
ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CA-000334 LIBERTY HOLDINGS 1 TRUST, a Florida Trust, Plaintiff, vs. CHARLOTTE REALTY 2024 TRUST, a Florida Trust, Defendants. NOTICE IS HEREBY GIVEN that sale will be made pursuant to the Amended Final Judgment of Partition as to Property 3 - 3452 Liberty Street, Port Charlotte, FL 33948, entered on or about August 22, 2025, in Civil Case No. 2025-CA-000334, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LIBERTY HOLDINGS 1 TRUST is the Plaintiff, and CHARLOTTE REALTY 2024 TRUST is the Defendant. The Clerk of the Court, Roger D. Eaton, will sell to the highest bidder at a public sale on September 24, 2025, at 11:00 AM EST online at the following website: http://www.charlotte.realforeclose.com, the following described real property as set forth in said Final Judgment of Partition as to Property 3 - 3452 Liberty Street, Port Charlotte, FL 33948, to wit:</p> <p>Lot 56, Block 608, PORT CHARLOTTE SUBDIVISIONS SECTION 31, a Subdivision according to the plat thereof recorded in Plat Book 5, Page 26A through 26F, of the Public Records of Charlotte County,</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24001352CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 Plaintiff, vs. BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, et al, Defendants NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated June 11, 2025, and entered in Case No. 24001352CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 is the Plaintiff and BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, CAROL LYNN HAGEMANN, UNKNOWN TENANT #1, UNKNOWN TENANT #2 the Defendants. Roger D Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on 10/10/2025, the following described property as set forth in said Order of Final Judgment, to wit:</p> <p>LOT 4, ENGLEWOOD SHORES, A REPLAT OF LOT 1, BLOCK A AND ALL OF BLOCK C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MPLAT BOOK 2, PAGE 100, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA..</p> <p>IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT 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 THE RECORD AS OF</p>

<p>Florida. Property Address: 3452 Liberty Street, Port Charlotte, FL 33948 No liens, mortgages, taxes, or other encumbrances will be paid from the sales proceeds. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org. Dated: 08/27/2025</p> <p>ROGER D. EATON, CLERK OF THE CIRCUIT COURT (SEAL) By: B. Lackey Deputy Clerk Submitted by: Henry G. Gyden, Esq. Gyden Law Group 1600 E. 8 Ave, Suite A200 Tampa, FL 33605 Service email: hgyden@gydenlaw.com September 5, 12, 2025 25-00918T</p>	
---	--

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 25-CA-759 TRYON STREET ACQUISITION TRUST I, Plaintiff, v. CARPENTER COMPANIES FLORIDA LLC, DAVIS DEVELOPMENT AND CONSTRUCTION LLC, HONC INDUSTRIES, INC., ITALIAN TERRAZZO & TILE, LLC a/k/a Italian Terrazzo and Tile Co. of Brevard, L.L.C., AMERICAN BUILDERS SUPPLY, INC., a/k/a American Builders Supply, EDMONSON ELECTRIC, LLC, ROTONDA SHORES CONSERVATION ASSOCIATION INC., IDEAL SOFFIT & FASCIA, LLC, RONALD HENRY CARPENTER, and JOHN / JANE DOE, fictitious names representing tenants in possession Defendants. TO: ROTONDA SHORES CONSERVATION ASSOCIATION, INC. LAST KNOWN ADDRESS: 3751 CAPE HAZE DRIVE ROTONDA WEST, FLORIDA 33947 You are notified that an action to foreclosure has been filed against you related to the property more particularly described as follows:</p> <p>Lot 217, Shamrock Shores, a subdivision, according to the Plat thereof, recorded in Plat Book 16, Page 74A, of the Public Records of Charlotte County,</p>
<p>Florida. Property Address: 3430 SAR-TO LANE, ROTONDA WEST, FLORIDA 33947 You are required to serve a copy of your written defenses to it, if any, on Ronald B. Cohn, Esq., of Burr & Forman LLP, whose address is 201 North Franklin Street, Suite 3200, Tampa, Florida 33602, on or before October 2, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorney or immediately thereafter Otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/27/25</p> <p>ROGER D. EATON Clerk of the Court, Charlotte County (SEAL) By: B. Lackey as Deputy Clerk</p> <p>Ronald B. Cohn, Esq., of Burr & Forman LLP, 201 North Franklin Street, Suite 3200, Tampa, Florida 33602 51105989 v1 September 5, 12, 2025 25-00916T</p>

