CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE---

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 PINCH A PENNY located at 1300 ENTERPRISE DR in the City of PORT CHARLOTTE, Charlotte County, FL 33953 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.

BABA MANJIT SINGH 2 LLC

September 26, 2025 25-00981T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Lisa Murray / Oil Pro Inc will engage in business under the fictitious name DBA GREASE MONKEY, with a physical address 2090 Tamiami Trail Port Charlotte, FL 33948, with a mailing address 2090 Tamiami Trail Port Charlotte, FL 33948, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 26, 2025 25-00991T

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 The Phalanx Group located at 17490 Palmetto Pass Lane in the City of Punta Gorda, Charlotte County, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of October, 2025.

Andy Alarcon

September 26, 2025 25-00992T

FIRST INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date October 17, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13246 1988 BLG Hull ID#: BJGA26EMA888 DO#: 1035031 inboard pleasure diesel fiberglass 45ft R/O William & Suzanne Brock Lienor: Charlotte Harbor Boat Storage 13101 Appleton Blvd Placida

V13247 1975 Dusky FL0067DA Hull ID#: DUS600080576 inboard pleasure gas fiberglass 26ft R/O Jason Lee Futch Lienor: Charlotte Harbor Boat Storage 13101 Appleton Blvd Placida

Sept. 26; Oct. 3, 2025 25-00993T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on October 13, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction date 10/13/2025

COUNTY Charlotte

FACILITY 23950 Veterans Blvd Port Charlotte, FL 33954

NAME	UNIT	BALANCE
Jason Chalder	1116	837.35
Joy Boyer	3130	365.60
Raymond Jones	3012	522.80

Sept. 26; Oct. 3, 2025 25-00983T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/16/2025 at 2:00pm. Contents include personal property along with the described belongings to those individuals listed below.

663	Wyatt Allard	boxes, tools, furniture
228	Bonnie Grauer	artwork, furniture

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

Sept. 26; Oct. 3, 2025 25-00982T

Q&A

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

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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

LV18237

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **October 14, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Rashida Arscott	12002	Household Items
Robin Hickey	11148	Household Items
Michael Venezia	01014	Household Items
Brenan Kosarue	08026	Household Items
Sheila Luncan	10006	Household Items

Sept. 26; Oct. 3, 2025 25-00984T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001018CP
Division Probate
IN RE: ESTATE OF GEORGE M. LAWLESS Deceased.

The administration of the estate of George M. Lawless, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 26, 2025.

Personal Representative:
Judy M. Lawless
9416 El Campo Avenue
Englewood, Florida 34224
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Sept. 26; Oct. 3, 2025 25-01011T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-1069CP
Division Probate
IN RE: ESTATE OF EDWARD M. LEAFFER, Deceased.

The administration of the estate of EDWARD M. LEAFFER, deceased, whose date of death was September 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Jean Rose
25388 Palisade Road
Punta Gorda, FL 33950
Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Avenue, Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
Sept. 26; Oct. 3, 2025 25-01007T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/10/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2005 WOOD HS GMHGA40432284A & GMHGA40432284B. Last Tenants: DONALD EDMUND TEETS; MARY PATRICIA TEETS; ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF MARY TEETS; AND UNKNOWN PARTY OR PARTIES IN POSSESSION, AND DONALD EDMUND TEETS and all unknown parties beneficiaries heirs. Sale to be at PALMS & PINES MHC, LLC, 5400 RIVERSIDE DRIVE, PUNTA GORDA, FL 33982. 813-241-8269.

Sept. 26; Oct. 3, 2025 25-01006T

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-1068 CP
Division Probate
IN RE: ESTATE OF DONNA MAKI PLUMMER, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Donna Maki Plummer, deceased, Case Number 25-1068 CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Putnta Gorda, FL 33950; that the decedent's date of death was October 21, 2024; that the total value of the estate is less than $75,000 and that the names and address of those to whom it has been assigned by such order are:

David Bruce Plummer Sr
2338 Brookwood Drive
Englewood, FL 34224

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate other than those whose 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 CLAIMED 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 26, 2025.

