

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 8353 - Englewood
Facility Address: 4381 Placida Rd., Englewood, FL 34224 US
Facility Phone: 1+ (941) 621-2369

Description: Entire contents of unit consisting of, but not limited to: Stephen Gregorie- Bike, microwave, tumbling mat, tacklebox, totes, folding table.

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 202525-00966T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 2025 CP 964
IN RE: ESTATE OF PAUL DAVID MATEJKA, JR Deceased.

The administration of the Estate of Paul David Matejka, Jr., deceased, File Number 2025 CP 964, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.

The date of first publication of this Notice is September 19, 2025.

Petitioner:
Karl Anthony Helstrom
2236 Broad Ranch Drive
Port Charlotte, Florida 33948
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
Sept. 19, 26, 202525-00973T

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 ADAPT WASTE DUMPSTER RENTALS PUNTA GORDA located at 30390 OIL WELL RD in the City of PUNTA GORDA, Charlotte County, FL 33955 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of September, 2025.

ADAPT DUMPSTER SERVICES LLC
September 19, 202525-00975T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001076CP
Division Probate
IN RE: ESTATE OF JEAN A. HUDLER Deceased.

The administration of the estate of JEAN A. HUDLER, deceased, whose date of death was January 2, 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.

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 19, 2025

Personal Representative:
Steven A. Hudler
13023 Atkins Circle, #104
Charlotte, North Carolina 28277
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
September 19, 26, 202525-00976T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 2025 CP 160
IN RE: ESTATE OF AQUINAS MANUEL DIGGS a/k/a MANUEL DIGGS Deceased.

The administration of the Estate of Aquinas Manuel Diggs a/k/a Manuel Diggs., deceased, File Number 2025 CP 160, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is September 19, 2025.

Petitioner:
Rita Renee Stewart
317 Allworthy Street
Port Charlotte, Florida 33954
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
Sept. 19, 26, 202525-00974T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000773CP
IN RE: ESTATE OF SANDRA FOSS Deceased.

The administration of the estate of Sandra Foss, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 W 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 19, 2025.

Personal Representative:
Diane Kannal
5384 Powers Lane
Port Charlotte, Florida 33981
Attorney for Personal Representative:
Albert Stickley III, Esq., Attorney
Florida Bar Number: 0051605
737 S. Indiana Ave., Suite A
Englewood, FL 34223
Telephone: (941) 474-5506
Fax: (941) 474-5507
E-Mail: aj@stickleylaw.com
Secondary E-Mail:
skylar@stickleylaw.com
September 19, 26, 202525-00977T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/03/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1986 WILD recreational vehicle bearing vehicle identification number 1ED1T3322G4229878 and all personal items located inside the travel trailer. Last Tenant: Richard Sean Allen. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010.

Sept. 19, 26, 202525-00969T

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DAVID SITKO, PATRICIA SITKO and SUPERIOR SOLUTION SERVICES LLC, will, on October 1, 2025, at 10:00 a.m. at 701 Aqui Esta Drive, Lot #19, Punta Gorda, Charlotte County, Florida 33950; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1990 CHAN MOBILE HOME, VIN: CH10919A, TITLE NO.: 0048398581, and

VIN: CH10919B, TITLE NO.: 0048393848 and all other personal property located therein and

2005 MERC MARINER, VIN: 4M2CU56135DJ17838, TITLE NO.: 0092371993 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#11096-2409)
Sept. 19, 26, 202525-00970T

FIRST INSERTION

Public Notice

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) Request for Qualifications (RFQ) 25-09

Project Name: College Wide General Contractor Prequalification pursuant to State Requirements for Educational Facilities (SREF) section 14.

Prequalification Effective Date: January 1, 2026 through December 31, 2026

Interested Applicants must possess a minimum of \$1M in current bonding capacity and \$1M in general liability and property damage policy.

Interested Applicants may obtain more information and submit the Application electronically for RFQ 25-09 at https://www.bidnetdirect.com/florida/floridasouthwestern.

RFQ Timeline: RFQ Issued September 15, 2025; Deadline for Applicants to Submit written questions September 29, 2025 2:00pm ET; Applications due through https://www.bidnetdirect.com/florida/floridasouthwestern October 10, 2025 at 2:00pm ET; Intent to award to be posted on or about October 16, 2025.