FIRST INSERTION
<p>NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CA-000334 LIBERTY HOLDINGS 1 TRUST, a Florida Trust, Plaintiff, vs. CHARLOTTE REALTY 2024 TRUST, a Florida Trust, Defendants. NOTICE IS HEREBY GIVEN that sale will be made pursuant to the Amended Final Judgment of Partition as to Property 2 - 2097 Cedarwood Street, Port Charlotte, FL 33948, entered on or about August 22, 2025, in Civil Case No. 2025-CA-000334, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LIBERTY HOLDINGS 1 TRUST is the Plaintiff, and CHARLOTTE REALTY 2024 TRUST is the Defendant. The Clerk of the Court, Roger D. Eaton, will sell to the highest bidder at a public sale on September 18, 2025, at 11:00 AM EST online at the following website: http://www.charlotte.realforeclose.com, the following described real property as set forth in said Final Judgment of Partition as to Property 2 - 2097 Cedarwood Street, Port Charlotte, FL 33948, to wit:</p> <p>Lot 34, Block 573, PORT CHARLOTTE SUBDIVISION SECTION 41, a Subdivision according to the plat thereof recorded in Plat Book 5, Page 51A through 51K9, of the Public Records of Charlotte County,</p>
<p>Florida. Property Address: 2097 Cedarwood Street, Port Charlotte, FL 33948 No liens, mortgages, taxes, or other encumbrances will be paid from the sales proceeds. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org. Dated: 08/27/2025</p> <p>ROGER D. EATON, CLERK OF THE CIRCUIT COURT (SEAL) By: B. Lackey Deputy Clerk Submitted by: Henry G. Gyden, Esq. Gyden Law Group 1600 E. 8 Ave, Suite A200 Tampa, FL 33605 Service email: hgyden@gydenlaw.com September 5, 12, 2025 25-00917T</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, STATE OF FLORIDA CIVIL DIVISION CASE NO.: 24-002252CA CENTENNIAL BANK, an Arkansas banking corporation, Plaintiff, vs. BLUE JAY CAR WASH, LLC, a Florida limited Liability company; PANAFRICAN REAL ESTATE CONSULTING, INC., a Florida corporation; ROYA CONSULTING, LLC, a foreign corporation; FLORIDA BUSINESS DEVELOPMENT CORPORATION, a Florida non- profit corporation; U.S. SMALL BUSINESS ADMINISTRATION, an agency of the UNITED STATES OF AMERICA; MIKE DOUGLASS PLUMBING, INC.; a Florida corporation; ENGLEWOOD WATER DISTRICT; UNKNOWN TENANTS, Defendants. Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on August 26, 2025, the Clerk of the Court will sell the real property situated in Charlotte County, Florida, described as:</p> <p>Lots 2, 3, 4 and 5, BLOCK C of GULF WIND SUB. UNIT NO. 1, according to the Plat thereof as recorded in Plat book 7, Page(s) 44, of the Public Records of Charlotte County, Florida. The Real Property or its address is commonly known as 2625</p>
<p>South McCall Road, Englewood, FL 34224. at public sale, to the highest and best bidder, for CASH, such sale to be held online at http://www.charlotte.realforeclose.com, beginning at 11:00 a.m. on October 16, 2025. 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. Clerk of the Circuit Court By: (SEAL) D. Gerace Deputy Clerk</p> <p>Steven F. Thompson, Esq. Florida Bar No. 0063053 stompson@thompsonclg.com Tyler J. Caron, Esq. Florida Bar No. 0100185 tcaron@thompsonclg.com Thompson Commercial Law Group 615 W. DeLeon Street Tampa, Florida 33606 Telephone: (813) 387-1821 Telecopier: (813) 387-1824 Attorneys for the Plaintiff. September 5, 12, 2025 25-00919T</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 24000777CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. LAURENTIU FLOROIU, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 8/28/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:</p> <p>Lot #2, Block 10, ROTONDA VILLAS, according to the Plat thereof, as recorded in Plat Book 12, Page(s) 1A through 1Z15, inclusive, of the Public Records of Charlotte County, Florida. Commonly known as: 14033 Torpedo Ray Pl., Placida, FL 33946</p>
<p>In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on October 3, 2025, at 11:00 A.M. A copy of this notice shall be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 08/28/2025. (SEAL) By: D. Gerace Roger D. Eaton, Clerk of Court September 5, 12, 2025 25-00920T</p>

