements, dated March 31, 1998, recorded April 4, 1998, in Official Records Book 1602, Page 1169.  
Utility Easement Holder  
**Parcel CH-166.000**  
Land in Section 15, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Ray Fisher and Ingrid Fisher, 810 Maitland St. London Ontario, Canada  
By virtue of the Warranty Deed, dated May 31, 1985, recorded on July 18, 1985, in Official Records Book 825, Page 177.  
B. Other Interests: None.  
II. Other Interests, Not Condemned:  
1. Charlotte County  
By virtue of the following: (i) Assignment of Easements, dated September 26, 1994, recorded November 2, 1994, in Official Records Book 1371, Page 1265; (ii) Assignment of Easements, dated May 19, 1994, recorded June 14, 1994, in Official Records Book 1348, Page 2008.  
Utility Easement Holder  
2. AmeriGas Propane, L.P., a Delaware limited partnership  
By virtue of Assignment of Easements, dated March 31, 1998, recorded April 4, 1998, in Official Records Book 1602, Page 1169.  
Utility Easement Holder  
**Parcel CH-167.000**  
Land in Section 15, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:

I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Anthony D. Sandonato 12 Wabasso Terrace Middletown, RI 02842  
By virtue of the Chapter 7 Trustee's Deed dated May 25, 1989, recorded September 1, 1989, in Official Records Book 1057, Page 2192.  
B. Other Interests: None.  
II. Other Interests, Not Condemned:  
1. Charlotte County  
By virtue of the following: (i) Assignment of Easements, dated September 26, 1994, recorded November 2, 1994, in Official Records Book 1371, Page 1265; (ii) Assignment of Easements, dated May 19, 1994, recorded June 14, 1994, in Official Records Book 1348, Page 2008.  
Utility Easement Holder  
2. AmeriGas Propane, L.P., a Delaware limited partnership  
By virtue of Assignment of Easements, dated March 31, 1998, recorded April 4, 1998, in Official Records Book 1602, Page 1169.  
Utility Easement Holder  
**Parcel CH-184.000**  
Land in Section 21, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Enemygo Land Trust, a Florida Real Estate Land Trust, 3560 El Jobean Road Port Charlotte, FL 33953  
By virtue of the Warranty Deed dated January 26, 2024, recorded May 29, 2024, in Instrument No. 3410644.  
B. Other Interests: None.  
II. Other Interests, Not Condemned: None.  
**Parcel CH-185.000**  
Land in Section 21, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Rendoza Land Trust, 3600 El Jobean Rd., Port Charlotte, FL 33953  
By virtue of the Warranty Deed dated January 1, 2024, recorded May 29, 2024, in Instrument No. 3410792.  
B. Other Interests: None.  
II. Other Interests, Not Condemned: None.  
**Parcel CH-186.000**  
Land in Section 21, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Powell-Link, LLC, a Florida limited liability company, 3352 Perimeter Road Palm City, FL 34990  
By virtue of the following: (i) Tax Deed dated May 31, 2011, recorded September 22, 2014, in Official Records Book 3902, Page 1470; and (ii) Default Final Judgment Quieting Title dated November 21, 2022, recorded November 22, 2022, in Instrument #3175433.  
B. Other Interests: None.  
II. Other Interests, Not Condemned: None.  
**Parcel CH-190.000**  
Land in Section 21, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. JJ Jobean Investment LLC, a Florida limited liability company, 2000 S Bayshore Dr. Suite 57, Coconut Grove, FL 33133  
By virtue of the Warranty Deed, dated July 16, 2004, recorded July 29, 2004, in Official Records Book 2522, Page 1093.  
Registered Agent: Jorge I. Garcia-Sarraf 2000 S. Bayshore Dr. Suite 57, Coconut Grove, FL 33133  
B. Other Interests:  
1. White Beach Group, LLC, a Florida limited liability company, 2000 South Bayshore Drive Suite 38, Miami, FL 33133  
By virtue of the Mortgage and Security Agreement, dated July 26, 2017, recorded August 23, 2017, in Official Records Book 4232, Page 479.  
Mortgagee  
II. Other Interests, Not Condemned:  
1. American Tower, L.P., a Delaware limited partnership  
By virtue of the following: (i) Memorandum of Lease, dated March 20, 2000, recorded October 11, 2000, in Official Records 1830, Page 0718; (ii) Memorandum of Lease, dated October 23, 2001, recorded November 9,

2001, in Official Records Book 1962, Page 993.  
Ingress/Egress Easement Holder  
2. AT&T Wireless Services of Florida, Inc., a Florida corporation d/b/a AT&T Wireless  
By virtue of Memorandum of Lease, dated November 7, 2001, recorded July 17, 2002, in Official Records Book 2068, Page 1212.  
Ingress/Egress Easement Holder  
3. Verizon Wireless Personal Communications d/b/a Verizon Wireless, a Delaware limited partnership  
By virtue of Amended and Restated Short Form Lease, dated November 16, 2010, recorded November 29, 2010, in Official Records Book 3529, Page 559.  
Ingress/Egress Easement Holder  
**Parcel CH-207.000**  
Land in Section 28, Township 40 South, Range 21 East  
Charlotte County Official Records Book and Page where interest is recorded:  
I. Nature of interests to be condemned:  
A. Owner of Record:  
1. Gregory L. Crawford Trust, dated January 27, 2016, 387 Ryals St., Port Charlotte, FL 33954  
By virtue of the Warranty Deed, dated April 16, 2019, recorded April 22, 2019, in Official Records Book 4429, Page 999.  
B. Other Interests: None.  
II. Other Interests, Not Condemned: None.

