

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice of Public Auction for monies due on storage units. The auction will be held on September 15th, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.		
COUNTY Charlotte		
FACILITY 23950 Veterans Blvd Port Charlotte, FL 33954		
NAME	UNIT	BALANCE
Shevan Walker	5014	660.6
Larissa Ingram	2151	275.6
Erick Vega	3156	293.5
Kimberly Polak	1074	1,067.75
Rustie MacDonald	1040	225.42
SENDIE LAROSE	3159	231.7
Aug. 29; Sept. 5, 2025		25-00883T

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.		

Property includes the storage unit contents belonging to the following tenants at the following locations:

**Metro Self Storage**  
**1231 Kings Highway**  
**Port Charlotte, FL 33980**

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **September 16, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Hendrik Kenter	11004,12083	Household Items
George Baker	05035	Household Items
Antonio Wade	08012	Household Items
Michael Venezia	12003	Household Items
Aug. 29; Sept. 5, 2025		25-00884T

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.		

403	Shanitra Josey	Boxes, Bags, Electronics, Toys
2534	Brandy Jackson	Furniture, Boxes, Tools, Paddleboards
2557	Lisa Calderon	Boxes, Bags
2100	Tonia Cuccanti	Boxes, Artwork, Furniture
2128	Joseph DelleDonna	Boxes, Bags, Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
Aug. 29; Sept. 5, 2025

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 TRIADA LIFE located at 11000 Placida Rd in the City of Placida, Charlotte County, FL 33946 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 22nd day of August, 2025.		
Triada Lifestyle LLC		
August 29, 2025		25-00893T

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-956 IN RE: ESTATE OF JULIAN J. DELISLE, Deceased.		
The administration of the estate of JULIAN J. DELISLE, deceased, File No. 25-CP-956, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE		

OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claim with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.		
The date of the first publication of this Notice is August 29, 2025.		
<b>Personal Representative:</b> <b>Kevin B. DeLisle</b> 319 Pauline Pass Linden, MI 48451		
Attorney for Personal Representative: Judy A. Romano Florida Bar No. 881200 6719 Winkler Rd., Suite 118 Ft. Myers, Florida 33919 Telephone: (239) 437-5378		
Aug. 29; Sept. 5, 2025		25-00903T

FIRST INSERTION		
State of Florida Department of Environmental Protection <b>Notice of Intent</b>		

The Department of Environmental Protection hereby provides Notice of Intent to Issue a permit for the proposed project, as detailed in the application, subject to the conditions specified in the draft permit and summarized below. The applicant, MSKP Town and Country Utility, LLC, William R. Vander May, Vice President, 4500 PGA Boulevard, Suite 400, Palm Beach Gardens, Florida 33418 applied on September 24, 2024, for a construct and operationally test permit for a Class I injection well system. The project is located at MSKP Town and Country Utility Water Treatment Plant, 12150 State Road 31, Punta Gorda, Florida 33982, in Charlotte County (File 0294077-002-UC/II, WACS ID 99130).

The permittee will construct and operationally test one non-hazardous Class I injection well, IW-1, and associated dual-zone monitor well DZMW-1 for the disposal of reverse osmosis wastewater from the Town and Country Water Treatment Plant and domestic wastewater treated to high-level disinfection standards from a future wastewater treatment facility. The maximum injection rate for IW-1 shall be 5,132 gallons per minute and the maximum injection volume for IW-1 shall be 7.39 million gallons per day. The injection well is constructed with a 24-inch diameter steel casing set to 2,650 feet below land surface (bls), a 16-inch diameter fiberglass-reinforced plastic tubing set to 2,650 feet bls with a cemented annulus, and total depth of 3,600 feet bls. The dual-zone monitor well DZMW-1 will be completed in the Ocala Limestone from 1,050 to 1,100 feet bls and Avon Park Formation from 1,700 to 1,750 feet bls in the Upper Floridan Aquifer.

The Department has permitting jurisdiction under Chapter 403 of the Florida Statutes (F.S.) and the rules adopted thereunder. The project is not exempt from permitting procedures. The Department has determined that an Underground Injection Control permit is required for the proposed work.

The Department will issue the permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing		
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, Florida Administrative Code (F.A.C.), a petition for an administrative hearing must contain the following information:		
a. The name and address of each agency affected and each agency's file or identification number, if known;		
b. The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;		
c. A statement of when and how the petitioner received notice of the agency decision;		
d. A statement of all disputed issues of material fact. If there are none, the petition		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-960-CP Division: PROBATE IN RE: ESTATE OF EDNA MAE BOUDOT Deceased.		
The administration of the estate of EDNA MAE BOUDOT, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000907 IN RE: ESTATE OF SHAWN SCOTT CAMERON Deceased.		
The administration of the estate of SHAWN SCOTT CAMERON, deceased, whose date of death was May 8, 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 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 29, 2025.		
<b>Personal Representative:</b> <b>Tonya Lynn Chandler</b> 3239 Pickbury Drive Cincinnati, Ohio 45211		
Attorney for Personal Representative: CHARLES J. PRATT, JR. Attorney Florida Bar Number: 319171 DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC 1206 Manatee Avenue West BRADENTON, FL 34205 Telephone: (941) 746-1167 E-Mail: cpratt@dyeharrison.com		
Aug. 29; Sept. 5, 2025		25-00894T

must so indicate;  
e. A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;  
f. A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and  
g. A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency\_Clerk@FloridaDEP.gov A copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition		
In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.		

Extension of Time		
Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.		

Mediation		
Mediation is not available in this proceeding.		

Permit Documents		
The files associated with this order are available for public inspection during normal business hours, 8 a.m. to 5 p.m., Monday through Friday, except state holidays, at the Department of Environmental Protection, South District, 2295 Victoria Avenue, Suite 364 Ft. Myers, Florida 33901-3875, and at the Department of Environmental Protection, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400.		

Department Contact		
Additional information concerning this project may be obtained by contacting James Dodson, Professional Geologist II, at 850-245-8653.		

August 29, 2025	25-00899T
-----------------	-----------

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000981CP Division Probate IN RE: ESTATE OF JOSEPH J. BARNES Deceased.		
The administration of the estate of Joseph J. Barnes, deceased, whose date of death was June 18, 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 Avenue, Punta Gorda, FL 33951-1687. 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 29, 2025.		
<b>Personal Representative:</b> <b>MARY A. BYRSKI</b> 25086 Olympia Ave., Suite 310 Punta Gorda, Florida 33950		
Attorney for Personal Representative: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413 MARY A. BYRSKI 25086 Olympia Ave. Suite 310 Punta Gorda, Florida 33950 Telephone: (941) 833-9262 Fax: (941) 833-9264 E-Mail: mary@byrskilaw.com Secondary E-Mail: kaye@byrskilaw.com		
Aug. 29; Sept. 5, 2025		25-00907T