Person Giving Notice:
Douglas R. Maki
25204 Recife Drive
Punta Gorda, FL 33983
Attorney for Person Giving Notice:
Brett H. Sifrit, Esquire
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
jrose@farr.com
Sept. 26; Oct. 3, 2025 25-00986T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001034CP
Division Probate
IN RE: ESTATE OF JEFFREY B. BILOTTA Deceased.

The administration of the estate of Jeffrey B. Bilotta, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is PO Box 3079, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Joanna Bilotta Simeone
362 Sunset Lane
Lunenburg, Massachusetts 01462
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Sept. 26; Oct. 3, 2025 25-01008T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 2025 CP 001050
IN RE: ESTATE OF MICHELLE MCCOACH

The administration of the estate of Michelle McCoach, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk and Comptroller, 350 E. Marion Avenue, Punta, 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 26, 2025.

Personal Representatives
/s/ Kimberly McCoach
555 Hoffman Road
Harleysville, PA 19438
/s/ Kevin McCoach
503 Heather Drive
Telford, PA 18969
Attorney for Personal Representative
s/ Marc J. Soss
Marc J. Soss, Esq
FBN: 0927045
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Telephone: (941) 928-0310
Email: mjs@fl-estateplanning.com
Sept. 26; Oct. 3, 2025 25-01009T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-241-CP
Division PROBATE
IN RE: ESTATE OF
CATHERINE ANN JORDAN
Deceased.

The administration of the estate of CATHERINE ANN JORDAN, 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.

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 26, 2025.

Personal Representative:
Robin Vazquez
6230 Scott Street, Suite 211
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: elise@schwarzlaw.net
Secondary: e-service@schwarzlaw.net
Sept. 26; Oct. 3, 2025 25-00988T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000975CP
Division Probate
IN RE: ESTATE OF
SANDRA MCGREGOR Deceased.

The administration of the estate of Sandra McGregor, 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 Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Anne Zalbowitz
2606 Arroyo Drive
Durango, Colorado 81301
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Sept. 26; Oct. 3, 2025 25-00997T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000812CP
Division PROBATE
IN RE: ESTATE OF
LINDA MARIE MILLS, Deceased.

The administration of the estate of LINDA MARIE MILLS, 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 AVE, PUNTA GORA, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.
Attorney for Personal Representative:
LESLIE LOHN, ESQ.
Attorney for Personal Representative
Florida Bar Number: 0181579
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
Fax: (941) 246-0351
E-Mail: llohn@leslielohnlaw.com
Secondary E-Mail:
office@leslielohnlaw.com
Sept. 26; Oct. 3, 2025 25-00996T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001032CP
Division Probate
IN RE: ESTATE OF
CHRISTOPHER THOMAS BOYD
Deceased.

The administration of the estate of Christopher Thomas Boyd, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 26, 2025.

Personal Representative:
Christina Matthews
625 S. Hedgecock Square
Satelite Beach, Florida 32937
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
Sept. 26; Oct. 3, 2025 25-00987T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY
FLORIDA
PROBATE DIVISION
File Number: 25-000993-CP
Division: Probate
IN RE: ESTATE OF
JANET A. WYRSCH
Deceased.

The administration of the estate of JANET A. WYRSCH, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 26, 2025.

Personal Representative:
DAVID L. WYRSCH
1068 Whispering Oak Lane
Stafford, NJ 08050
Alan Reinfeld
Florida Bar Number: 91602
Reinfeld & Cabrera, P.A.
9625 W. Sample Rd.
Coral Springs, FL 33065
Telephone: (954) 334-1520
Fax: (954) 334-1526
E-Mail: ajr@lawrct.com
E-Mail: probate@lawrct.com
Sept. 26; Oct. 3, 2025 25-00990T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000841CP
Division: Probate
IN RE: ESTATE OF
GARY LANGEVIN Deceased.

