# CHARLOTTE COUNTY LEGAL NOTICES

## --- PUBLIC SALES / ESTATE ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Richard Bright will engage in business under the fictitious name Bright Care Services, with a physical address 117 Mariner ln Rotonda West, FL 33947, with a mailing address 117 Mariner ln Rotonda West, FL 33947, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 12, 2025 25-00941T

FIRST INSERTION

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING**

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on September 25, 2025 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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

September 12, 2025 25-00945T

FIRST INSERTION

**STATE OF FLORIDA**
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**NOTICE OF INTENT TO ISSUE PERMIT**

The Department of Environmental Protection gives notice of its intent to issue a permit to Babcock Ranch Community Independent Special District, William R Vander May, 2300 Glades Rd Suite 410 W, Boca Raton, Florida 33431 to increase the treatment capacity of the Town and Country domestic wastewater treatment facility. The facility is located at latitude 26° 48' 24.0001"N, longitude 81° 45' 22" W on Section 19, Township 42 South, Range 26 East, Punta Gorda, Florida 33982 in Charlotte County. The Department has assigned permit file number FLA665495-018-DW1P to the proposed project.

The intent to issue and application file are available for public inspection at https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA665495/facility!search or during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department's South District Office, 2295 Victoria Ave, Suite 364, Ft. Myers, Florida 33901-3875, at phone number (239)344-5600.

**NOTICE OF RIGHTS**

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, 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 Department's agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition 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 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. Also, 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

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.

September 12, 2025 25-00946T

FIRST INSERTION

**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of RGoss Designs located at 13449 Hopewell Ave, in the County of Charlotte, in the City of Port Charlotte, Florida 33981 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 05th day of September 2025.

Raquel Hernandez

September 12, 2025 25-00936T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that KIMBERLEE LYNN NEWMAN will engage in business under the fictitious name THE NEWMAN'S FINAL TOUCH, with a physical address 14335 Allensworth Avenue Port Charlotte, FL 33981, with a mailing address 14335 Allensworth Avenue Port Charlotte, FL 33981, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 12, 2025 25-00949T

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 LORELLEI NATURAL BEAUTY & WELLNESS located at 5500 SUNSEEKER WAY in the City of PORT CHARLOTTE, Charlotte County, FL 33980 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of September, 2025.

SUNSEEKER RESORT OWNER LLC

September 12, 2025 25-00928T

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
**CASE NO. 25000866CP**
**PROBATE**
**IN RE: THE ESTATE OF JAMES RUSSELL WILSON, Deceased.**

The administration of the estate of JAMES RUSSELL WILSON, deceased, whose date of death was August 12, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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.

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 September 12, 2025.

FREDEDRICK C. KRAMER,
Personal Representative
Florida Bar Number: 230073
Kramer Kellerhouse, Chartered
950 North Collier Boulevard, Suite 101
Marco Island, Florida 34145
(239) 394-3900
serviceofcourtdocument@marcoislandlaw.com

September 12, 19, 2025 25-00938T

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 SUNSEEKER RESORT CHARLOTTE HARBOR located at 5500 SUNSEEKER WAY in the City of PORT CHARLOTTE, Charlotte County, FL 33980 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of September, 2025.

SUNSEEKER RESORT OWNER LLC

September 12, 2025 25-00929T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Imperative Expedite, located at 2601 Lively Blvd, in the city of Elk Grove Village, IL, 60007, in the County of Cook, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Imperative Logistics LLC

September 12, 2025 25-00930T

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25001023CP**
**IN RE: ESTATE OF PHILLIP G. HALM, Deceased.**

The administration of the estate of Phillip G. Halm, deceased, whose date of death was January 23, 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 September 12, 2025.