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000981CP Division Probate IN RE: ESTATE OF JOSEPH J. BARNES Deceased.		
The administration of the estate of Joseph J. Barnes, deceased, whose date of death was June 18, 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 Avenue, Punta Gorda, FL 33951-1687. 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 29, 2025.		
<b>Personal Representative:</b> <b>Julie A. Barnes</b> 150 Doniphan Drive Port Charlotte, Florida 33954		
Attorney for Personal Representative: Season A. Spanski Attorney Florida Bar Number: 1044362 Spanski Law, PLLC 304 W. Venice Ave., Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: Season@spanskilaw.com E-Mail: Heather@spanskilaw.com		
Aug. 29; Sept. 5, 2025		25-00904T



FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 24001885CA</b> <b>WILMINGTON SAVINGS FUND</b> <b>SOCIETY, FSB, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY, BUT</b> <b>SOLELY AS TRUSTEE OF NMLT</b> <b>2021-INV1 TRUST</b> <b>Plaintiff(s), vs.</b> <b>KCAP RE FUND II LLC; SHILOH</b> <b>BOONE LASATER; CHARLOTTE</b> <b>COUNTY, FLORIDA; THE</b> <b>UNKNOWN TENANT IN</b> <b>POSSESSION</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 3, 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 2nd day of October, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 4, BLOCK 1645, PORT CHARLOTTE SUBDIVISION SECTION TWELVE, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 1A THROUGH 1D, OF THE PUB- LIC RECORDS OF CHARLOTTE	COUNTY, FLORIDA. Property address: 1330 Beacon Drive, Port Charlotte, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 8/25/2025 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. 24-006001-2 Aug. 29; Sept. 5, 2025 25-00901T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No: 25-CA-861</b> <b>WILMINGTON SAVINGS FUND</b> <b>SOCIETY, FSB, not in is individual</b> <b>capacity but solely as Trustee for</b> <b>Residential Mortgage Aggregation</b> <b>Trust,</b> <b>Plaintiff, v.</b> <b>CARPENTER COMPANIES FLOR-</b> <b>IDA LLC, EDMONSON ELECTRIC,</b> <b>LLC, MK'S LAWN AND</b> <b>MAINTENANCE SERVICE, INC.,</b> <b>RONALD HENRY CARPENTER,</b> <b>and JOHN / JANE DOE, fictitious</b> <b>names representing tenants in pos-</b> <b>session,</b> <b>Defendants.</b> TO: GEMM DEVELOPMENT LLC LAST KNOWN ADDRESS: 4114 CAR- ROLLWOOD VILLAGE DRIVE TAMPA, FLORIDA 33618 You are notified that an action to foreclosure has been filed against you related to the property more particu- larly described as follows: Lot 33, Block 5300, SECOND REPLAT IN PORT CHAR- LOTTE SUBDIVISION SEC- TION NINETY SIX, according to the Plat thereof, recorded in Plat Book 16, Page 22A, of the Public Records of Charlotte County, Florida.	Property Address: 528 Rose Ap- ple Circle, Port Charlotte, Florida 33954 You are required to serve a copy of your written defenses to it, if any, on Ronald B. Cohn, Esq. of Burr & For- man LLP, whose address is 201 North Franklin Street, Suite 3200, Tampa, Florida 33602, on or before Septem- ber 26, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorneys or immediately thereafter. Otherwise, a default will be entered against you for the relief de- manded 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/21/25 ROGER D. EATON Clerk of the Court, Charlotte County (SEAL) By: B. Lackey As Deputy Clerk Aug. 29; Sept. 5, 2025 25-00891T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25000895CA</b> <b>PENNYMAC LOAN SERVICES,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>BERNARD J. DIPALMA A/K/A</b> <b>BERNARD JOSEPH DIPALMA,</b> <b>et al.,</b> <b>Defendants.</b> TO: UNKNOWN SPOUSE OF BER- NARD J. DIPALMA 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 & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-	AL SPRINGS, FL 33310 on or before October 1, 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 26 day of August, 2025. ROGER D. EATON As Clerk of the Court (SEAL) By B. Lackey As Deputy Clerk 25-02517 Aug. 29; Sept. 5, 2025 25-00906T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No: 25-CA-755</b> <b>TRYON STREET ACQUISITION</b> <b>TRUST I,</b> <b>Plaintiff, v.</b> <b>CARPENTER COMPANIES</b> <b>FLORIDA LLC, AMERICAN</b> <b>BUILDERS SUPPLY, INC., d/b/a</b> <b>American Builders Supply, ITALIAN</b> <b>TERRAZZO &amp; TILE, LLC,</b> <b>BRENDA FAIR CLEANING</b> <b>SERVICE, INC., a/k/a Brenda Fair</b> <b>Cleaning, Inc., GEMM</b> <b>DEVELOPMENT LLC, PINNACLE</b> <b>USA, INC., DAVIS DEVELOPMENT</b> <b>AND CONSTRUCTION, LLC,</b> <b>SHAMROCK SHORES PROPERTY</b> <b>OWNERS' ASSOCIATION, INC.,</b> <b>RONALD HENRY CARPENTER,</b> <b>and JOHN / JANE DOE, fictitious</b> <b>names representing tenants in</b> <b>possession,</b> <b>Defendants.</b> TO: GEMM DEVELOPMENT LLC LAST KNOWN ADDRESS: 4114 CAR- ROLLWOOD VILLAGE DRIVE TAMPA, FLORIDA 33618 You are notified that an action to foreclosure has been filed against you related to the property more particu- larly described as follows: Lot 217, Shamrock Shores, a sub- division, according to the Plat thereof, recorded in Plat Book 16,	Page 74A, of the Public Records of Charlotte County, Florida. Property Address: 9032 Evelyn Road, Englewood, Florida 34224 You are required to serve a copy of your written defenses to it, if any, on Ronald B. Cohn, Esq. of Burr & For- man LLP, whose address is 201 North Franklin Street, Suite 3200, Tampa, Florida 33602, on or before Septem- ber 26, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorneys or immediately thereafter. Otherwise, a default will be entered against you for the relief de- manded 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/21/25 ROGER D. EATON Clerk of the Court, Charlotte County (SEAL) By: B. Lackey As Deputy Clerk Aug. 29; Sept. 5, 2025 25-00888T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No: 25-CA-718</b> <b>TRYON STREET ACQUISITION</b> <b>TRUST I,</b> <b>Plaintiff, v.</b> <b>CARPENTER COMPANIES</b> <b>FLORIDA LLC, AMERICAN</b> <b>BUILDERS SUPPLY, INC., d/b/a</b> <b>American Builders Supply, ITALIAN</b> <b>TERRAZZO &amp; TILE, LLC,</b> <b>EDMONSON ELECTRIC, LLC,</b> <b>BRENDA FAIR CLEANING</b> <b>SERVICE, INC., a/k/a Brenda Fair</b> <b>Cleaning, Inc., GEMM</b> <b>DEVELOPMENT LLC, PINNACLE</b> <b>USA, INC., DAVID</b> <b>DEVELOPMENT AND</b> <b>CONSTRUCTION, LLC,</b> <b>SHAMROCK SHORES PROPERTY</b> <b>OWNERS' ASSOCIATION, INC.,</b> <b>RONALD HENRY CARPENTER,</b> <b>and JOHN / JANE DOE, fictitious</b> <b>names representing tenants in</b> <b>possession,</b> <b>Defendants.</b> TO: GEMM DEVELOPMENT LLC LAST KNOWN ADDRESS: 4114 CAR- ROLLWOOD VILLAGE DRIVE TAMPA, FLORIDA 33618 You are notified that an action to foreclosure has been filed against you related to the property more particu- larly described as follows: Lot 218, Shamrock Shores, a sub- division, according to the Plat	thereof, recorded in Plat Book 16, Page 74A, of the Public Records of Charlotte County, Florida. Property Address: 9024 Evelyn Road, Englewood, Florida 34224 You are required to serve a copy of your written defenses to it, if any, on Ronald B. Cohn, Esq. of Burr & For- man LLP, whose address is 201 North Franklin Street, Suite 3200, Tampa, Florida 33602, on or before Septem- ber 26, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorneys or immediately thereafter. Otherwise, a default will be entered against you for the relief de- manded 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/21/25 ROGER D. EATON Clerk of the Court, Charlotte County (SEAL) By: B. Lackey As Deputy Clerk Aug. 29; Sept. 5, 2025 25-00887T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 25001111CA</b> <b>AMERICAN BRIDGE</b> <b>DEVELOPMENT LLC,</b> <b>Plaintiff, vs.</b> <b>HAROLD WM. RAPP, deceased</b> <b>and all others claiming by, through</b> <b>and under HAROLD WM. RAPP,</b> <b>deceased and IRENE M. MCGARR,</b> <b>and all others claiming by, through</b> <b>and under IRENE M. MCGARR,</b> <b>Defendant,</b> TO: HAROLD WM. RAPP, deceased and all others claiming by, through and under HAROLD WM. RAPP, deceased and IRENE M. MCGARR, and all oth- ers claiming by, through and under IRENE M. MCGARR, YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Tract 71, being the North 1/2 of the Southwest 1/4 of the South- east 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 41 South, Range 23 East. a/k/a 8108 Austrian Blvd, Punta Gorda, FL 33982. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of	Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before October 1, 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 disabil- ity 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 26 day of August 2025. Clerk of the Circuit Court (SEAL) By: B. Lackey As Deputy Clerk Aug. 29; Sept. 5, 12, 19, 2025 25-00910T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No: 25-CA-747</b> <b>TRYON STREET ACQUISITION</b> <b>TRUST I,</b> <b>Plaintiff, v.</b> <b>CARPENTER COMPANIES</b> <b>FLORIDA LLC, GEMM</b> <b>DEVELOPMENT LLC, PINNACLE</b> <b>USA, INC., DAVIS DEVELOPMENT</b> <b>AND CONSTRUCTION, LLC,</b> <b>ITALIAN TERRAZZO &amp; TILE, LLC,</b> <b>AMERICAN BUILDERS SUPPLY,</b> <b>INC., d/b/a American Builders</b> <b>Supply, IDEAL SOFFIT &amp; FASCIA,</b> <b>LLC, SOUTH GULF COVE</b> <b>HOMEOWNERS ASSOCIATION</b> <b>INC., RONALD HENRY</b> <b>CARPENTER, and JOHN / JANE</b> <b>DOE, fictitious names representing</b> <b>tenants in possession,</b> <b>Defendants.</b> TO: GEMM DEVELOPMENT LLC LAST KNOWN ADDRESS: 4114 CAR- ROLLWOOD VILLAGE DRIVE TAMPA, FLORIDA 33618 You are notified that an action to foreclosure has been filed against you related to the property more particu- larly described as follows: Lot 3, Block 4972, PORT CHAR- LOTTE SUBDIVISION SEC- TION NINETY THREE, accord- ing to the Plat thereof, recorded in Plat Book 9, Page 1A, of the	Public Records of Charlotte County, Florida. Property Address: 8917 Calumet Blvd., Port Charlotte, Florida 33981 You are required to serve a copy of your written defenses to it, if any, on Ronald B. Cohn, Esq. of Burr & For- man LLP, whose address is 201 North Franklin Street, Suite 3200, Tampa, Florida 33602, on or before Septem- ber 26, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorneys or immediately thereafter. Otherwise, a default will be entered against you for the relief de- manded in the Complaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/21/25 ROGER D. EATON Clerk of the Court, Charlotte County (SEAL) By: B. Lackey As Deputy Clerk Aug. 29; Sept. 5, 2025 25-00889T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No: 25-CA-838</b> <b>WILMINGTON SAVINGS FUND</b> <b>SOCIETY, FSB, not in is individual</b> <b>capacity but solely as Trustee for</b> <b>Residential Mortgage Aggregation</b> <b>Trust,</b> <b>Plaintiff, v.</b> <b>CARPENTER COMPANIES</b> <b>FLORIDA LLC, PINNACLE USA,</b> <b>INC., DAVIS DEVELOPMENT AND</b> <b>CONSTRUCTION, LLC, GEMM</b> <b>DEVELOPMENT LLC, BURNT</b> <b>STORE LAKES PROPERTY</b> <b>OWNER'S ASSOCIATION, INC.,</b> <b>EDMONSON ELECTRIC, LLC,</b> <b>L&amp;W SUPPLY CORPORATION,</b> <b>AMERICAN BUILDERS SUPPLY,</b> <b>INC. a/k/a American Builders Sup-</b> <b>ply, IDEAL SOFFIT &amp; FASCIA, LLC,</b> <b>a/k/a Ideal Soffit &amp; Fascia, RONALD</b> <b>HENRY CARPENTER, and JOHN /</b> <b>JANE DOE, fictitious names repre-</b> <b>senting tenants in possession,</b> <b>Defendants.</b> TO: GEMM DEVELOPMENT LLC LAST KNOWN ADDRESS: 4114 CAR- ROLLWOOD VILLAGE DRIVE TAMPA, FLORIDA 33618 You are notified that an action to foreclosure has been filed against you related to the property more particu- larly described as follows: Lot 11, Block 898, Punta Gorda Isles Section 21, according to the Plat thereof, recorded in Plat	Book 13, Page 1A, of the Public Records of Charlotte County, Florida. Property Address: 24276 Pep- percorn Road, Punta Gorda, Florida 33955 You are required to serve a copy of your written defenses to it, if any, on Ronald B. Cohn, Esq. of Burr & For- man LLP, whose address is 201 North Franklin Street, Suite 3200, Tampa, Florida 33602, on or before Septem- ber 26, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorneys or immediately thereafter. Otherwise, a default will be entered against you for the relief de- manded 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/21/25 ROGER D. EATON Clerk of the Court, Charlotte County (SEAL) By: B. Lackey As Deputy Clerk Aug. 29; Sept. 5, 2025 25-00890T