Sept. 19, 26; Oct. 3, 202525-00955T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 3505 - North Port
Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US
Facility Phone: 1+ (941) 390-3132

Description: Entire contents of unit consisting of, but not limited to: Mike Howell- Furniture, dresser, table, misc chairs and household items; Sophia Pacheco-Punching bag, beanbag chair, clothes, totes, boxes, mini grill, and misc. household items; Devon Downs-Speaker box, dolly, couch, boxes, misc household items; Wayne Zeilenga-Misc household items; Justin Blosser-misc household items; Shae Saunders-bikes, a safe, fishing pole, tiki poles, a burning stove misc stuff; Donna White- Loveseat, walking mower, box; Tony Nickell-Treadmill, workout equipment, dining room chairs, bed frame, chest, tv, bags and misc. Weights; Jeraby Bostic-misc household items.

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 202525-00964T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that RIVALDO MAURICIO CHAVEZ MIRANDA will engage in business under the fictitious name BEAR HANDY-MAN, with a physical address 30119 Alder Rd Punta Gorda, FL 33982, with a mailing address 30119 Alder Rd Punta Gorda, FL 33982, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 19, 202525-00954T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7016 - Punta Gorda
Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US
Facility Phone: 1+ (941) 505-8777

Description: Entire contents of unit consisting of, but not limited to: Kenneth Ward- Refrigerator, Chainsaw, Deep Fryer, Cooler, Bicycles, Tool Box, Wacker, Folding tables, Dresser, Fan, Suitcase, Boxes.

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 202525-00965T

FIRST INSERTION

STARLING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955 on the following dates:

October 1, 2025
November 5, 2025
December 3, 2025
January 7, 2026
February 4, 2026
March 4, 2026
April 1, 2026
May 6, 2026
June 3, 2026
July 1, 2026
August 5, 2026
September 2, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://starlingcdd.net/.

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 this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 meetings with respect to any matter considered at the meetings 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 19, 2025	25-00960T

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

LV20878_V14

FIRST INSERTION							
<p>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000911CP Division Probate IN RE: ESTATE OF STELLA MARGARET ROONEY Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Stella Margaret Rooney, deceased, File Number 25000911CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was March 8, 2025; that the total value of the estate is \$13,510.76 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Lisa E. Bills</td><td>5185 Chaves Circle</td></tr><tr><td></td><td>Port Charlotte, FL 33848</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the</p>	Name	Address	Lisa E. Bills	5185 Chaves Circle		Port Charlotte, FL 33848	<p>decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is September 19, 2025.</p> <p>Person Giving Notice: /s/Lisa E. Bills Lisa E. Bills Attorney for Person Giving Notice: /s/ Mark Martella Mark Martella, Esq. Attorney for Petitioner Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: (941) 867-6865 Email: mark@martellalaw.com Secondary Email: tara@martellalaw.com September 19, 26, 2025 25-00961T</p>
Name	Address						
Lisa E. Bills	5185 Chaves Circle						
	Port Charlotte, FL 33848						

FIRST INSERTION									
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-824-CP Division Probate IN RE: ESTATE OF KAREN S. SOURS A/K/A KAREN LEA SOURS Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Karen S. Sours a/k/a Karen Lea Sours, deceased, File Number 25-824-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was February 9, 2025; that the total value of the estate is \$19,488 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Susan G. Stanley</td><td>9 Parkview Drive</td></tr><tr><td>Candler, NC 28715-9453</td><td></td></tr><tr><td>Debra Stanley Stewart</td><td>51 Parkview Drive</td></tr><tr><td>Candler, NC 28715-9453</td><td></td></tr></table>	Susan G. Stanley	9 Parkview Drive	Candler, NC 28715-9453		Debra Stanley Stewart	51 Parkview Drive	Candler, NC 28715-9453		<p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is September 19, 2025.</p> <p>Petitioner: Susan G. Stanley 9 Parkview Drive Candler, North Carolina 28715-9453 Attorney for Petitioner: Jeffrey R. Kuhns, Florida Bar No. 96026 Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Sept. 19, 26, 2025 25-00950T</p>
Susan G. Stanley	9 Parkview Drive								
Candler, NC 28715-9453									
Debra Stanley Stewart	51 Parkview Drive								
Candler, NC 28715-9453									