SCHEDULE B

**PARCEL.CH-005.000**  
A PORTION OF LAND LYING IN SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°04'57"E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2,688.82 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, PER OFFICIAL RECORDS BOOK 995, PAGE 644 OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA; THENCE S69°11'16"W, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 890.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MURDOCK CIRCLE FOR THE POINT OF BEGINNING; BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°34'00", AN ARC LENGTH OF 39.77 FEET AND A CHORD BEARING AND DISTANCE OF S88°01'28"E, 38.73 FEET; THENCE S69°11'16"W, A DISTANCE OF 816.45 FEET; THENCE N20°58'00"W, A DISTANCE OF 15.00 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N69°11'16"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 780.79 FEET TO THE POINT OF BEGINNING. CONTAINING 12,081 SQUARE FEET OR 0.28 ACRES, MORE OR LESS.  
**PARCEL.CH-006.000**  
A PORTION OF LAND LYING IN SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°04'57"E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2,688.82 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, PER OFFICIAL RECORDS BOOK 995, PAGE 644 OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA; THENCE S69°11'16"W, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,671.77 FEET TO THE NORTHEAST CORNER OF LOT 6 OF PORT CHARLOTTE RETAIL CENTER, AS RECORDED IN PLAT BOOK 17, PAGES 3A-3C AND THE POINT OF BEGINNING; THENCE S20°58'00"E, ALONG THE EAST LINE OF

SAID LOT 6, A DISTANCE OF 15.00 FEET; THENCE S69°11'16"W, A DISTANCE OF 357.41 FEET TO SAID SOUTH-EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N27°17'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 22.46 FEET; THENCE N69°11'16"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 340.65 FEET TO THE POINT OF BEGINNING. CONTAINING 5,235 SQUARE FEET OR 0.12 ACRES, MORE OR LESS.  
**PARCEL.CH-007.000**  
A PORTION OF LAND LYING IN SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N89°48'16"W, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 873.75 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 45, PER F.D.O.T. R/W MAP SECTION No. 1010-2504; THENCE N62°43'27"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,421.72 FEET TO THE NORTHERLY CORNER OF LOT "B", AS RECORDED IN PLAT BOOK 22, PAGE 1 OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S62°43'27"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 45, A DISTANCE OF 20.16 FEET; THENCE S69°11'01"W, A DISTANCE OF 201.11 FEET TO THE WEST LINE OF SAID LOT "B"; THENCE N20°40'56"W, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, PER OFFICIAL RECORDS BOOK 82, PAGE 254, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N69°11'01"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 187.61 FEET TO THE POINT OF BEGINNING. CONTAINING 2,915 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.  
**PARCEL.CH-008.000**  
A PORTION OF LAND LYING IN SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 07, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N89°48'16"W, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 873.75 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 45, PER F.D.O.T. R/W MAP SECTION No. 1010-2504; THENCE N62°43'27"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,421.72 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, PER OFFICIAL RECORDS BOOK 82, PAGE 254, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S69°11'01"W, ALONG SAID SOUTH-EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 187.61 FEET TO THE NORTHEASTERLY CORNER OF LOT "A", AS RECORDED IN PLAT BOOK 22, PAGE 1 OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S20°40'56"E, ALONG THE EAST LINE OF SAID LOT "A", A DISTANCE OF 15.00 FEET; THENCE S69°11'01"W, A DISTANCE OF 191.34 FEET TO THE WEST LINE OF SAID LOT "A"; THENCE N21°02'52"W, ALONG THE WEST LINE OF SAID LOT "A", A DISTANCE OF 15.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD No. 776; THENCE N69°11'01"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 191.44 FEET TO THE POINT OF BEGINNING. CONTAINING 2,871 SQUARE

FEET OR 0.07 ACRES, MORE OR LESS.  
**PARCEL.CH-023.000**  
A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°29'36"W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 62.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4,117.78 FEET; THENCE N69°11'42"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 894.46 FEET TO THE NORTHWEST CORNER OF LOT 36, BLOCK 657 OF PORT CHARLOTTE SECTION FORTY-ONE, AS RECORDED IN PLAT BOOK 5, PAGES 51A-51K OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N69°11'42"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF LOT 35, OF SAID BLOCK 657; THENCE S20°49'57"E, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE S69°11'42"W, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID LOT 36; THENCE N20°49'57"W, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,500 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.  
**PARCEL.CH-024.000**  
A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°29'36"W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 62.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4,117.78 FEET; THENCE N69°11'42"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 844.46 FEET TO THE NORTHWEST CORNER OF LOT 37, BLOCK 657 OF PORT CHARLOTTE SECTION FORTY-ONE, AS RECORDED IN PLAT BOOK 5, PAGES 51A-51K OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N69°11'42"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 37; THENCE S20°49'57"E, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE S69°11'42"W, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 37; THENCE N20°49'57"W, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 750 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.  
**PARCEL.CH-046.000**  
A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°29'36"W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 62.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON FLORIDA