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>Case No: 25-CA-758</b> <b>TYRON STREET ACQUISITION</b> <b>TRUST I,</b> <b>Plaintiff, v.</b> <b>CARPENTER COMPANIES</b> <b>FLORIDA LLC, et. al.,</b> <b>Defendants.</b> TO: GEMM DEVELOPMENT LLC LAST KNOWN ADDRESS: 4114 CAR- ROLLWOOD VILLAGE DRIVE TAMPA, FLORIDA 33618 You are notified that an action to foreclosure has been filed against you related to the property more particu- larly described as follows: Lot 97, a replat of a portion of First Addition to Shamrock Shores, according to the Plat thereof, recorded in Plat Book 74A and 74B, of the Public Re- cords of Charlotte County, Flori- da. Property Address: 9057 Bantry Bay Blvd., Englewood, Florida 34224) You are required to serve a copy of your written defenses to it, if any, on	Ronald B. Cohn, Esq. of Burr & For- man LLP, whose address is 201 North Franklin Street, Suite 3200, Tampa, Florida 33602, on or before Septem- ber 26, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorneys or immediately thereafter. Otherwise, a default will be entered against you for the relief de- manded 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, 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 scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/21/25 ROGER D. EATON Clerk of the Court, Charlotte County (SEAL) By: B. Lackey As Deputy Clerk Aug. 29; Sept. 5, 2025 25-00892T

Q

Are internet-only legal notices sufficient?