FIRST INSERTION											
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-824-CP Division Probate IN RE: ESTATE OF KAREN S. SOURS A/K/A KAREN LEA SOURS Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Eugene A. Reynolds, deceased, File Number 25000631CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was April 13, 2024; that the total value of the estate is \$43,000.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Creditors: NONE</td><td></td></tr><tr><td>Beneficiaries:</td><td></td></tr><tr><td>Todd D. Reynolds</td><td>7571 Darlene Street</td></tr><tr><td></td><td>North Port, FL 34287</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p>	Name	Address	Creditors: NONE		Beneficiaries:		Todd D. Reynolds	7571 Darlene Street		North Port, FL 34287	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000859CP IN RE: ESTATE OF CLAUDETTE AVIN, Deceased.</p> <p>The administration of the estate of CLAUDETTE AVIN, Deceased, whose date of death was June 11, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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</p>
Name	Address										
Creditors: NONE											
Beneficiaries:											
Todd D. Reynolds	7571 Darlene Street										
	North Port, FL 34287										

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2500085CP IN RE: ESTATE OF BRUCE PHILLIP SKIVINGTON Deceased.</p> <p>The administration of the estate of Bruce Phillip Skivington, deceased, File Number: 25000085CP, whose date of death was October 7, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948, Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p>	<p>NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>The date of first publication of this notice is September 19, 2025.</p> <p>KARLINE MOISE, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com September 19, 26, 2025 25-00962T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 25000085CP Division: Probate IN RE: ESTATE OF BRUCE PHILLIP SKIVINGTON Deceased.</p> <p>The administration of the estate of Bruce Phillip Skivington, deceased, File Number: 25000085CP, whose date of death was October 7, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948, Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p>	<p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>The date of first publication of this notice is: September 19, 2025.</p> <p>Personal Representative Karen Vanoudenhove a/k/a Karen S. Becker 2655 S Le Jeune Road, Suite 700 Coral Gables, FL 33134 305-559-1888 Attorney for Personal Representative Raquel Puig Zaldivar, Esq. 710172 Law Office of Raquel Puig Zaldivar, PLLC 2655 S Le Jeune Road, Suite 700 Coral Gables, FL 33134 305-559-1888 raquelpzlaw@gmail.com Sept. 19, 26, 2025 25-00956T</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001051CP Division Probate IN RE: ESTATE OF BETTIE C. KRIEG Deceased.</p> <p>The administration of the estate of BETTIE C. KRIEG, deceased, whose date of death was July 7, 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 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p>	<p>NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>The date of first publication of this notice is September 19, 2025.</p> <p>RICHARD DODANE, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 1620TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: jennifer@srblawyers.com Sept. 19, 26, 2025 25-00951T</p>

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Are internet-only legal notices sufficient?