\*\*Ad Continues on next page\*\*







--- ACTIONS / ESTATE / SALES ---

\*\*Ad Cont'd from previous page\*\*

FEET OR 0.03 ACRES, MORE OR LESS.  
**PARCEL CH-184.000**  
A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTH-EAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S00°26'07"W, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 835.50 FEET TO THE EAST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150; THENCE S12°06'39"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 749.93 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF VACATED ESTEY ROAD, PER OFFICIAL RECORD BOOK 420, PAGE 223 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S47°53'40"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 17.32 FEET; THENCE S12°06'39"W, A DISTANCE OF 144.33 FEET TO THE NORTH LINE OF A VACATED ALLEY, PER SAID OFFICIAL RECORD; THENCE N47°53'40"W, ALONG SAID NORTH LINE, A DISTANCE OF 17.32 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N12°06'39"E,

ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 144.33 FEET TO THE POINT OF BEGINNING. CONTAINING 2,165 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.  
**PARCEL CH-185.000**  
A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTH-EAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S00°26'07"W, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 835.50 FEET TO THE EAST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150; THENCE S12°06'39"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 894.30 FEET TO THE NORTH LINE OF A VACATED ALLEY, PER OFFICIAL RECORD BOOK 420, PAGE 223 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S47°53'40"E, ALONG SAID NORTH LINE, A DISTANCE OF 17.32 FEET; THENCE S12°06'39"W, A DISTANCE OF 169.73 FEET TO THE SOUTH LINE OF THE NORTHEAST-ERLY 35.00 FEET OF VACATED HAVERHILL ROAD, PER SAID OFFICIAL RECORD; THENCE N47°53'40"W, ALONG SAID SOUTH LINE, A

DISTANCE OF 17.32 FEET TO EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N12°06'39"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 169.73 FEET TO THE POINT OF BEGINNING. CONTAINING 2,546 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.  
**PARCEL CH-186.000**  
A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTH-EAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S00°26'07"W, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 835.50 FEET TO THE EAST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150; THENCE S12°06'39"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,063.99 FEET TO THE NORTH LINE OF THE SOUTHWESTERLY 15.00 FEET OF VACATED HAVERHILL ROAD, PER OFFICIAL RECORD BOOK 420, PAGE 223 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S47°53'40"E, ALONG SAID NORTH LINE, A DISTANCE OF 17.32 FEET; THENCE S12°06'39"W, A DISTANCE OF 262.10 FEET TO

THE SOUTH LINE OF LOT 362, PLAN No. 2 OF A PART OF WARD 7, AS RECORDED IN PLAT BOOK 2, PAGE 48 OF SAID PUBLIC RECORDS; THENCE N47°53'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 17.32 FEET TO EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N12°06'39"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 262.10 FEET TO THE POINT OF BEGINNING. CONTAINING 3,932 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.  
**PARCEL CH-190.000**  
A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTH-EAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S00°26'07"W, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 835.50 FEET TO THE EAST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150; THENCE S12°06'39"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,015.24 FEET TO THE POINT OF BEGINNING; THENCE S89°44'04"E, A DISTANCE OF 15.33 FEET; THENCE S12°06'39"W, A DISTANCE OF 213.69 FEET; THENCE S77°53'00"E, A DISTANCE OF 10.00 FEET;

THENCE S12°06'41"W, A DISTANCE OF 335.14 FEET TO THE SOUTH LINE OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND THE NORTH LINE OF PLAN OF WARD ONE EL-JOBE-AN, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N89°28'42"W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.31 FEET TO THE EAST-ERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD No. 776; THENCE N12°06'41"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 323.22 FEET; THENCE N77°53'00"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N12°06'39"E, A DISTANCE OF 225.54 FEET TO THE POINT OF BEGINNING. CONTAINING 8,362 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.  
**PARCEL CH-207.000**  
A PORTION OF LAND LYING IN SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTH-EAST CORNER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S01°56'55"W, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 3,720.38 FEET; THENCE N88°03'05"W, A DISTANCE OF 1,496.72 FEET TO THE NORTHEAST-ERLY RIGHT-OF-WAY LINE OF STURKIE AVENUE, AS SHOWN ON PLAN OF WARD

1, EL JOBEAN, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N47°46'50"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.01 FEET TO THE EAST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2175 FOR THE POINT OF BEGINNING; BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,814.80 FEET; THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 00°20'42", AN ARC LENGTH OF 16.95 FEET AND A CHORD BEARING AND DISTANCE OF N10°14'08"E, 16.95 FEET; THENCE N73°08'01"E, A DISTANCE OF 16.89 FEET, TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,799.80 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'47", AN ARC LENGTH OF 34.03 FEET, AND A CHORD BEARING AND DISTANCE OF S10°13'05"W, 34.03 FEET TO SAID NORTHEAST-ERLY RIGHT-OF-WAY LINE OF STURKIE AVENUE; THENCE N47°46'50"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 17.74 FEET TO THE POINT OF BEGINNING. CONTAINING 382 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

August 15, 22, 2025 25-00824T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24001243CP**  
**Division Probate**  
**IN RE: ESTATE OF Thomas Dana Sellew Deceased.**

The administration of the estate of Thomas Dana Sellew, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 15, 2025.

Signed on this 13th day of August, 2025.