A

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Q&A

IN REPLY, VIS

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

**Stay Informed, It's Your Right to Know.**  
For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE / ACTION ---

FOURTH 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

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

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
**CASE NO.: 25001022CA**  
**KOLREI INTERNATIONAL, LLC,**  
**Plaintiff, vs.**  
**WONG KAM LEONG, and all**  
**others claiming by, through and**  
**under WONG KAM LEONG,**  
**Defendant.**  
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, according 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 Glenridge 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 6 day of August 2025.  
Clerk of the Circuit Court  
(SEAL) By: B. Lackey  
As Deputy Clerk  
Aug. 15, 22, 29; Sept. 5, 2025 25-00830T

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
**CASE NO: 25000782CA**  
**ASSOCIATION LEGAL, LLC, a**  
**Florida Limited Liability Company**  
**Plaintiff, v.**  
**INSIDER'S CASH, LLC; V&T**  
**HOMES, LLC, Et al.,**  
**Defendants.**  
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 to 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED on August 11, 2025.  
Roger D. Eaton  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: B. Lackey  
As Deputy Clerk  
Aug. 15, 22, 29; Sept. 5, 2025 25-00829T

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT  
OF THE TWENTIETH JUDICIAL  
CICRCUIT IN AND FOR  
CHARLOTTE COUNTY  
FLORIDA  
**CASE NO.: 25000922CA**  
**JOHN-VICTOR OLIVEIRA,**  
**Plaintiff, v.**  
**RONALD S. WINGROVE and**  
**JOYCE WINGROVE,**  
**Defendants.**  
TO: RONALD S. WINGROVE  
443 LACKLAND STREET  
PORT CHARLOTTE, FL 33953  
JOYCE WINGROVE  
443 LACKLAND STREET PORT  
CHARLOTTE, FL 33953  
YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
Lot 6 Block 2859 of PORT CHARLOTTE SUBDIVISION SECTION 47, a Subdivision according to the Plat thereof, recorded in Plat Book 5, Page 61A, of the Public Records of Charlotte County, Florida.  
has been filed against you and that you are required to serve a copy of your

written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 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

SECOND INSERTION

**PUBLIC NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at storagetreasures.com on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 4381 Placida Rd., Englewood, FL, 34224 Samantha Puckett 374 Clothes, Bag, Box, Pool Float., Franklin Pancek 124 Bikes, Tools, China Cabinet, Dishes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.  
August 22, 29, 2025 25-00851T

SECOND INSERTION

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT  
OF THE TWENTIETH JUDICIAL  
CICRCUIT IN AND FOR  
CHARLOTTE COUNTY  
FLORIDA  
**CASE NO.: 25000690CA**  
**TOP KNOTCH HOMES LLC,**  
**Plaintiff, v.**  
**LEAH C. ELLIOTT and**  
**ROSEMARY ELLIOT,**  
**Defendants.**  
TO: LEAH C. ELLIOTT  
20910 PACIFIC COAST HWY  
MALIBU, CA 90265  
ROSEMARY ELLIOTT  
20910 PACIFIC COAST HWY  
MALIBU, CA 90265  
YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
PCH 059 2968 0021 PORT CHARLOTTE SEC 59 BLK 2968 LTS 21 & 22.  
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A.,

SECOND INSERTION

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-785-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**Jerry K. Schaefer,**  
**a/k/a Jerry Kent Schaefer,**  
**Deceased.**

The administration of the estate of Jerry K. Schaefer, a/k/a Jerry Kent Schaefer, deceased, whose date of death was May 26, 2025 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
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 PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is August 22, 2025.  
**Personal Representative:**  
**Sharon Suzanne Wright**  
Attorney for Personal Representative:  
Robert C. Benedict  
Florida Bar No: 0361150  
rbenedict@bigwlaw.com  
Wideikis, Benedict & Berntsson, LLC  
The BIG W Law Firm  
3195 S. Access Road  
Englewood, FL 34224  
(941) 627-1000 Telephone  
August 22, 29, 2025 25-00857T

SECOND INSERTION

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-941-CP**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**WILLIAM E. SWITZER A/K/A**  
**WILLIAM EDWARD SWITZER**  
**Deceased.**

The administration of the estate of William E. Switzer a/k/a William Edward Switzer, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

SECOND INSERTION

SECOND INSERTION

**HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

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

The Board of Supervisors ("Board") of the Harbor Village Community Development District ("District") will hold a public hearing on **September 9, 2025, at 1:00 p.m.** at the **Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 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://harborvillagecd.net/>.

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

SECOND INSERTION

Any person requiring special accommodations at this meeting 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.

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 22, 29, 2025 25-00856T

Q&A

**Who benefits from legal notices?**

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

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

**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.

Q

**Are internet-only legal notices sufficient?**

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

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

Newspaper legal notices fulfills all of those standards.

Q

**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

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

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

08/23/25, 7:01

---

ESTATE

---

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-840-CP**  
**IN RE: ESTATE OF**  
**ELINA SAPAUGH**  
**Deceased.**

TO ALL PERSONS HAVING CLAIMS  
OR DEMANDS AGAINST THE  
ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of ELINA SAPAUGH, deceased, File Number 25-840-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was May 25, 2025; that the total value of the estate is \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Judith Sapaugh Rosensweig  
129 Monadnock Rd.  
Chestnut Hill, MA 02467  
Ronald Sapaugh  
13 Willow St.  
Lehigh Acres, FL 33936

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or

demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 22, 2025.

**Petitioner:**  
**Judith Sapaugh Rosensweig**  
129 Monadnock Rd.  
Chestnut Hill, Massachusetts 02467  
Attorney for Petitioner:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller, Florida Bar No. 1028360  
Kuhns Law Firm, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
August 22, 29, 2025 25-00861T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-000893-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**MARY KATHERINE SMITH,**  
**A/K/A MARY KAY SMITH,**  
**A/K/A MARY K. SMITH, Deceased.**

The administration of the estate of Mary Katherine Smith, a/k/a Mary Kay Smith, a/k/a Mary K. Smith, deceased, whose date of death was March 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 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 22, 2025.