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

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-- ACTIONS / SALES --	
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<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION</p> <p>CASE NO.: 08-2024-CA-001707</p> <p>WELLS FARGO BANK, N.A., Plaintiff, vs.</p> <p>COURTNEY PAIGE BASS AKA COURTNEY BASS AKA COURTNEY P. BASS, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 12, 2025, and entered in Case No. 08-2024-CA-001707 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Courtney Paige Bass aka Courtney Bass aka Courtney P. Bass; Oak Hollow Property Owners' Association, Inc.; are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 8th day of October, 2025, the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 27, BLOCK 5294, SECOND REPLAT OF PORT CHARLOTTE SUBDIVISION, SECTION NINETY SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 22, PUBLIC</p>	<p>RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>A/K/A 505 RICOLD TERRACE PORT CHARLOTTE FL 33954</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>Dated in Charlotte County, Florida this day of 09/16/2025.</p> <p>Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: B. Lackey Deputy Clerk</p> <p>Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com IN- 24-025826 September 19, 26, 2025 25-00979T</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 2025CA000762</p> <p>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.</p> <p>NICHOLAS E. CYMBOL; et al. Defendants.</p> <p>TO: UNKNOWN HEIRS OF NICHOLAS E. CYMBOL; 1248 COUNTRYMEN CT APOPKA, FL 32703</p> <p>ESTATE OF NICHOLAS E. CYMBOL; 1248 COUNTRYMEN CT APOPKA, FL 32703</p> <p>UNKNOWN SPOUSE OF NICHOLAS E. CYMBOL; 1248 COUNTRYMEN CT APOPKA, FL 32703</p> <p>YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:</p> <p>LOT 1, BLOCK 1447, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>Also known as 21426 BEAVERTON AVE, PORT CHARLOTTE, FL 33952.</p> <p>has been filed against you and you are required to serve a copy of your written</p>	<p>defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before Oct 20, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>DATED on Sept 12, 2025.</p> <p>ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTY CLERK</p> <p>SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Sept. 19, 26, 2025 25-00972T</p>
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<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 08-2021-CA-000832</p> <p>FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.</p> <p>THOMAS E JORDAN JR, et al., Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2023 in Civil Case No. 08-2021-CA-000832 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and Thomas E Jordan Jr, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at</p>	<p>www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of October, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Lot 23, Block 2528, Port Charlotte Subdivision Section Forty Seven, according to the plat thereof as recorded in Plat Book 5, Pages 61A through 61G, of the Public Records of Charlotte County, Florida.</p> <p>Address: 332 Gaynor Ln, Port Charlotte, FL 33953</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>Dated this day of 09/10/2025</p> <p>Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) D. Gerace</p> <p>21-02740FL Sept. 19, 26, 2025 25-00952T</p>

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Business Observer

10/01/24

-- ACTIONS / SALES --	
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<p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION</p> <p>CASE NO. 25-000816-CC</p> <p>BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>BRANDON GREGORY MONGELUT; et al, Defendants.</p> <p>TO: BRANDON GREGORY MONGELUT</p> <p>17941 SADDLE ROAD PUNTA GORDA, FL 33982</p> <p>YOU ARE HEREBY NOTIFIED that an action to Foreclose a Lien for unpaid homeowners' association assessments on the following real property located in Charlotte County, Florida:</p> <p>Lot 2044 BABCOCK RANCH COMMUNITY Town Center, southeast subdivision, according to the plat thereof, as recorded in Plat Book 24, Pages 22A-22M, of the Public Records of Charlotte County, Florida.</p> <p>has been filed against you, BRANDON GREGORY MONGELUT, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose name and address is as</p>	<p>follows:</p> <p>Jennifer A. Nichols, Esquire Roetzel & Andress, LPA 999 Vanderbilt Beach Rd., Suite 401 Naples, FL 34108</p> <p>and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter on or before thirty (30) days after the first publication of this Notice; or otherwise a default will be entered against you for the relief demanded in the Complaint for Foreclosure.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>Dated on: Sept 12, 2025</p> <p>ROGER D. EATON, CLERK OF COURTS By: D. Gerace (SEAL) Deputy Clerk</p> <p>23800403_1 137082.0128 September 19, 26, 2025 25-00963T</p>
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<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION</p> <p>CASE NO: 25-645CA</p> <p>GRETCHEN TUXHORN, an individual, Plaintiff, v.</p> <p>JOSE R. RODRIGUEZ, an individual, REBECCA K. RODRIGUEZ, an individual, and JORDAN DWAYNE RODRIGUEZ an individual, MICHELE MARIE WEED, an individual, SAVANNAH SHEPPARD LLC, D/B/A SELSTATE VISION REALTY, a Florida Limited Liability Company. Defendants.</p> <p>TO THE DEFENDANTS: REBECCA K. RODRIGUEZ, JOSE R. RODRIGUEZ, and JORDAN DWAYNE RODRIGUEZ</p> <p>YOU ARE HEREBY NOTIFIED that an action for Fraudulent Nondisclosure, Negligent Misrepresentation, Violation of The Florida Deceptive And Unfair Trade Practices Act, Breach Of Contract, And Declaratory Relief</p> <p>Related to the following property in Charlotte County, Florida has been filed against you:</p> <p>SPG 008 0000 0018 S P G HTS 8TH ADD LT 18 RP/VIN-FLFL570A32164BH31&B(2006) 385/337 564/911 588/2101 796/1078 1524/1343 3840/1177 3872/126 4392/389 4698/1608</p> <p>More commonly known as: 15316 Mapletree Drive, Punta Gorda, Florida 33955</p> <p>The last known address for Defendant REBECCA K. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.</p> <p>The last known address for Defendant JOSE R. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.</p>	<p>The last known address for Defendant JORDAN DWAYNE RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.</p> <p>YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Charlotte County Justice Complex Center, 350 E. Marion Avenue Punta Gorda, FL 33950, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before October 22, 2025. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>DATED at Charlotte County, Florida, this 16 day of September, 2025.</p> <p>Roger D. Eaton Clerk of Circuit Court (SEAL) By: B. Lackey</p> <p>Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com Sept. 19, 26; Oct. 3, 10, 2025 25-00978T</p>
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<p>AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45</p> <p>IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE NO.: 24002024CA</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF PALISADES MORTGAGE LOAN TRUST 2021-RTL1, Plaintiff, v.</p> <p>GOLD INVESTOR LLC, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 28, 2025 and entered in Case No. 24002024CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein TARAS YURCHAK AND GOLD INVESTOR LLC, et al., are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on October 27, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 23, BLOCK 4443, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 52A THROUGH 52M, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>and commonly known as: 15116 BRAINBRIDGE CIRCLE, PORT CHARLOTTE, FL 33981 (the "Property").</p> <p>ANY PERSON CLAIMING AN IN-</p>	<p>TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>WITNESS my hand and the seal of the court on 09/10/2025.</p> <p>As Clerk of the Circuit Court Charlotte County, Florida (SEAL) D. Gerace DEPUTY CLERK</p> <p>GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com Sept. 19, 26, 2025 25-00953T</p>