FIRST INSERTION
<p>NOTICE OF SALE, PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NUMBER: 2024 CA 001412 JEFF LEONARD AND DENISE LEONARD, Plaintiffs, v. PAMELA G. SUMMERS, LISA S. LYNCH, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, AND ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Mortgage Foreclosure entered on July 17, 2025, and entered in Case No. 2024 CA 001412 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein JEFF LEONARD AND DENISE LEONARD, are Plaintiffs, and PAMELA G. SUMMERS, LISA S. LYNCH, UNKNOWN TENANT NO. 1, AND ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC., are Defendants, I will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 a.m. on the 16th day of October, 2025, all as provided by Chapter</p>
<p>45 of the Florida Statutes, the following described property as set forth in said Final Judgment, to wit:</p> <p>Lot 392, Rotonda West, Pebble Beach, according to the plat thereof recorded in Plat Book 8, Page 13, Public Records of Charlotte County, Florida. Property Address: 37 Bunker Court, Rotonda, FL 33947 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 at Charlotte County, Florida this day of 09/02/2025. ROGER D. EATON As Clerk, Circuit Court By: (SEAL) B. Lackey As Deputy Clerk September 5, 12, 2025 25-00926T</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25000601CA B-MUSED, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLES W. COOK, DECEASED, et al., Defendants. TO: THE UNKNOWN SPOUSE, HEIRS, DEWISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLES W. COOK, DECEASED Whose last known residence(s) is: 21330 Hepner Avenue, Port Charlotte, FL 33952 UNKNOWN SPOUSE OF CHARLES W. COOK Whose last known residence(s) is: 21330 Hepner Avenue, Port Charlotte, FL 33952 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 UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEWISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown 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</p>
<p>(727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in Business Observer or by October 2, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:</p> <p>LOT(S) 9, BLOCK 2805, PORT CHARLOTTE SUBDIVISION, SECTION 45, ACCORDING TO THE PAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER : 402215255009 A/KIA 21330 HEPNER AVENUE, PORT CHARLOTTE, FL 33952 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 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 27 day of August 2025. Clerk of the Circuit Court (SEAL) By B. Lackey Deputy Clerk September 5, 12, 2025 25-00924T</p>



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

10/07/27

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

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES / ESTATE ---

SECOND 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

FOURTH 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 ot the Plat thereof, as recorded in Plat Book 11, Page(s) 4A through 4Z2, inclusive, of the Public Records of Charlotte County, Florida
Which has the address of: 6 BUNK CT, PLACIDA, FL 33946
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers,

FOURTH 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com 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 25-00885T

SECOND 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

SECOND 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.

SECOND 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,

SECOND 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

SECOND INSERTION

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.

Personal Representative:
MARY A. BYRSKI
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

SECOND 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.