**Personal Representative:**  
**Patrick M. Smith**  
5609 E. Breezeway Drive  
North Ridgeville, OH 44039  
Attorney for Personal Representative:  
Cheyenne R. Young  
Florida Bar Number: 0515299  
WOTITZKY, WOTITZKY  
& YOUNG, P.A.  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
August 22, 29, 2025 25-00865T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-000868-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**PATIENCE I. BERGER**  
**Deceased.**

The administration of the estate of Patience I. Berger, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is August 22, 2025.

**Personal Representative:**  
**Karl Heinz Berger**  
109 Leland Street SW  
Port Charlotte, Florida 33952  
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 22, 29, 2025 25-00862T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-889-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**KATHLEEN R. TERRY**  
**Deceased.**

The administration of the estate of Kathleen R. Terry, deceased, whose date of death was July 10, 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.

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 22, 2025.

**Personal Representative:**  
**Richard Joseph Kattar, Jr.**  
1589 Blackwood Court  
Erie, Colorado 80516  
Attorney for Personal Representative:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
August 22, 29, 2025 25-00860T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-000914CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**WILLIAM JOSEPH ORNDOFF,**  
**Deceased.**

The administration of the estate of William Joseph Orndoff, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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 22, 2025.

**Personal Representative:**  
**Angie Van Dyne**  
496 W. Roy Furman Highway  
Wind Ridge, PA 15380  
Attorney for Personal Representative:  
Cheyenne R. Young  
Florida Bar Number: 0515299  
WOTITZKY, WOTITZKY  
& YOUNG, P.A.  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
August 22, 29, 2025 25-00864T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-000928CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**SHARON K. WHITEHILL,**  
**Deceased.**

The administration of the estate of SHARON K. WHITEHILL, 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 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.

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 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 section 732.216—732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is August 22, 2025.

**Personal Representative:**  
**Crews Bank & Trust**  
**c/o Angela Misner, VP**  
**& Trust Officer**  
**Authorized Representative**  
1100 Tamiami Trail  
Port Charlotte, FL 33953  
Attorney for Personal Representative:  
Katharine W. Payne  
Florida Bar Number: 0873411  
Katharine Payne Law, P.A.  
6210 Scott Street, Suite 117  
Punta Gorda, FL 33950  
Telephone: (941) 655-8970  
Fax: (941) 655-8973  
E-Mail: kpayne@kpaynelaw.com  
August 22, 29, 2025 25-00847T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-917-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CAROL NAVAN A/K/A**  
**CAROL B. NAVAN A/K/A**  
**CAROL BARBARA NAVAN**  
**Deceased.**

The administration of the estate of Carol Navan a/k/a Carol B. Navan a/k/a Carol Barbara Navan, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 22, 2025.

**Personal Representative:**  
**Forrest G. Miller**  
425 Cross Street, Ste. #312  
Punta Gorda, FL 33950  
Attorney for Personal Representative:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, FL 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
August 22, 29, 2025 25-00875T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25000920CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**SANDRA M. DRAHOS**  
**Deceased.**

The administration of the estate of Sandra M. Drahos, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 22, 2025.

**Personal Representative:**  
**Suzanne Houze**  
12740 SW Lakeside Drive  
Lake Suzy, Florida 34269  
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 22, 29, 2025 25-00863T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-CP-000918**  
**IN RE: ESTATE OF**  
**DOUGLAS ARLON KITZMILLER**  
**A/K/A DOUGLAS A. KITZMILLER**  
**Deceased.**

The administration of the estate of Douglas Arlon Kitzmiller A/K/A Douglas A. Kitzmiller, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is August 22, 2025.

**Personal Representative:**  
**Melinda Sue Leake**  
540 Keenan Ave  
Fort Myers, Florida 33919  
Attorney for Personal Representative:  
Jenny C. Hazel  
Attorney  
Florida Bar Number: 0163562  
MCCRORY LAW FIRM  
309 Tamiami Trail  
PUNTA GORDA, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
debbie@mccrorylaw.com  
August 22, 29, 2025 25-00846T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878\_V28

---

ESTATE

---

SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div>IN THE CIRCUIT COURT FOR</div><div>CHARLOTTE COUNTY,</div><div>FLORIDA PROBATE DIVISION</div><div><b>File No. 25000946CP</b></div><div><b>Division Probate</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>THOMAS G. FILEMAN,</b></div><div><b>Deceased.</b></div></div></div><div><div><div>The administration of the estate of THOMAS G. FILEMAN, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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,</div></div></div></div></div></div>
<div><div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div><b>Personal Representative:</b><div><b>Gary T. Fileman</b><div>340 Wabash Ter.<div>Port Charlotte, FL 33954</div></div></div><div>Attorney for Personal Representative: Ariana R. Fileman<div>Florida Bar No.0990612</div><div>Fileman Law Firm, P.A.</div><div>201 W. Marion Ave., Suite 1208</div><div>Punta Gorda, FL 33950</div><div>Telephone: 941-833-5560</div><div>Email address: <a href="mailto:affleman@filemanlaw.com">affleman@filemanlaw.com</a></div><div>Secondary email: <a href="mailto:gfileman@filemanlaw.com">gfileman@filemanlaw.com</a></div><div>August 22, 29, 202525-00882T</div></div></div></div></div>

SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div>IN THE CIRCUIT COURT FOR</div><div>CHARLOTTE COUNTY,</div><div>FLORIDA PROBATE DIVISION</div><div><b>File No. 25-000936-CP</b></div><div><b>Division Probate</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>JONATHAN SCOTT PANZER</b></div><div><b>a/k/a JONATHAN S. PANZER</b></div><div><b>Deceased.</b></div></div></div><div><div><div>The administration of the estate of Jonathan Scott Panzer a/k/a Jonathan S. Panzer, deceased, whose date of death was June 21, 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 32424. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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,</div></div></div></div></div></div>
<div><div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div><b>Personal Representative:</b><div><b>Sarah L. Keckler</b><div>422 Parkside Road<div>Camp Hill, Pennsylvania 17011</div></div></div><div>Attorney for Personal Representative: Brett H. Sifrit, Esq.<div>Attorney for Personal Representative</div><div>Florida Bar Number: 105564</div><div>Farr Law Firm, P.A.</div><div>99 Nesbit Street</div><div>Punta Gorda, FL 33950</div><div>Telephone: (941) 639-1158</div><div>Fax: (941) 639-0028</div><div>E-Mail: <a href="mailto:bsifrit@farr.com">bsifrit@farr.com</a></div><div>Secondary E-Mail: <a href="mailto:mbuckley@farr.com">mbuckley@farr.com</a></div><div>probate@farr.com</div><div>August 22, 29, 202525-00880T</div></div></div></div></div>

SECOND INSERTION	SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div><b>(Summary Administration)</b></div><div>IN THE CIRCUIT COURT OF THE</div><div>TWENTIETH JUDICIAL CIRCUIT</div><div>IN AND FOR CHARLOTTE</div><div>COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div><b>Case No: 2025-CP-000882</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>JOHN J. MATUZA, JR,</b></div><div><b>Deceased.</b></div></div></div><div><div><div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div><div>You are hereby notified that an Order of Summary Administration has been entered in the estate of John J. Matuza,</div></div></div></div></div></div>	<div><div><div>Jr., deceased, File Number 2025-CP-000882, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was April 3, 2025; that the total value of the estate is \$5,000.00 and that the names and addresses of those to whom it has been assigned by such order are:</div><div>NAME Katherine Ann Matuza</div><div>ADDRESS 3310 W Ballast Point Blvd Tampa, FL 33611</div><div>RELATIONSHIP Daughter</div><div>YEAR OF BIRTH (if Minor) N/A</div><div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div></div></div>