**Personal Representative:**
**Jennifer Halm**
2120 Gay St.
Longmont, Colorado 80501
Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (1-800) 809-1774
E-Mail: andy@ponnocklaw.com

September 12, 19, 2025 25-00937T

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO.: 25000847CP**
**IN RE: ESTATE OF JHESANDRA PRESTOL, Deceased.**

The administration of the estate of JHESANDRA PRESTOL, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court of Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave Punta Gorda, FL 33950. The names and addresses of Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of September 12, 2025.

**Pedro Prestol**
**Petitioner**
318 Kilgore Road,
Plant City, FL 33567
/s/Alexander Gonzalez, Esq.
Alexander Gonzalez, Esq.
Attorney for Petitioner
Florida Bar No. 1035939
Trust Counsel, PLLC
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134
Telephone: 305-707-7126
Primary E-mail:
gonzalez@trustcounsel.com
Secondary E-mail:
eservice@trustcounsel.com

September 12, 19, 2025 25-00943T

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25000974CP**
**Division Probate**
**IN RE: ESTATE OF ELVA JOY KAIGLER Deceased.**

The administration of the estate of Elva Joy Kaigler, deceased, whose date of death was May 2, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 September 12, 2025.

**/s/Clayton C. Kaigler**
**Clayton C. Kaigler**
**Personal Representative**
2530 McDonald Road
Maurice, LA 70555
/s/Mark Martella
Mark Martella, Esq.
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865

September 12, 19, 2025 25-00939T

FIRST INSERTION

**NOTICE TO CREDITORS**
**(summary administration)**
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-001040-CP**
**Division: Probate**
**IN RE: ESTATE OF ZBIGNIEW STEFAN CHYTRY a/k/a Z. STEVE CHYTRY 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 Zbigniew Stefan Chytry a/k/a Z. Steve Chytry, deceased, File Number 25-001040-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was June 12, 2025; that the total value of the non-exempt assets of the estate is $11,046.08 and that the name and address of those to whom it has been assigned by such order are:

Ann M. Maes
28023 Arrowhead Circle
Punta Gorda, Florida 33982

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is: September 12, 2025.

**Person Giving Notice:**
**Ann M. Maes**
28023 Arrowhead Circle
Punta Gorda, Florida 33982
Attorney for Person Giving Notice:
Jeffrey Briscoe
Florida Bar No. 127501
3440 Conway Blvd., Suite 1A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
Email: jeff@jeffbriscoe.com

September 12, 19, 2025 25-00947T

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
LV10248

## --- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 25000544CA**
**PLANET HOME LENDING, LLC, Plaintiff, vs.**
**STEPHANIE RUGGIERO AND JUSTIN T. RUGGIERO A/K/A JUSTIN RUGGIERO, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 07, 2025, and entered in 25000544CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and JUSTIN T. RUGGIERO A/K/A JUSTIN RUGGIERO; STEPHANIE RUGGIERO are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on October 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 118, UNIT NO 7, TROPICAL GULF ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 99, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 12415 CATALINA DR, PUNTA GORDA, FL 33955

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 9 day of September, 2025.
ROGER D. EATON
As Clerk of the Court
(SEAL) By: Brittany Lackey
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-272941 - MaM
September 12, 19, 2025 25-00948T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION:
**CASE NO.: 23002970CA**
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.**
**DOLORES CASPARI; ROTONDA WEST ASSOCIATION, INC.; STEPHEN M. CASPARI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 06 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 297, ROTONDA WEST, PEBBLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 13A THROUGH 13L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 132 MARK TWAIN LN, ROTONDA WEST, FL 33947

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 09/04/2025.
ROGER D. EATON
Clerk Of The Circuit Court
By: (SEAL) B. Lackey
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-02256
September 12, 19, 2025 25-00934T

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 23001346CA**
**U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-HE2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs.**
**DENNIS L. CRAVENS; GWENITH E. CRAVENS; CHARLOTTE COUNTY, FLORIDA; DOMETIC CORPORATION; STATE OF FLORIDA DEPARTMENT OF HEALTH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August13, 2025 and entered in Case No. 23001346CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-HE2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 is Plaintiff and DENNIS L. CRAVENS; GWENITH E. CRAVENS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CHARLOTTE COUNTY, FLORIDA; DOMETIC CORPORATION; STATE OF FLORIDA DEPARTMENT OF HEALTH; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on October 3, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 1, 2, AND 22, BLOCK 256, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76A, 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.