Personal Representative:
Julie A. Barnes
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

PUBLISH YOUR
LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

12/20878_V30

ACTIONS / SALES

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR
THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24001885CA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NMLT
2021-INV1 TRUST
Plaintiff(s), vs.
KCAP RE FUND II LLC; SHILOH
BOONE LASATER; CHARLOTTE
COUNTY, FLORIDA; THE
UNKNOWN TENANT IN
POSSESSION
Defendant(s).
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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-CA-755
TRYON STREET ACQUISITION
TRUST I,
Plaintiff, v.
CARPENTER COMPANIES
FLORIDA LLC, AMERICAN
BUILDERS SUPPLY, INC., d/b/a
American Builders Supply, ITALIAN
TERRAZZO & TILE, LLC,
BRENDA FAIR CLEANING
SERVICE, INC., a/k/a Brenda Fair
Cleaning, Inc., GEMM
DEVELOPMENT LLC, PINNACLE
USA, INC., DAVIS DEVELOPMENT
AND CONSTRUCTION, LLC,
SHAMROCK SHORES PROPERTY
OWNERS' ASSOCIATION, INC.,
RONALD HENRY CARPENTER,
and JOHN / JANE DOE, fictitious
names representing tenants in
possession,
Defendants.
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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-CA-747
TRYON STREET ACQUISITION
TRUST I,
Plaintiff, v.
CARPENTER COMPANIES
FLORIDA LLC, GEMM
DEVELOPMENT LLC, PINNACLE
USA, INC., DAVIS DEVELOPMENT
AND CONSTRUCTION, LLC,
ITALIAN TERRAZZO & TILE, LLC,
AMERICAN BUILDERS SUPPLY,
INC., d/b/a American Builders
Supply, IDEAL SOFFIT & FASCIA,
LLC, SOUTH GULF COVE
HOMEOWNERS ASSOCIATION
INC., RONALD HENRY
CARPENTER, and JOHN / JANE
DOE, fictitious names representing
tenants in possession,
Defendants.
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 disability
who needs any accommodation in order
to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
Dated: 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-CA-861
WILMINGTON SAVINGS FUND
SOCIETY, FSB, not in is individual
capacity but solely as Trustee for
Residential Mortgage Aggregation
Trust,
Plaintiff, v.
CARPENTER COMPANIES FLOR-
IDA LLC, EDMONSON ELECTRIC,
LLC, MK'S LAWN AND
MAINTENANCE SERVICE, INC.,
RONALD HENRY CARPENTER,
and JOHN / JANE DOE, fictitious
names representing tenants in pos-
session,
Defendants.
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.
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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-CA-718
TRYON STREET ACQUISITION
TRUST I,
Plaintiff, v.
CARPENTER COMPANIES
FLORIDA LLC, AMERICAN
BUILDERS SUPPLY, INC., d/b/a
American Builders Supply, ITALIAN
TERRAZZO & TILE, LLC,
EDMONSON ELECTRIC, LLC,
BRENDA FAIR CLEANING
SERVICE, INC., a/k/a Brenda Fair
Cleaning, Inc., GEMM
DEVELOPMENT LLC, PINNACLE
USA, INC., DAVID
DEVELOPMENT AND
CONSTRUCTION, LLC,
SHAMROCK SHORES PROPERTY
OWNERS' ASSOCIATION, INC.,
RONALD HENRY CARPENTER,
and JOHN / JANE DOE, fictitious
names representing tenants in
possession,
Defendants.
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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-CA-838
WILMINGTON SAVINGS FUND
SOCIETY, FSB, not in is individual
capacity but solely as Trustee for
Residential Mortgage Aggregation
Trust,
Plaintiff, v.
CARPENTER COMPANIES
FLORIDA LLC, PINNACLE USA,
INC., DAVIS DEVELOPMENT AND
CONSTRUCTION, LLC, GEMM
DEVELOPMENT LLC, BURNT
STORE LAKES PROPERTY
OWNER'S ASSOCIATION, INC.,
EDMONSON ELECTRIC, LLC,
L&W SUPPLY CORPORATION,
AMERICAN BUILDERS SUPPLY,
INC. a/k/a American Builders Supp-
ly, IDEAL SOFFIT & FASCIA, LLC,
a/k/a Ideal Soffit & Fascia, RONALD
HENRY CARPENTER, and JOHN /
JANE DOE, fictitious names repre-
senting tenants in possession,
Defendants.
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, 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 25-00890T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 25000895CA
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
BERNARD J. DIPALMA A/K/A
BERNARD JOSEPH DIPALMA,
et al.,
Defendants.
TO: UNKNOWN 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE No.: 25001111CA
AMERICAN BRIDGE
DEVELOPMENT LLC,
Plaintiff, vs.
HAROLD WM. RAPP, deceased
and all others claiming by, through
and under HAROLD WM. RAPP,
deceased and IRENE M. MCGARR,
and all others claiming by, through
and under IRENE M. MCGARR,
Defendant,
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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
DATED this 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-CA-758
TYRON STREET ACQUISITION
TRUST I,
Plaintiff, v.
CARPENTER COMPANIES
FLORIDA LLC, et. al.,
Defendants.
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, Flor-
ida.
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