SECOND INSERTION	SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE OF FORECLOSURE SALE</b></div><div><b>PURSUANT TO CHAPTER 45</b></div><div>IN THE CIRCUIT COURT OF THE</div><div>TWENTIETH JUDICIAL CIRCUIT</div><div>IN AND FOR CHARLOTTE</div><div>COUNTY, FLORIDA</div><div><b>24002200CA</b></div><div><b>NATIONSTAR MORTGAGE LLC,</b></div><div><b>Plaintiff, vs.</b></div><div><b>UNKNOWN HEIRS, BENEFICIARIES,</b></div><div><b>DEWISEES, SURVIVING</b></div><div><b>SPOUSE, GRANTEES,; ADDIE</b></div><div><b>WALKER; ALICE BELLAMY;</b></div><div><b>ALICIA HARRIS-OLANDER;</b></div><div><b>ROBERT HARRIS; TIMOTHY</b></div><div><b>HARRIS; JEFFERY HARRIS;</b></div><div><b>UNITED STATES OF AMERICA-</b></div><div><b>DEPARTMENT OF HOUSING AND</b></div><div><b>URBAN DEVELOPMENT; CHAR-</b></div><div><b>LOTTE COUNTY, FLORIDA;</b></div><div><b>UNKNOWN TENANT #1 N/K/A</b></div><div><b>CHRIS JONES; UNKNOWN</b></div><div><b>TENANT #2; ANY AND ALL</b></div><div><b>UNKNOWN PARTIES CLAIMING</b></div><div><b>BY, THROUGH, UNDER AND</b></div><div><b>AGAINST THE HEREIN NAMED</b></div><div><b>INDIVIDUAL DEFENDANT(S)</b></div><div><b>WHO ARE NOT KNOWN TO BE</b></div><div><b>DEAD OR ALIVE, WHETHER</b></div><div><b>SAID UNKNOWN PARTIES MAY</b></div></div></div><div><div><div>CLAIM AN INTEREST AS</div><div>SPOUSES, HEIRS, DEVISEES,</div><div>GRANTEES, OR OTHER</div><div>CLAIMANTS</div><div>Defendant(s).</div><div>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 18, 2025 in Civil Case No. 24002200CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; ADDIE WALKER; ALICE BELLAMY; ALICIA HARRIS-OLANDER; ROBERT HARRIS; TIMOTHY HARRIS; JEFFERY HARRIS; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT #1 N/K/A CHRIS JONES; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED</div></div></div></div></div></div>	<div><div><div>INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</div><div>The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at <a href="http://www.charlotte.realforeclose.com">www.charlotte.realforeclose.com</a> on October 6, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</div><div>LOTS 3, 4 AND 5, CLOCK 7, FOREST PARK SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 88, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceed-</div></div></div>

SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div>IN THE CIRCUIT COURT FOR</div><div>CHARLOTTE COUNTY,</div><div>FLORIDA</div><div><b>PROBATE DIVISION</b></div><div><b>File No. 25CP000922</b></div><div><b>Division Probate</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>JAMES A. MCCOY III</b></div><div><b>Deceased.</b></div></div></div><div><div><div>The administration of the estate of James A. McCoy III, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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,</div></div></div></div></div></div>
<div><div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div><b>Personal Representative:</b><div><b>Matthew McCoy</b><div>10202 Barker Avenue<div>Englewood, Florida 34224</div></div></div><div>Attorney for Personal Representative: Lori A. Wellbaum<div>Attorney</div><div>Florida Bar Number: 071110</div><div>WELLBAUM LAW PA</div><div>686 N. Indiana Avenue</div><div>Englewood, FL 34223</div><div>Telephone: (941) 474-3241</div><div>Fax: (941) 475-2927</div><div>E-Mail: <a href="mailto:lori@wellbaumlaw.com">lori@wellbaumlaw.com</a></div><div>Secondary E-Mail: <a href="mailto:anne@wellbaumlaw.com">anne@wellbaumlaw.com</a></div><div>August 22, 29, 202525-00881T</div></div></div></div></div>

SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div>IN THE CIRCUIT COURT FOR</div><div>CHARLOTTE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div><b>File No. 25-000931-CP</b></div><div><b>Division: PROBATE</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>BONNIE GAIL KILEY, A/K/A</b></div><div><b>BONNIE G. KILEY, Deceased.</b></div></div></div><div><div><div>The administration of the estate of Bonnie Gail Kiley, a/k/a Bonnie G. Kiley, deceased, whose date of death was July 5, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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,</div></div></div></div></div></div>
<div><div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div><b>Personal Representative:</b><div><b>Lori Anne Brown</b><div>371 Mount Pelia Road<div>Martin, TN 38237</div></div></div><div>Attorney for Personal Representative: Cheyenne R. Young<div>Florida Bar Number: 0515299</div><div>WOTITZKY, WOTITZKY</div><div>&amp; YOUNG, P.A.</div><div>1107 W. Marion Avenue, Unit #111</div><div>Punta Gorda, FL 33950</div><div>Telephone: (941) 639-2171</div><div>Fax: (941) 639-8617</div><div>E-Mail: <a href="mailto:cyoung@wotitzkylaw.com">cyoung@wotitzkylaw.com</a></div><div>Secondary E-Mail: <a href="mailto:jackie@wotitzkylaw.com">jackie@wotitzkylaw.com</a></div><div>August 22, 29, 202525-00877T</div></div></div></div></div>

SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div>IN THE CIRCUIT COURT FOR</div><div>CHARLOTTE COUNTY,</div><div>FLORIDA PROBATE DIVISION</div><div><b>File No. 25000966CP</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>JANET E. KING</b></div><div><b>Deceased.</b></div></div></div><div><div><div>The administration of the estate of Janet E. King, 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.</div><div>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.</div><div>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</div></div></div></div></div></div>
<div><div><div>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div><b>Personal Representative:</b><div><b>Kenneth E. Crytser</b><div>1589 Yancy St.<div>Port Charlotte, Florida 33952</div></div></div><div>Attorney for Personal Representative: /s/ Andrej Cuturic<div>Andrej Cuturic</div><div>Attorney</div><div>Florida Bar Number: 1018523</div><div>801 E Venice Ave, Ste. 2</div><div>Venice, Florida 34285</div><div>Telephone: (941) 441-9193</div><div>Fax: (941) 214-2629</div><div>E-Mail: <a href="mailto:ac@legacylifelegal.com">ac@legacylifelegal.com</a></div><div>Secondary E-Mail: <a href="mailto:stephanie@legacylifelegal.com">stephanie@legacylifelegal.com</a></div><div>August 22, 29, 202525-00876T</div></div></div></div></div>

SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div>IN THE CIRCUIT COURT FOR</div><div>CHARLOTTE COUNTY,</div><div>FLORIDA</div><div>PROBATE DIVISION</div><div><b>File No. 25000968CP</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>LORRRAINE S. HITCHCOCK</b></div><div><b>Deceased.</b></div></div></div><div><div><div>The administration of the estate of Lorraine S. Hitchcock, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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,</div></div></div></div></div></div>
<div><div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div><b>Personal Representative:</b><div><b>Nancy A. Stanley</b><div>92 Clark Point Rd.<div>Bernard, Maine 04612</div></div></div><div>Attorney for Personal Representative: /s/ Andrej Cuturic<div>Andrej Cuturic</div><div>Attorney</div><div>Florida Bar Number: 1018523</div><div>801 E Venice Ave, Ste. 2</div><div>Venice, Florida 34285</div><div>Telephone: (941) 441-9193</div><div>Fax: (941) 214-2629</div><div>E-Mail: <a href="mailto:ac@legacylifelegal.com">ac@legacylifelegal.com</a></div><div>Secondary E-Mail: <a href="mailto:stephanie@legacylifelegal.com">stephanie@legacylifelegal.com</a></div><div>August 22, 29, 202525-00874T</div></div></div></div></div>

SECOND INSERTION
<div><div><div><div><div><div><b>NOTICE TO CREDITORS</b></div><div>IN THE CIRCUIT COURT FOR</div><div>CHARLOTTE COUNTY,</div><div>FLORIDA</div><div>PROBATE DIVISION</div><div><b>File No. 25000886CP</b></div><div><b>Division Probate</b></div><div><b>IN RE: ESTATE OF</b></div><div><b>TERRY M. DAVIS</b></div><div><b>Deceased.</b></div></div></div><div><div><div>The administration of the estate of Terry M. Davis, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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,</div></div></div></div></div></div>
<div><div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22nd, 2025.</div><div><b>Personal Representative:</b><div><b>Karin Davis</b><div>9297 Auna Avenue, Unit A<div>Englewood, Florida 34224</div></div></div><div>Attorney for Personal Representative: T. Thomas Shirley<div>Attorney</div><div>Florida Bar Number: 154581</div><div>Dunkin &amp; Shirley, P.A.</div><div>170 West Dearborn Street</div><div>Englewood, Florida 34223</div><div>Telephone: (941) 474-7753</div><div>Fax: (941) 475-1954</div><div>E-Mail: <a href="mailto:tom@dunkinshirley.com">tom@dunkinshirley.com</a></div><div>August 22, 29, 202525-00872T</div></div></div></div></div>

SECOND INSERTION
<div><div><div><div><div><div><b>Notice of Public Sale</b></div></div></div><div><div><div>Pursuant F.S. 328.17, United American Lien &amp; Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999</div><div>Sale Date September 12, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309</div><div>V13233 1972 Chriscraft DO# 539106 inboard pleasure diesel fiberglass 47ft R/O Jeffrey E Nelson Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte</div></div></div></div></div></div>

--- ACTIONS / SALES ---

SECOND INSERTION			SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIR- CUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CIVIL ACTION</b> <b>CASE NO. 24-001881-CC</b> <b>BABCOCK RANCH RESIDENTIAL</b> <b>ASSOCIATION, INC., a Florida</b> <b>not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>PAMELA FIFE, et al.,</b> <b>Defendants.</b> NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 2nd day of May, 2025, in Civil Action No. 2024-001881-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County,			Florida, in which RICHARD FIFE, II, PAMELA FIFE and SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., 11th day of September, 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida:  Lot 123 7, BABCOCK RANCH COMMUNITY EDGEWATER, according to the plat thereof as		
recorded in Plat Book 23, Pages 11A through 11P, of the Public Records of Charlotte County, Florida. (Property Address: 42114 Edgewater Dr., Punta Gorda, FL 33982)  Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350			E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  Dated: 08/20/2025  ROGER D. EATON, CLERK OF THE CIRCUIT COURT By: (SEAL) B. Lackey Deputy Clerk  Jennifer A. Nichols, Esq. Roetzel & Address, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 August 22, 29, 2025 25-00878T		

SECOND INSERTION			SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 24002113CA</b> <b>DISCOVER BANK</b> <b>Plaintiff(s), vs.</b> <b>BETHANY EILEEN RAY AKA</b> <b>BETHANY RAY; DAVID STEVEN</b> <b>RAY; BETHANY EILEEN RAY AKA</b> <b>BETHANY RAY AS TRUSTEE OF</b> <b>THE DAVID STEVEN RAY</b> <b>AND BETHANY RAY</b> <b>REVOCABLE TRUST, DATED</b> <b>JULY 26, 2022; DAVID STEVEN</b> <b>RAY AS TRUSTEE OF THE DAVID</b> <b>STEVEN RAY AND BETHANY</b> <b>RAY REVOCABLE TRUST, DATED</b> <b>JULY 26, 2022; FLORIDA POWER</b> <b>MANAGEMENT; THE UNKNOWN</b> <b>BENEFICIARIES OF THE DAVID</b> <b>STEVEN RAY AND BETHANY</b> <b>RAY REVOCABLE TRUST, DATED</b> <b>JULY 26, 2022; SUNNOVA TE</b> <b>MANAGEMENT LLC</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 30, 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 25th 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:  LOTS 12 AND 13, BLOCK 3582, PORT CHARLOTTE SUBDI-			VISION, SECTION 62, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 6188 Rosewood Drive, Englewood, FL 34224  Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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.  Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) D. Gerace Deputy Clerk  Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-010521-1 August 22, 29, 2025 25-00867T		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CIVIL ACTION</b> <b>CASE NO. 242117CA</b> <b>BRUCE L. LAISHLEY and</b> <b>BETTE LAISHLEY KING,</b> <b>Plaintiffs, vs.</b> <b>KRISTINA PARRISH and</b> <b>MATTHEW PARRISH, their</b> <b>devisees, grantees, creditors, and all</b> <b>other parties claiming by, through,</b> <b>under or against them and all</b> <b>unknown natural persons, if alive</b> <b>and if not known to be dead or</b> <b>alive, their several and respective</b> <b>spouses, heirs, devisees grantees,</b> <b>and creditors or other parties</b> <b>claiming by, through, or under those</b> <b>unknown natural persons and their</b> <b>several unknown assigns, successors</b> <b>in interest trustees, or any other</b> <b>persons claiming by through, under</b> <b>or against any corporation or other</b> <b>legal entity named as a defendant</b> <b>and all claimants, persons or parties</b> <b>natural or corporate whose exact status</b> <b>is unknown, claiming under any of</b> <b>the above named or described de-</b> <b>fendants or parties who are claiming</b> <b>to have any right, title or interest in</b> <b>and to the lands hereafter described,</b> <b>UNKNOWN TENANT #1; and</b> <b>UNKNOWN TENANT #2;</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, September			19, 2025, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:  Lot 72, River Club, formerly known as Devonshire, according to the plat thereof as recorded in Plat Book 19, Page 25, Public Records of Charlotte County, Florida  The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 242117CA, Bruce L. Laishley and Bette Laishley King v. Kristina Parrish and Matthew Parrish, et als.  Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  Dated 08/18/2025  ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk August 22, 29, 2025 25-00868T		