SEPTEMBER 19 - SEPTEMBER 25, 2025	
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<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p> <p>IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>Case No.: 25-1040 DR</p> <p>Donna J. Jameison Petitioner, and Sean P. Gibson, Respondent,</p> <p>TO: Sean P. Gibson 13606 SW 114th Pl. Dunnellon, FL 34432</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Donna J. Jameison whose address is Confidential on or before 10/17/25, and file the original with the clerk of this Court at 350 E. Marion Ave, Punta Gorda, FL 33950 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to de-</p>	<p>cide how the following real or personal property should be divided: N/A</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: 9/10/25</p> <p>CLERK OF THE CIRCUIT COURT By: C. Holland (SEAL) Deputy Clerk Sept. 19, 26; Oct. 3, 10, 2025 25-00959T</p>
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<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 25000609CA</p> <p>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS PIRIE, DECEASED. et. al. Defendant(s).</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS PIRIE, DECEASED,</p> <p>whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>TO: JOHN PIRIE,</p> <p>whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 1, BLOCK 4528, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, AC-</p>	<p>CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 51A THROUGH 51P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10-22-25/ (30 days from Date of First Publication of this Notice) 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 filed herein.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 16 day of Sept, 2025.</p> <p>CLERK OF THE CIRCUIT COURT (SEAL) BY: B. LACKEY DEPUTY CLERK</p> <p>ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-259877 September 19, 26, 2025 25-00980T</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</p> <p>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 24000900CA</p> <p>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2, Plaintiff, vs.</p> <p>UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOYCE GADRY, DECEASED, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 03, 2025, and entered in 24000900CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOYCE GADRY, DECEASED; TRACY LOMBARD; DEBORAH GADRY; RONALD GADRY JR; RICHARD GADRY; BRENDA JOYCE A/K/A BRENDA GADRY-JOYCE A/K/A BRENDA FEARNES; ROGER GADRY; CHARLOTTE COUNTY, FLORIDA are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell</p>	<p>to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on October 16, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 17, BLOCK 2808, PORT CHARLOTTE SUBDIVISION, SECTION 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>Property Address: 21339 AUSTIN AVE, PORT CHARLOTTE, FL 33952</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>Dated this 16 day of September, 2025.</p> <p>ROGER D. EATON As Clerk of the Court (SEAL) By: Brittany Lackey As Deputy Clerk</p> <p>Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-230639 - MaM Sept. 19, 26, 2025 25-00971T</p>