Q&A

9/10/25 VOL 5

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-940 IN RE: ESTATE OF JAY DAVID ALDRIDGE, Deceased.	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.	
	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
The administration of the estate of JAY DAVID ALDRIDGE (also known as JAY D. ALDRIDGE), deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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.	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 29, 2025.	
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.	Signed on this 12th day of August, 2025.	
	DAVID B. ALDRIDGE Personal Representative 3301 Pennyroyal Rd. Port Charlotte, Florida 33953 SUSAN NESBET-SIKUTA Attorney for Personal Representative Florida Bar No. 8590001 Dentons Cohen & Grigsby P.C. 9110 Strada Place, Suite 6200 Naples, Florida 34108 Telephone: (239) 390-1900 Email: susan.sikuta@dentons.com Secondary Email: shannon.haas@dentons.com Aug. 29; Sept. 5, 2025 25-00886T	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000959-CP Division: Probate IN RE: ESTATE OF RUTH L. RAPHAEL Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.	
	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The administration of the estate of Ruth L. Raphael, deceased, whose date of death was June 17, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.	The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211.	
	The date of first publication of this notice is August 29, 2025	
All 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.	Personal Representative: Jacqueline Raphael 12430 S.W. 124th Avenue Portland, Oregon 97223 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com Aug. 29; Sept. 5, 2025 25-00898T	

SECOND INSERTION		
NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 25000485CA FORECLOSED PROPERTIES LLC, a Florida Limited Liability Company, Plaintiff, vs. CRISTINO TEODORO LIM aka CRISTINO T. LIM, ELIZABETH LIM, FRANROSA CERTIFICATES LLC, a Florida Limited Liability Company, and OCEAN BANK, a Florida Corporation Defendant. TO DEFENDANTS: CRISTINO TEODORO LIM aka CRISTINO T. LIM, Last known address: 1181 G MASANG-KAY STREET, TONDO, MANILA 1003 PHILIPPINES ELIZABETH LIM, Last known address: 1181 G MASANG-KAY STREET, TONDO, MANILA 1003 PHILIPPINES YOU ARE HEREBY NOTIFIED that an action to QUIET TITLE to the following property in Charlotte County Florida: A vacant lot, located at 10118 NEAL CT, PORT CHARLOTTE, FL 33981 Being more particularly described as: Lot 43, Block 5014, FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION 94, a Subdivision according to the plat thereof, recorded in Plat Book 15, Page 48A, of the Public Records	of Charlotte County, Florida. Parcel ID 412126127002 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie Lohn, Esq, the plaintiff's attorney, whose address is 1460 S. McCall Rd, Ste 2E, Englewood, FL 34223, on or before 9-29-2025 (a date not less than 28, nor more than 60 days after the first publication of this notice) and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.	
	If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 on 8/22/2025	Clerk of the Court By: B. Lackey (SEAL) Deputy Clerk	
	Leslie Lohn, Esq the plaintiff's attorney 1460 S. McCall Rd, Ste 2E, Englewood, FL 34223 Aug. 29; Sept. 5, 12, 19, 2025 25-00897T	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-0943CP IN RE: ESTATE OF MICHAEL A. GOODMAN Deceased.	The administration of the estate of Michael A. Goodman, deceased, whose date of death was July 12, 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	Personal Representative: /s/ Rachel A. Goodman Rachel A. Goodman 2125 Lake View Blvd. Port Charlotte, Florida 33948 Attorney for Personal Representative: /s/ Tamara Vaughn Tamara Vaughn Attorney Florida Bar Number: 903360 2775 NW 49th Avenue Suite 205 PMB 310 Ocala, Florida 34482 Telephone: (941) 815-8551 E-Mail: tamaravaughn@aol.com Aug. 29; Sept. 5, 2025 25-00902T	