/s/ Denise Ann Sellew  
**Denise Ann Sellew**  
**Personal Representative**  
4041 Talwell Street  
Port Charlotte, FL 33948

/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 15, 22, 2025 25-00842T

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 Sara's Today Travel located at 3272 Glencove Street in the City of Port Charlotte, Charlotte County, FL 33980 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of August, 2025.

Sara Messenger

August 15, 2025 25-00841T

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 Sparkling Spaces by Nella located at 26071 Tattersall Lane in the City of Punta Gorda, Charlotte County, FL 33983 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of August, 2025.

Antonella Finocchiaro

August 15, 2025 25-00825T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 24001881CA**  
**NATIONSTAR MORTGAGE, LLC PLAINTIFF, vs.**  
**SUZANNE M. MAGILL, ET AL., DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of August, 2025, and entered in Case No. 24001881CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and NORMAN S. MAGILL AND SUZANNE M. MAGILL are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 25th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 3 AND 4 BLOCK 16, TEE AND GREEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 18 A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 08/12/2025.

Roger D. Eaton  
Clerk of The Circuit Court  
(SEAL) By: G. Colon  
DEPUTY CLERK

Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
24FL577-0025

August 15, 22, 2025 25-00844T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25000899CP**  
**Division Probate**  
**IN RE: ESTATE OF JANE A. SOWERS Deceased.**

The administration of the estate of Jane A. Sowers, deceased, whose date of death was May 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.

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 15, 2025.

**Personal Representative:**  
**Brent Sowers**  
6919 Ivy Ave  
Portage, Indiana 46368

Attorney for Personal Representative:  
Lori A. Wellbaum  
Attorney  
Florida Bar Number: 071110  
WELLBAUM LAW PA  
686 N. Indiana Avenue  
Englewood, FL 34223  
Telephone: (941) 474-3241  
Fax: (941) 475-2927  
E-Mail: lori@wellbaumlaw.com  
Secondary E-Mail:  
anne@wellbaumlaw.com  
August 15, 22, 2025 25-00843T



## Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
**legal@businessobserverfl.com**

lv18237\_v20

lv0077



SAVE

TIME

E-mail your Legal Notice  
**legal@businessobserverfl.com**



SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND 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. PALM-  
ER, 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 ad-  
dresses of the Personal Representative  
and the Personal Representative's attor-  
ney are set forth below.  
All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
Court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.  
The Personal Representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,

unless a written demand is made by a  
creditor as specified under s. 732.2211,  
Florida Statutes. The written demand  
must be filed with the clerk.  
All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this Court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.  
NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.  
The date of first publication of this  
notice is 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, CECHEMAN,  
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

SECOND 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://firelighteastdd.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
--	-----------

FOURTH 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-

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 2024 CA 002349**  
**LARRY D. RUSSELL AND JULIE E.**  
**RUSSELL**  
**Plaintiffs, vs.**  
**BARBARA PUGH AKA BARBARA**  
**A PUGH AKA BARBARA MAE**  
**PUGH, and THE UNKNOWN**  
**SPOUSE, HEIRS, DEVISEES,**  
**GRANTEES, CREDITORS, OR**  
**OTHER PARTIES CLAIMING BY,**  
**THROUGH, UNDER, OR AGAINST**  
**DEFENDANT, BARBARA PUGH,**  
**WHO IS NOT KNOWN TO BE**  
**EITHER DEAD OR ALIVE,**  
**Defendants.**  
To: BARBARA PUGH AKA BARBA-

RA A PUGH AKA BARBARA MAE  
PUGH,  
Last known address:  
22 Cherrywood Lane  
Inisfill, Ontario, Canada L9S1M6  
CN 88888  
THE UNKNOWN SPOUSE, HEIRS,  
DEVISEES, GRANTEES, CREDI-  
TORS, OR OTHER PARTIES CLAIM-  
ING BY, THROUGH, UNDER, OR  
AGAINST DEFENDANT, BARBARA  
PUGH, WHO IS NOT KNOWN TO BE  
EITHER DEAD OR ALIVE,  
Last known address:  
1311 Blue Heron Drive  
Englewood FL, 34224  
You are notified that an action for  
declaratory judgment has been filed  
against you with regard to the following  
property in Charlotte County, Florida:  
Lot 48, Block B, Holiday Mobile  
Estates, 3rd Addition accord-

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE No.: 2025-CA-000093**  
**MARCIA COLE**  
**Plaintiff, v.**  
**DOUGLAS COLE, AUDREY COLE,**  
**NOEL S. COLE JR., RECARDO**  
**COLE, and SHARON COLE,**  
**Defendants.**  
TO: RECARDO COLE and SHARONE  
COLE  
YOU ARE HEREBY NOTIFIED of  
an action for Partition of Real Property  
has been filed in regard to the following  
property:  
Lot 26, Block 594, Port Charlotte  
subdivision Section 41, accord-  
ing to the plat thereof, as record-  
ed in plat book 5, page 51A thru  
51K, Charlotte County Florida  
Commonly known as: 17311 Har-  
ris Avenue, Port Charlotte, FL  
33948.  
Parcel ID No: 402113257003  
RECARDO COLE and SHARON  
COLE have been identified as having  
a potential interest in the outcome  
of the proceedings. You are required  
to file your answer or written defenses,  
if any, in the above proceeding with  
the Clerk of this Court, and to serve  
a copy thereof upon the Plaintiff's  
attorney, ZOECKLEIN LAW, PA, 150 E.  
Bloomington Ave., Brandon, FL 33511,  
telephone (813) 501-5071, facsimile