SECOND INSERTION			SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 24000100CA</b> <b>NEWREZ LLC D/B/A/</b> <b>SHELLPOINT MORTGAGE</b> <b>SERVICING,</b> <b>Plaintiff, v.</b> <b>JESSICA L. STEELMAN;</b> <b>UNKNOWN SPOUSE OF JESSICA</b> <b>L. STEELMAN; GARDENS OF</b> <b>GULF COVE PROPERTY OWNER'S</b> <b>ASSOCIATION, INC.; ROELFKE</b> <b>NIEMEYER; UNKNOWN SPOUSE</b> <b>OF ROELFKE NIEMEYER;</b> <b>HARM NIEMEYER; UNKNOWN</b> <b>SPOUSE OF HARM NIEMEYER;</b> <b>UNITED STATES OF AMERICA,</b> <b>ON BEHALF OF SECRETARY OF</b> <b>HOUSING AND URBAN</b> <b>DEVELOPMENT; ALL UNKNOWN</b> <b>PARTIES CLAIMING INTERESTS</b> <b>BY, THROUGH, UNDER OR</b> <b>AGAINST A NAMED DEFENDANT</b> <b>TO THIS ACTION, OR HAVING OR</b> <b>CLAIMING TO HAVE ANY RIGHT,</b> <b>TITLE OR INTEREST IN THE</b> <b>PROPERTY HEREIN DESCRIBED;</b> <b>UNKNOWN TENANT #1;</b> <b>UNKNOWN TENANT #2;</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to an Order dated August 1, 2025 entered in Civil Case No. 24000100CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JESSICA L. STEELMAN; GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC.; ROELFKE NIEMEYER; UNKNOWN SPOUSE OF ROELFKE NIEMEYER; HARM NIEMEYER; UNKNOWN SPOUSE OF HARM NIEMEYER; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are Defendant(s), Roger Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 15, 2025 the fol-			lowing described property as set forth in said Final Judgment, to-wit: LOT 35, BLOCK 4291, PORT CHARLOTTE SUBDIVISION, SECTION 66, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 13428 Romford Ave, Port Charlotte, FL 33981  ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  08/18/2025  Roger Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida By: (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted By: Taji S. Foreman Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: M23595-JMV August 22, 29, 2025 25-00866T		
<b>RE-NOTICE OF FORECLOSURE 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 Foreclosure (In Rem) dated July 3, 2024 and an Order Rescheduling Foreclosure Sale dated August 8, 2025, entered in Civil Case No.: 24000238CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte 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 MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8, Plaintiff, and FRANK S. MOLINEUX; SHARON A. MOLINEUX; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MIN#100190821091144920); FLORIDA HOUSING FINANCE CORPORATION; 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 described 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 unclaimed. If you fail to file a timely 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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  WITNESS my hand and the seal of the court on 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 22, 29, 2025 25-00854T		

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business Observer

402046

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25000076CC</b> <b>GRASSY POINT YACHT CLUB AS-</b> <b>SOCIATION, INC., a Florida</b> <b>not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>TIMOFEY PINKEVICH and ELENA</b> <b>PINKEVICH, husband and wife, his/</b> <b>hers/their devisees, grantees, credi-</b> <b>tors, and all other parties claiming</b> <b>by, through, under or against him</b> <b>and all unknown natural persons,</b> <b>if alive and if not known to be dead</b> <b>or alive, his several and respective</b> <b>spouses, heirs, devisees grantees,</b> <b>and creditors or other parties</b> <b>claiming by, through, or under those</b> <b>unknown natural persons and his</b> <b>successors in interest trustees, or any</b> <b>other persons claiming by through,</b> <b>under or against any corporation or</b> <b>other legal entity named as a defend-</b> <b>ant and all claimants, persons or</b> <b>parties natural or corporate whose</b> <b>exact status is unknown, claiming</b> <b>under any of the above named or</b> <b>described defendants or parties who</b> <b>are claiming to have any right, title</b> <b>or interest in and to the lands</b> <b>hereafter described;</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 8th day of October, 2025, at public sale at www.charlotte.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:  Lot 45, GRASSY POINT ESTATES, a subdivision according to the Plat thereof, as recorded in Plat Book 16, Page(s) 76A through 76D, of the Public Records of Charlotte County, Florida. Together with the exclusive right to use Dock Space B-15 within Tract "E".  The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 25000076CC.  Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.  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 08/14/2025. ROGER D. EATON, Clerk of Court (SEAL) By: G. Colon Deputy Clerk August 22, 29, 2025 25-00848T		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 25000600CA</b> <b>B-MUSED, LLC,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN SPOUSE, HEIRS,</b> <b>DEVISEES, BENEFICIARIES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHER</b> <b>PARTIES CLAIMING AN</b> <b>INTEREST BY, THROUGH,</b> <b>UNDER OR AGAINST THE</b> <b>ESTATE OF EDWARD D.</b> <b>CAUDILL, DECEASED, et al.,</b> <b>Defendants.</b> TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EDWARD D. CAUDILL, DECEASED Whose last known residence(s) is/are: 327 Harbor Blvd, Port Charlotte, FL 33954 UNKNOWN SPOUSE OF EDWARD D. CAUDILL Whose last known residence(s) is/are: 327 Harbor Blvd, Port Charlotte, FL 33954 BERTIE L. DANITZ A/K/A BERTHA LOUISE GARMAN A/K/A BERTIE LOUISE GARMAN A/K/A BERTHA LOUISE DANITZ A/K/A BERTIE L. CAUDILL A/K/A BERTIE F GARMAN A/K/A BERTIE L. DANITZ A/K/A BERTHA L. DANITZ A/K/A BERTHA LOUISE CAUDILL A/K/A B GARMAN A/K/A BERTHA L. DANITZ A/K/A BERTIE L. DANITZ Whose last known residence(s) is/are: 308 W 8th St, Dover, OH 44622-2818 GREGORY WAYNE CAUDILL A/K/A GREG W. CAUDILL A/K/A G W CAUDILL A/K/A GREG CAVDILL A/K/A W. CAUDILL GREGORY A/K/A GREGORY WAYNE CAUDILL A/K/A GREGORY CAUDILL Whose last known residence(s) is/are: 77 Lumley Ave., Fort Thomas, KY 41075-1840 1580 Blue Rock St., Unit 108, Cincinnati, OH 45223 NORMA P. CAUDILL Whose last known residence(s) is/are: 205 Pike St., Covington, KY 41011-2321 2010 Howell St., Apt 1, Covington, KY 41014 AND: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-		
KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: 327 Harbor Blvd, Port Charlotte, FL 33954 YOU ARE HEREBY 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 Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice The Business Observer or by the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:  LOT 26, BLOCK 1493, PORT CHARLOTTE SUBDIVISION SECTION THIRTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 38A thru 38H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 402203426008 A/K/A 327 Harbor Boulevard, Port Charlotte, FL 33954 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in The Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  DATED at Charlotte County this 15th day of August, 2025.  Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk August 22, 29, 2025 25-00858T		