SECOND INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23003015CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. RACHELLE SINCLAIR, ET AL., DEFENDANTS.	ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.	
	If you are a person with a disability who needs any accommodation in order to participate in this 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 day of 08/21/2025.	Roger D. Eaton Clerk of The Circuit Court (SEAL) By: B. Lackey Deputy Clerk	
	23FL373-0703 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. WD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM Aug. 29; Sept. 5, 2025 25-00895T	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25000815CP IN RE: ESTATE OF ROBERT T. MERRYMAN, Deceased.	mands against the decedent's estate, including unmaturred, contingent and unliquidated claims, 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.	
The administration of the estate of ROBERT T. MERRYMAN, deceased, File Number 25000815CP, 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.	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.	
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	Person Giving Notice: Lisa M. Bock, Personal Representative 425 North Centre Street Philipsburg, PA 16866 Attorney for Person Giving Notice: DEAN HANEWINCKEL Florida Bar No. 454818 Law Offices of Dean Hanewinkel, P.A. 2650 South McCall Road Englewood, Florida 34224 Telephone: (941) 473-2828 dean@dean-law.com Aug. 29; Sept. 5, 2025 25-00908T	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 000945 IN RE: ESTATE OF ALICE M. KUBISTA, A/K/A ALICE ELIZABETH KUBISTA, Deceased.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.	
	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
The administration of the ESTATE OF ALICE M. KUBISTA, a/k/a ALICE ELIZABETH KUBISTA, deceased, whose date of death was May 29, 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.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
	The date of the first publication of this Notice is August 29, 2025.	
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.	Personal Representative: THEODORE P. KUBISTA c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: MATTHEW B. MAYPER Florida Bar No. 0956820 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 mmayerp@fergesonskipper.com services@fergesonskipper.com 4898-2259-7457, v. 1 Aug. 29; Sept. 5, 2025 25-00905T	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA 2024 CA 001416 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. REBECCA POOR; DENNIS J. GROHOSKY; UNKNOWN SPOUSE OF REBECCA POOR; UNKNOWN SPOUSE OF DENNIS J. GROHOSKY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).	CLAIMANTS are Defendants. The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on October 23, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 52, FIRST ADDITION TO TEE AND GREEN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 55A THROUGH 55D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.	
	Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 3, 2025 in Civil Case No. 2024 CA 001416, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and REBECCA POOR; DENNIS J. GROHOSKY; UNKNOWN SPOUSE OF REBECCA POOR; UNKNOWN SPOUSE OF DENNIS J. GROHOSKY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER	WITNESS my hand and the seal of the court on 08/25/2025.	
	CLERK OF THE COURT Roger D. Eaton (SEAL) B. Lackey Deputy Clerk	
ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2361B Aug. 29; Sept. 5, 2025 25-00900T	Commonly known as: 12270 Quail Dr., Placida, FL 33946 In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on September 24, 2025, at 11:00 a.m. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45 .031. A copy of this notice shall be published in the Business Observer. 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 day of 08/21/2025. (SEAL) By: D. Gerace Roger D. Eaton, Clerk of Court Aug. 29; Sept. 5, 2025 25-00896T	

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386
or email **legal@businessobserverfl.com**