Dated this day of 09/03/2025.
ROGER D. EATON
As Clerk of said Court
By: (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00204 SPS
September 12, 19, 2025 25-00935T

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 20th JUDICAL CIRCUIT, IN AND FOR CHARLOTTE, FLORIDA.
**CASE No. 25001037CA**
**WILMINGTON TRUST NORTH AMERICA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR TRYON STREET ACQUISITION TRUST I, Plaintiff vs.**
**JUAN A. MATOS, et al., Defendants**

TO: UNKNOWN SPOUSE OF JUAN A. MATOS
1116 STALEY ST
PORT CHARLOTTE, FL 33952
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida:

LOT 10, IN BLOCK 3220, OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 65A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before October 10, 2025; otherwise a default and a judgment 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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this 4 day of September, 2025.
Roger D Eaton
As Clerk of said Court
(SEAL) By: B. Lackey
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120
gmforeclosure@gmlaw.com
(24-002845-02)
September 12, 19, 2025 25-00933T

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-1001-CP**
**Division Probate**
**IN RE: ESTATE OF RAYMOND F. MARSH Deceased.**

The administration of the Estate of Raymond F. Marsh, deceased, whose date of death was August 28, 2024, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 September 12, 2025.

**Ancillary Personal Representative:**
**Linda M. Crawford**
18 Carr Rd.
Saratoga Springs, NY 12866
Attorney for
Ancillary Personal Representative:
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
September 12, 19, 2025 25-00932T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
**CASE NO.: 24002290CA**
**EF MORTGAGE LLC, Plaintiff, v.**
**STAY PORT CHARLOTTE 2 LLC, ET AL., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated August 20, 2025 entered in Civil Case No. 24002290CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein EF MORTGAGE LLC, Plaintiff and STAY PORT CHARLOTTE 2 LLC are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on October 3, 2025 the following described property as set forth in said Final Judgment, to-wit:

PARCEL 2:
LOT 4, BLOCK 1282, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 2-A THROUGH 2-G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
A/K/A 3490 DREAM STREET, PORT CHARLOTTE, FL 33980
PARCEL 3:
LOT 15, BLOCK 1275, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
A/K/A 23181 KALLETT AVENUE, PORT CHARLOTTE, FL 33980
PARCEL 5:
LOT 17, BLOCK 1275, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
AKA 23165 KALLETT AVENUE, PORT CHARLOTTE, FL 33980
Property Address: 3572 Vassar Street, Port Charlotte, FL 33980

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.

09/03/2025
Roger Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERK OF COURT

Submitted By: Jordan Wainstein
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000200
September 12, 19, 2025 25-00931T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
FORECLOSURE DIVISION
**CASE NO:24001386CC**
**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v.**
**JOSEPH MILAZZO, Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 9/8/2025 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:

Lot 918, ROTONDA HEIGHTS, according to the Plat thereof, recorded in Plat Book 8, Pages 26F through 26U, of the public Records of Charlotte County, Florida.

Commonly known as: 254 SPRING DR., ROTONDA WEST, FL 33947

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 09/08/2025.
(SEAL) By: D. Gerace
Roger D. Eaton, Clerk of Court
September 12, 19, 2025 25-00942T

FIRST INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO: 25000861CC**
**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation, Plaintiff, v.**
**JESUS RIVERA and CONSTANCE RIVERA, deceased individuals, and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under or against CONSTANCE RIVERA and JESUS RIVERA, both deceased, Defendants.**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under or against CONSTANCE RIVERA and JESUS RIVERA, both deceased
287 FLORAL LN, SADDLE BROOK, NJ 07663-5044

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:

Lot(s) 447, Block (if applicable), ROTONDA HEIGHTS, Unit/Segments (if applicable) as recorded in Plat Book 8, Pages 26J, of the Public Records of Charlotte County, Florida.