813-925-4310, within thirty days of  
the first publication of this Notice,  
the nature of this proceeding being a  
Partition of Real Property regarding the  
above reference property.  
If you fail to file your response or  
answer, if any, in the above proceed-  
ing with the Clerk of this Court, and to  
serve a copy thereof upon the Plaintiff's  
attorney, ZOECKLEIN LAW, PA, 150 E.  
Bloomington Ave., Brandon, FL 33511,  
telephone: (813) 501-5071, facsimile  
813-925-4310, within thirty days of the  
first publication of this Notice, a default  
will be entered against you for the relief  
demanded in the Complaint.  
If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the provi-  
sion of certain assistance. Please contact  
the Administrative Services Manager,  
whose office is located at 350 E. Marion  
Avenue, Punta Gorda, Florida 33950,  
and whose telephone number is (941)  
637-2110 or jembury@ca.cjis20.org,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
DATED at Charlotte County, Florida  
on this date: July 8, 2025.  
Clerk of the Circuit Court  
(SEAL) By: B. Lackey  
Deputy Clerk  
August 1, 8, 15, 22, 2025 25-00767T

SECOND 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 Develop-  
ment 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 busi-  
ness hours or by visiting the District's website, <https://thecoveatrotondacd.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
--	-----------

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
**Case No. 25-969-CA**  
**FEDERICO STOPA HOLDINGS,**  
**LLC, as Trustee of the Harbour**  
**Sunset Court Land Trust,**  
**Plaintiff, v.**  
**ROTONDA SANDS TRUST, an**  
**unincorporated business trust**  
**organization, and JOHN MALCOLM**  
**LEOPARD,**  
**Defendants.**  
STATE OF FLORIDA  
To: ROTONDA SANDS TRUST,  
an unincorporated business trust  
organization  
JOHN MALCOLM LEOPARD  
YOU ARE NOTIFIED that an action  
to quiet title to the following property in  
Charlotte County, Florida:  
HBH 011 235A 0019 HRBR  
HTS SEC 11 PART 3 REP BLK  
235-A LT 19  
Parcel ID: 402310180008  
HBH 011 235A 0019 HRBR  
HTS SEC 11 PART 3 REP BLK  
235 A LT 18  
Parcel ID: 40231018007  
HGH SEC 14 BLK 256 LT 29  
2743/1795 3002/1  
Parcel ID: 402310101023

has been filed against you and you are  
required to file your written defenses, if  
any, with the Clerk of the above Court  
and to serve a copy on or before 9-2-25  
upon Vestalia Aylsworth, Esq., Plain-  
tiff's attorney, whose address is 21101  
SW 198th Ave, Miami, FL 33187 and  
file the original with the Clerk of this  
Court either before service on 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 disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than (7) days; if you are hearing or voice  
impaired, call 711.  
DATED this 28 day of July, 2025.  
CLERK OF THE COURT  
By: B. Lackey (SEAL)  
Deputy Clerk  
Aug. 1, 8, 15, 22, 2025 25-00774T

SECOND 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 Dis-  
trict (“**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
--	-----------



## What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
legal@businessobserverfl.com

1W8327\_V18



SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-002366-CA <b>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.</b> 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>
SECOND INSERTION	
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA001024 <b>RANLIFE, INC. Plaintiff(s), vs. JAMAR RICHARDSON; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EUNICE WIGGINS Defendant(s).</b> 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>
SECOND INSERTION	
<p><b>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY</b> THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25733CA <b>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, 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 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.</b> 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>unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF RICHARD JOESEF IN- GSON: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida: Lot 15, Block 2933, Port Char- lotte Subdivision, Section Fifty- Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73A through 73F, inclusive, of the Public Records of Charlotte County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo &amp; Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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. WITNESS my hand and seal of this Court July 30, 2025. ROGER D. EATON CLERK OF THE COURT (SEAL) By: B. Lackey Deputy Clerk August 8, 15, 2025 25-00790T</p>
SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25000895CA <b>PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. BERNARD J. DIPALMA A/K/A BERNARD JOSEPH DIPALMA, et al., Defendants.</b> 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>	<p>&amp; 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>
SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 25000467CA <b>CITY NATIONAL BANK OF FLORIDA Plaintiff, vs. NORTHWEST GROUPE LLC, et al. Defendants.</b> 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>
SECOND INSERTION	
<p><b>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY</b> THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25748CA <b>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.</b> 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 &amp; Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the origi- nal 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 &amp; 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>