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

SECOND INSERTION			
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div> <div>CASE NO. 25000866CP</div> <div>PROBATE</div> <div>IN RE: THE ESTATE OF JAMES RUSSELL WILSON, Deceased.</div> <div>The administration of the estate of JAMES RUSSELL WILSON, deceased,</div>	<div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be</div>	<div>served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the</div>	<div>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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF</div>

SECOND INSERTION			
<div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</div> <div>CASE NO.: 25001111ICA</div> <div>AMERICAN BRIDGE DEVELOPMENT LLC, Plaintiff, vs.</div> <div>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.</div> <div>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,</div> <div>YOU ARE NOTIFIED that an action to quiet the title on the following real</div>	<div>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.</div> <div>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.</div> <div>If you are a person with a disabili-</div>	<div>ity 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.</div> <div>DATED this 26 day of August 2025.</div> <div>Clerk of the Circuit Court (SEAL) By: B. Lackey As Deputy Clerk</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-00910T</div>	<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>CASE NO.: 25000847CP</div> <div>IN RE: ESTATE OF JHESANDRA PRESTOL, Deceased.</div> <div>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.</div> <div>All creditors of Decedent and other persons having claims or demands</div>

SECOND INSERTION			
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25001023CP</div> <div>IN RE: ESTATE OF PHILLIP G. HALM, Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</div>	<div>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN</div>	<div>THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 12, 2025.</div> <div>Personal Representative: Jennifer Halm 2120 Gay St. Longmont, Colorado 80501</div> <div>Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420</div> <div>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</div>	<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25000974CP</div> <div>Division Probate</div> <div>IN RE: ESTATE OF ELVA JOY KAIGLER Deceased.</div> <div>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.</div> <div>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</div>

SECOND INSERTION			
<div>NOTICE OF ACTION</div> <div>CONSTRUCTIVE SERVICE</div> <div>IN THE CIRCUIT COURT OF THE TWENTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</div> <div>Case No. 25000485CA</div> <div>FORECLOSED PROPERTIES LLC, a Florida Limited Liability Company, Plaintiff, vs.</div> <div>CRISTINO TEODORO LIM aka CRISTINO T. LIM, ELIZABETH LIM, FRANROSA CERTIFICATES LLC, a Florida Limited Liability Company, and OCEAN BANK, a Florida Corporation</div> <div>Defendant.</div> <div>TO DEFENDANTS: CRISTINO TEODORO LIM aka CRISTINO T. LIM,</div> <div>Last known address: 1181 G MASANG-KAY STREET, TONDO, MANILA 1003 PHILIPPINES</div> <div>ELIZABETH LIM,</div> <div>Last known address: 1181 G MASANG-KAY STREET, TONDO, MANILA 1003 PHILIPPINES</div> <div>YOU ARE HEREBY NOTIFIED that</div>	<div>an action to QUIET TITLE to the following property in Charlotte County Florida:</div> <div>A vacant lot, located at 10118 NEAL CT, PORT CHARLOTTE, FL 33981</div> <div>Being more particularly described as: Lot 43, Block 5014, FIRST PLAT 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.</div> <div>Parcel ID 412126127002</div> <div>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</div>	<div>against you for the relief demanded in the complaint or petition.</div> <div>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.</div> <div>DATED on 8/22/2025</div> <div>Clerk of the Court By: B. Lackey (SEAL) Deputy Clerk</div> <div>Leslie Lohn, Esq the plaintiff's attorney 1460 S. McCall Rd, Ste 2E, Englewood, FL 34223 Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-00897T</div>	<div>NOTICE TO CREDITORS (summary administration)</div> <div>IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-001040-CP</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF ZBIGNIEW STEFAN CHYTRY a/k/a Z. STEVE CHYTRY Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of 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</div>

Q

What makes public notices in newspapers superior to other forms of notices?

A

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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How much do legal notices cost?

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The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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

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ACTIONS / SALES / ESTATE ---

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 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. <div></div>			
Property Address: 12415 CATA-LINA 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 <div></div>			
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			

SECOND 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 <div></div>			
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			

SECOND 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 <div></div>			
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			

SECOND 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, <div></div>			
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			
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			
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: fltrialprop@kelleykronenberg.com File No.: 3087,000200 September 12, 19, 2025 25-00931T			

SECOND 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			
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			

SECOND 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			
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: 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			

SECOND 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, 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			