Which has the address of: 126 Wayne Rd, ROTONDA WEST, FL 33947

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 September 5, 2025.
Roger D. Eaton
CLERK OF THE CIRCUIT COURT
(SEAL) By: D. Gerace
As Deputy Clerk
September 12, 19, 2025 25-00940T

FIRST INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY**
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
**CASE NO.: 25968CA**
**NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff vs.**
**FLORA COLEMAN, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF FLORA COLEMAN, Defendants.**

TO: FLORA COLEMAN, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF FLORA COLEMAN:

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:

Lot 11, Block 2937, Port Charlotte Subdivision, Section Fifty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73A through 73F, inclusive, of the Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court September 8, 2025.
ROGER D. EATON
CLERK OF THE COURT
(SEAL) By: B. Lackey
Deputy Clerk
September 12, 19, 2025 25-00944T

# SUBSEQUENT INSERTIONS

## --- PUBLIC SALES / ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-951-CP**
**Division Probate**
**IN RE: ESTATE OF**
**MARIE JEANNE PAOLINO**
**AKA JEANNE MARIE PAOLINO,**
**Deceased.**

The administration of the Estate of MARIE JEANNE PAOLINO AKA JEANNE MARIE PAOLINO, deceased, whose date of death was April 24, 2025, file number 25-951-CP, 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 representatives 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 date of first publication of this notice is September 5, 2025.

**Vincent Paolino**
**Personal Representative**
1000 Kings Highway, Unit 72
Port Charlotte, FL 33980
Season A. Spanski, Esq.
Attorney for Personal Representative
Florida Bar No.: 1044362
SPANSKI LAW, PLLC
304 W Venice Ave., Ste. 217
Venice, FL 34285
Telephone: (941) 206-2223
E-mail:season@spanskilaw.com
September 5, 12, 2025 25-00912T

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-CP-000776**
**IN RE: ESTATE OF**
**PEGGY L. MULLIN**
**a/k/a PEGGY LEE MULLIN,**
**Deceased.**

The administration of the Estate of Peggy L. Mullin a/k/a Peggy Lee Mullin, deceased, whose date of death was September 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 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.

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

The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Ss. 732.216-732.228, 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 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 September 5, 2025.

**Personal Representative:**
**Michael Midkiff**
27870 Leatherwood Circle
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
September 5, 12, 2025 25-00913T

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25000965CP**
**Division Probate**
**IN RE: ESTATE OF**
**REGINALD ALBERT BEGIN**
**Deceased.**

The administration of the estate of Reginald Albert Begin, deceased, whose date of death was June 7, 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 September 5, 2025.

**Personal Representative:**
**Reginald Alfred Begin**
4083 25054 South Pine Lake Road
Red Deer County, Alberta T0M 1R0
Attorney for Personal Representative:
Bryan K. Tippen, Esq., Attorney
Florida Bar Number: 113421
Tippen Law Firm, PLLC
315 E OLYMPIA AVE STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
Fax: (239) 214-6080
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
September 5, 12, 2025 25-00925T

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
**File No. 25000992CP**
**IN RE: ESTATE OF**
**CHARLES THOMAS GREGORY III**
**Deceased.**

The administration of the estate of CHARLES THOMAS GREGORY III, deceased, whose date of death was June 28, 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.

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 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 September 5, 2025.

**Personal Representative:**
**ROXANNE NEUHAUS**
11711 Glen Wessex Court
Tampa, Florida 33626
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
September 5, 12, 2025 25-00922T

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
**File No. 25000890CP**
**Division Probate**
**IN RE: ESTATE OF**
**ELIZABETH B. ZAUGG**
**Deceased.**

The administration of the estate of Elizabeth B. Zaugg, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 September 5, 2025.