---

ACTIONS / SALES ---

---

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA</p> <p><b>CASE NO.: 25000922CA</b> <b>JOHN-VICTOR OLIVEIRA,</b> <b>Plaintiff, v.</b> <b>RONALD S. WINGROVE and</b> <b>JOYCE WINGROVE,</b> <b>Defendants.</b> 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: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT: 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>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CIVIL DIVISION: <b>CASE NO.: 24000388CA</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>JONATHAN D. POPE;</b> <b>CONTEMPORARY COASTAL</b> <b>BUILDERS; SUZANNE</b> <b>EDGERTON, TRUSTEE OF THE</b> <b>EDGERTON REALTY &amp; DEV LLC</b> <b>SOLO 401K TRUST; UNKNOWN</b> <b>SPOUSE OF JONATHAN D.</b> <b>POPE; UNKNOWN TENANT IN</b> <b>POSSESSION OF THE SUBJECT</b> <b>PROPERTY,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at <a href="http://www.charlotte.realforeclose.com">www.charlotte. realforeclose.com</a> at, 11:00 AM on the 25 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 17, BLOCK 4555, PORT CHARLOTTE SUBDIVISION SECTION 87, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N, OF THE PUB- LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 14295 MORRISTOWN AVE, PORT CHARLOTTE, FL 33981</p> <p>IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN-</p>

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p><b>CASE NO. 25-CA-000675</b> <b>STORMFIELD REAL ESTATE</b> <b>INCOME OFFSHORE FUND, LTD.,</b> <b>Plaintiff, v.</b> <b>STORM MASTER</b> <b>CONSTRUCTION, LLC, GORDAN</b> <b>CLARK SMITH, UNKNOWN</b> <b>TENANT #1, AND UNKNOWN</b> <b>TENANT #2,</b> <b>Defendants.</b> TO: GORDAN CLARK SMITH 166 PELICAN WAY PANAMA CITY BEACH, FLORIDA 34208 AND 145 PELICAN WAY PANAMA CITY BEACH, FLORIDA 34208</p> <p>YOU ARE NOTIFIED that a lawsuit has been filed against you for foreclo- sure, breach of guaranty and damages, and you are required to serve a copy of your written defenses, if any, to, on to Carter Wallace, Esq., of Polsinelli PC, the Plaintiff's attorney, whose address is 315 S. Biscayne Blvd., Ste. 400, Mi- ami, FL 33131, on or before August 4, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the complaint or petition.</p> <p>The real property at issue in the fore- closure is described as:</p> <p>All the following described real es- tate, situated in the County of Charlotte and the State of Florida known and de- scribed as follows, to wit:</p> <p>Lot 2, Block 21, Punta Gorda Isles, Section Two Amended, according to the plat thereof, re- corded in Plat Book 5, Page 33, of the Public Records of Charlotte County, Florida. Subject to taxes for the year 2022</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.

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](mailto:jembury@ca.cjis20.org),  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

DATED this 30 day of July, 2025.  
Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
As Deputy Clerk  
Aug. 8, 15, 22, 29, 2025 25-00792T

ING AFTER THE SALE, YOU MUST  
FILE A CLAIM WITH THE CLERK  
NO LATER THAN THE DATE THAT  
THE CLERK REPORTS THE FUNDS  
AS UNCLAIMED. IF YOU FAIL TO  
FILE A CLAIM, YOU WILL NOT BE  
ENTITLED TO ANY REMAINING  
FUNDS. AFTER THE FUNDS ARE  
REPORTED AS UNCLAIMED, ONLY  
THE OWNER OF RECORD AS OF  
THE DATE OF THE LIS PENDENS  
MAY CLAIM THE SURPLUS.

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

Dated this day of 07/31/2025.  
ROGER D. EATON  
Clerk Of The Circuit Court  
(SEAL) By: B. Lackey  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
[eservice@decubaslewis.com](mailto:eservice@decubaslewis.com)  
23-03908  
August 8, 15, 2025 25-00798T

and subsequent years, restric-  
tions, covenants and easements  
of record, if any.  
Parcel ID: 412211379003  
Being all and the same lands and  
premises conveyed to Fox Finan-  
cial Realty, LLC A Missouri Lim-  
ited Liability Company by Ernst  
Aarnaes in a Warranty Deed  
dated 03/02/2022 and record-  
ed 03/07/2022 in Book 4940,  
Page 1221, Instrument Number  
3069070, in the Land Records of  
Charlotte County, FL.

This notice shall be published once a  
week for two consecutive weeks in the  
CHARLOTTE COUNTY BUSINESS  
OBSERVER.

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](mailto: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.

WITNESS my hand and the seal of  
said court at Charlotte County, Florida,  
on this 30 day of July, 2025.

Roger D. Eaton  
As Clerk of the Court  
(SEAL) By: B. Lackey  
As Deputy Clerk

Carter J. Wallace, Esq.  
Polsinelli PC  
315 S. Biscayne Boulevard, Suite 400  
Miami, Florida 33131  
(305) 921-1800  
Fax No. (305) 675-2369  
[cwallace@polsinelli.com](mailto:cwallace@polsinelli.com)  
Attorney for Plaintiff  
August 8, 15, 2025 25-00791T

<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWENTIETH JUDICIAL CIRCUIT</b> <b>IN AND FOR CHARLOTTE</b> <b>COUNTY, FLORIDA.</b> CIVIL DIVISION <b>CASE NO.</b> <b>082024CA002241000101</b> <b>U.S. BANK TRUST NATIONAL</b> <b>ASSOCIATION, NOT IN ITS INDI-</b> <b>VIDUAL CAPACITY, BUT SOLELY</b> <b>AS TRUSTEE OF THE TRUMAN</b> <b>2021 SC9 TITLE TRUST,</b> <b>Plaintiff, vs.</b> <b>CYNTHIA M.</b> <b>BRAGA-ARMSTRONG A/K/A</b> <b>CYNTHIA BRAGA-ARMSTRONG;</b> <b>BARRY J. ARMSTRONG; UN-</b> <b>KNOWN SPOUSE OF CYNTHIA</b> <b>M. BRAGA-ARMSTRONG A/K/A</b> <b>CYNTHIA BRAGA-ARMSTRONG;</b> <b>CHARLOTTE COUNTY, FLORIDA;</b> <b>UNKNOWN TENANT NO. 1;</b> <b>UNKNOWN TENANT NO. 2; and</b> <b>ALL UNKNOWN PARTIES CLAIM-</b> <b>ING INTERESTS BY, THROUGH,</b> <b>UNDER OR AGAINST A NAMED</b> <b>DEFENDANT TO THIS ACTION,</b> <b>OR HAVING OR CLAIMING TO</b> <b>HAVE ANY RIGHT, TITLE OR</b> <b>INTEREST IN THE PROPERTY</b></p>	<p><b>HEREIN DESCRIBED,</b> <b>Defendant(s).</b> 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>
---	--

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p><b>Case No.: 25000607CA</b> <b>U.S. BANK NATIONAL</b> <b>ASSOCIATION, AS INDENTURE</b> <b>TRUSTEE, FOR LHOME</b> <b>MORTGAGE TRUST 2023-RTL4,</b> <b>MORTGAGE-BACKED NOTES,</b> <b>SERIES 2023-RTL4,</b> <b>Plaintiff, v.</b> <b>CAROLINI INVESTMENTS LLC,</b> <b>A FLORIDA LIMITED LIABILITY</b> <b>COMPANY; CARLOS CAROLINI,</b> <b>an Individual; THE UNKNOWN</b> <b>TRUSTEES OF THE RESIDENTIAL</b> <b>INVESTMENT TRUST IV; THE</b> <b>UNKNOWN BENEFICIARIES OF</b> <b>THE RESIDENTIAL INVESTMENT</b> <b>TRUST IV; UNKNOWN TENANT</b> <b>#1; UNKNOWN TENANT #2,</b> <b>Defendant.</b> To the following Defendant(s): THE UNKNOWN TRUSTEES OF THE RESIDENTIAL INVESTMENT TRUST IV (RESIDENCE UNKNOWN) THE UNKNOWN BENEFICIARIES OF THE RESIDENTIAL INVEST- MENT TRUST IV (RESIDENCE UNKNOWN)</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property:</p> <p>LOT 80, BLOCK 1700, OF PORT CHARLOTTE SUBDIVI- SION SECTION FIFTY FOUR, A SUBDIVISION ACCORD- ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 68A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No. 24002246CA</b> <b>ROI FUNDING LLC, et al,</b> <b>Plaintiff, v.</b> <b>FLIPPINGHOUSE, LLC, a Florida</b> <b>Limited Liability Company;</b> <b>MANUEL RIOS; COUNTY</b> <b>OF CHARLOTTE FLORIDA;</b> <b>CHARLOTTE COUNTY</b> <b>COMMUNITY DEVELOPMENT</b> <b>JMJ HOME DEVELOPMENT</b> <b>LLC, a Florida limited liability</b> <b>company; ELEVENTH TALENT</b> <b>LLC, a Florida Limited Liability</b> <b>Company; Any and all unknown</b> <b>parties claiming by, through, under,</b> <b>and against the herein named</b> <b>individual defendant(s) who are not</b> <b>known to be dead or alive, whether</b> <b>said unknown parties may claim an</b> <b>interest as spouses, heirs, devisees,</b> <b>grantees, or other claimants; and</b> <b>TENANT #1 to account for parties in</b> <b>possession</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment of Foreclo- sure entered in the above-captioned case in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Circuit Court, Roger D. Eaton, will sell to the highest and best bid- der for cash online at <a href="http://www.charlotte.realforeclose.com">www.charlotte. realforeclose.com</a>, in accordance with Chapter 45, Florida Statutes, at 11:00 a.m. on August 21, 2025, the wit:</p> <p>The land referred to herein be- low is situated in the County of CHARLOTTE, State of Florida, and described as follows: Lot 22, Block 4284, of Port Charlotte Subdivision Section Fifty-Eight, a</p> <p>Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 72A, of the Public Records of Charlotte County, Florida AKA 13584 Boathill Lane, Port Charlotte, FL 33981 Parcel ID 412121156011</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 re- ports the funds as unclaimed.</p> <p>AMERICANS WITH DISABILI- TIES ACT (ADA) NOTICE:</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: July 31, 2025 (SEAL) D. Gerace Clerk of the Circuit Court Charlotte County, Florida</p> <p>ELP GLOBAL PLLC Attorneys for Plaintiff By: Carlos J. Bonilla, Esq. /s/ Carlos J. Bonilla Florida Bar Number: 0588717 800-661-1646- Phone 407-557-6208 - Cell 7901 Kingspointe Parkway Ste 8, Orlando, Florida 32819 E-Mail: <a href="mailto:carlos@elpglobal.com">carlos@elpglobal.com</a> August 8, 15, 2025 25-00803T</p>