**Personal Representative:**
**Ronald G. Stephanz**
21 Broadmoor Lane
Rotonda West, Florida 33947
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
September 5, 12, 2025 25-00923T

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-000934-CP**
**Division Probate**
**IN RE: ESTATE OF**
**LAWRENCE J. BISSO, JR.**
**Deceased.**

The administration of the estate of Lawrence J. Bisso, Jr., deceased, whose date of death was July 14, 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 September 5, 2025.

**Personal Representative:**
**Michael C. Bisso**
40 Barry Drive
Tewksbury, Massachusetts 01876
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
September 5, 12, 2025 25-00911T

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of JOHN DAVIS, ROY BILHARDT and JULANNE MORANZ will, on September 17, 2025, at 10:00 a.m., at 701 Aqui Esta Drive, Lot #121, Punta Gorda, Charlotte County, Florida 33950; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1971 MALB MOBILE HOME,
VIN: 1855T,
TITLE NO.: 0004441833
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236
(PO#11096-2408)
September 5, 12, 2025 25-00921T

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
**File Number 25000957CP**
**IN RE: ESTATE OF**
**SANDRA B. FERGUSON**
**Deceased**

The administration of the Estate of SANDRA B. FERGUSON, deceased, File Number 25000957CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is July 14, 2021. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is September 5, 2025.

**Personal Representative:**
**DAVID W. FERGUSON,**
106 Danforth Drive
Punta Gorda, Florida 33980
Attorney for Personal Representative:
ROBERT D. SCHWARTZ, ESQ.
Florida Bar No. 028525
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone: (561) 736-3440
E-mail: robert@schwartzpa.com
September 5, 12, 2025 25-00914T

THIRD 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 others 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 Southeast 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 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 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

THIRD 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 MASANGKAY STREET, TONDO, MANILA 1003 PHILIPPINES
ELIZABETH LIM,
Last known address: 1181 G MASANGKAY 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

## --- ACTIONS / SALES ---

SECOND INSERTION

**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:

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, Florida.

Property Adress: 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
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

SECOND INSERTION

**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:

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..

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 THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

Apre ako ki fet avek Americans With Disabilites Act, tout moun kin ginyin yun bezwen spesiyal pou akomodasiyon pou yo patisipe nan pwogram sa-a dwe, nan yun tan rezonab an ninpot aranjman kapab fet, yo dwe kontakte Administrative Office Of The Court i nan nimero, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 i pasan pa Florida Relay Service.

En accordance avec la Loi des "Americans With Disabilities". Les personnes en besoin d'une accomodation speciale pour participer a ces procedures doivent, dans un temps raisonable, avante d'entreprendre aucune autre demarche, contacter l'office administrative de la Court situe au, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

De acuerdo con el Acto O Decreto de los Americanos con Impedimentos, Inhabilitados, personas en necesidad del servicio especial para participar en este procedimiento debran, dentro de un tiempo razonable, antes de cualquier procedimiento, ponerse en contacto con la oficina Administrativa de la Corte , Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

DATED at CHARLOTTE County, Florida, this day of 09/02/2025.
Roger D Eaton, Clerk
CHARLOTTE, Florida
By: (SEAL) B. Lackey
Deputy Clerk

104879/TL
September 5, 12, 2025 25-00927T

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

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-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:

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, Florida.

Property Address: 3430 SARTO 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
ROGER D. EATON
Clerk of the Court, Charlotte County
(SEAL) By: B. Lackey
as Deputy Clerk

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

SECOND INSERTION

**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:

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, Florida.

Property Adress: 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
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

SECOND INSERTION

**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:

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 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

Steven F. Thompson, Esq.
Florida Bar No. 0063053
sthompson@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

SECOND INSERTION

**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:

Lot 32, 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

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

SECOND INSERTION

**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 Foreclose 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 45 of the Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

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

SECOND INSERTION

**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, DEVISEES, 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, DEVISES, 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, DEVISEES, 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 (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:

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