SECOND INSERTION
<p>website of <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a>, 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 DISCRETION, 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>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CIVIL DIVISION: <b>CASE NO.: 24002003CA</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>JULIO JIMENEZ A/K/A JULIO</b> <b>C. JIMENEZ; PORTFOLIO</b> <b>RECOVERY ASSOCIATES,</b> <b>LLC; UNKNOWN SPOUSE OF</b> <b>JULIO JIMENEZ A/K/A JULIO C.</b> <b>JIMENEZ; UNKNOWN TENANT</b> <b>IN POSSESSION OF THE</b> <b>SUBJECT PROPERTY,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at <a href="http://www.charlotte.realforeclose.com">www.charlotte. realforeclose.com</a> at, 11:00 AM on the 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. 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>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No. 24002211CA</b> <b>ROI FUNDING LLC, et al,</b> <b>Plaintiff, v.</b> <b>FLIPPINGHOUSE, LLC, a Florida</b> <b>Limited Liability Company;</b> <b>MANUEL RIOS; COUNTY</b> <b>OF CHARLOTTE FLORIDA;</b> <b>CHARLOTTE COUNTY</b> <b>COMMUNITY DEVELOPMENT,</b> <b>JMJ HOME DEVELOPMENT LLC,</b> <b>a Florida limited liability company;</b> <b>PEAR STREET VENTURES LLC;</b> <b>Any and all unknown parties</b> <b>claiming by, through, under, and</b> <b>against the herein named individual</b> <b>defendant(s) who are not known</b> <b>to be dead or alive, whether said</b> <b>unknown parties may claim an</b> <b>interest as spouses, heirs, devisees,</b> <b>grantees, or other claimants; and</b> <b>TENANT #1 to account for parties in</b> <b>possession</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment of Foreclo- sure entered in the above-captioned case in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Circuit Court, Roger D. Eaton, will sell to the highest and best bid- der for cash online at <a href="http://www.charlotte.realforeclose.com">www.charlotte. realforeclose.com</a>, in accordance with Chapter 45, Florida Statutes, at 11:00 a.m. on August 21, 2025, the follow- ing described property as set forth in said Final Judgment, to wit:</p> <p>Lot 8, BLOCK 4357, PORT CHARLOTTE SUBDIVISION, SECTION 71, according to the plat</p> <p>thereof, recorded in Plat Book 6, Pages 27A, of the Public Records of Charlotte County, Florida. a/k/a: 9317 Hialeah Terrace, Port Charlotte, FL 33891 Parcel ID: 412121180015</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 re- ports the funds as unclaimed.</p> <p>AMERICANS WITH DISABILI- TIES ACT (ADA) NOTICE:</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: July 31, 2025 (SEAL) D. Gerace Clerk of the Circuit Court Charlotte County, Florida</p> <p>ELP GLOBAL PLLC Attorneys for Plaintiff By: Carlos J. Bonilla, Esq. /s/ Carlos J. Bonilla Florida Bar Number: 0588717 800-661-1646- Phone 407-557-6208 - Cell 7901 Kingspointe Parkway Ste 8, Orlando, Florida 32819 E-Mail: <a href="mailto:carlos@elpglobal.com">carlos@elpglobal.com</a> August 8, 15, 2025 25-00802T</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.

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: [answers@dallegal.com](mailto:answers@dallegal.com)  
1422-207697 I SM2  
August 8, 15, 2025 25-00820T

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.

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 day of 08/05/2025.

ROGER D. EATON  
Clerk Of The Circuit Court  
(SEAL) By: B. Lackey  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
[eservice@decubaslewis.com](mailto:eservice@decubaslewis.com)  
24-02052  
August 8, 15, 2025 25-00818T

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

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

BusinessObserver  
FL 10249



---

ESTATE

---

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> 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		
SECOND 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

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 25 CP 881</b> <b>IN RE: ESTATE OF MARK ALOYSIUS MULLEN V a/k/a MARK ALOYSIOUS MULLEN V a/k/a MARK A. MULLEN a/k/a MARK MULLEN Deceased.</b> The administration of the Estate of Mark Aloysius Mullen V a/k/a Mark Aloysious 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		
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. <b>Petitioner:</b> <b>Dianna L. Mullen</b> 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		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-779-CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF GERALD EARL TOLLE A/KA GERALD TOLLE Deceased.</b> 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,		
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. <b>Personal Representative:</b> <b>Amy Lin, Trust Officer</b> <b>BMO Private Wealth / BMO Trust Company</b> 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 Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025 CP 879</b> <b>IN RE: ESTATE OF RICHARD LOREN CAIN Deceased.</b> 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. <b>Personal Representative:</b> <b>Catherine Cain</b> 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		
SECOND 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

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File Number: 25000485CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF DENNIS EDMUND QUINN Deceased.</b> 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. 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. <b>Personal Representative</b> <b>Kyle Michael Quinn</b> 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. 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 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. 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. <b>Personal Representative</b> <b>William Mullins</b> 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		

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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

SECOND INSERTION		
<b>NOTICE TO CREDITORS OF FORMAL ADMINISTRATION</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-000818-CP</b> <b>IN RE: ESTATE OF CHARLOTTE M. MENZ, deceased</b> 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.		
SECOND 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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File Number: 25000777CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF WILLIAM M. MULLINS Deceased.</b> 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. 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. <b>Personal Representative</b> <b>William Mullins</b> 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		
DEATH IS BARRED. The date of first publication of this notice is August 8, 2025. <b>Personal Representative:</b> <b>Michael Brian Harkey</b> 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		