The administration of the estate of Gary Langevin, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Christin Rossow
PO Box 494558
Port Charlotte, Florida 33949
Attorney for Person Giving Notice:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
Sept. 26; Oct. 3, 2025 25-00995T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1039-CP
Division Probate
IN RE: ESTATE OF
RICK A. TIDD A/K/A RICK TIDD
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
PATRICIA A. TIDD
12720 Short Street
Crown Point, Indiana 46307
Attorney for Personal Representative:
MICHAEL M. WILSON
Attorney
Florida Bar Number: 076244
Olmsted & Wilson, P.A.
17801 Murdock Circle, Suite A
Port Charlotte, FL 33948
Telephone: (941) 624-2700
Fax: (941) 624-5151
E-Mail: mike@owpa.com
Secondary E-Mail: kathy@owpa.com
Sept. 26; Oct. 3, 2025 25-00998T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 001043 CP
IN RE: ESTATE OF
MYRTLE HAUSENFLUCK
Deceased.

The administration of the estate of Myrtle Hausenfluck, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 26, 2025.

Personal Representative:
Rose Garrett
1436 Harbell Road
Pineville, Kentucky 41001
Attorney for Personal Representative:
Kirk T. Bauer, Esquire
Florida Bar Number: 471305
Nicolas A. Garcia, Esquire
Florida Bar Number: 1058039
Bauer & Associates
Attorneys at Law, P.A.
P.O. Box 459 DeLand, FL 32721
Telephone: (386) 734-3313
Fax: (386) 738-0424
E-Mail:
kbauer@delandattorneys.com
Secondary E-Mail:
service@delandattorneys.com
Sept. 26; Oct. 3, 2025 25-00989T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001037CP
IN RE: ESTATE OF
GERARD T. MARTELL
Deceased.

The administration of the estate of GERARD T. MARTELL, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
JESSICA MARTELL
39 Hillside Court
Clinton, New Jersey 08809
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
Sept. 26; Oct. 3, 2025 25-00994T

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA001024
RANLIFE, INC.
Plaintiff(s), vs.
JAMAR RICHARDSON; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EUNICE WIGGINS
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on September 9, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of October, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 2, BLOCK 47, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property address: 645 Dalton Boulevard, Port Charlotte, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

09/22/2025

Roger D Eaton
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey
Deputy Clerk

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-006741-2
Sept. 26; Oct. 3, 2025 25-01005T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24001356CC
ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation,
Plaintiff, v.
HALLMARK PLACE INCORPORATION COMPANY LIMITED, A Hong Kong Company,
Defendant.

TO: HALLMARK PLACE INCORPORATION COMPANY LIMITED, A Hong Kong Company
4B UNITED BUILDNG, 145 KINGS RD,
NORTH POINT, HONG KONG

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

Lot(s) 132, in ROTONDA HEIGHTS, according to the Plat thereof, as recorded in Plat Book 8, Page(s) 26G, in the Public Records of Charlotte County, Florida. Property address: 140 SWAN DR, ROTONDA WEST, FL 33947

Which has the address of: 140 SWAN DR, 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 23, 2025.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
(SEAL) By: D. Gerace
As Deputy Clerk

Sept. 26; Oct. 3, 2025 25-01004T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-002149-CC
GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
JESSE JONES; et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated September 22 , 2025, and entered in Case No. 24-002149-CC of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Court, Roger D. Eaton will publicly sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m., on November 24, 2025, the following described property:

LOT 24, BLOCK 5288, SECOND REPLAT OF A PORTION OF SECTION 66, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13 PAGE 12A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Postal address: 6496 Coliseum Boulevard, Port Charlotte, FL 33981

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court 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.

WITNESS my hand and the seal of said Court on 09/23/2025.

ROGER D. EATON
CLERK OF COURT
By: (SEAL) D. Gerace
As Deputy Clerk

Sept. 26; Oct. 3, 2025 25-01010T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001025CP
Division Probate
IN RE: ESTATE OF LOUIS HENRY DIEKE, III
Deceased.

The administration of the estate of LOUIS HENRY DIEKE, III, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
SUSAN McGARRY DIEKE
1013 San Mateo Drive
Punta Gorda, Florida 33950
Attorney for Personal Representative:
DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 484-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail:
jpainchaud@farr.com
Sept. 26; Oct. 3, 2025 25-01003T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25001025CA
Fifth Third Bank, National Association
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John R. Skutt a/k/a John Robert Skutt, Deceased; Nancy A. Skutt, to serve as Personal Representative of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased; Nancy A. Skutt; Stacie A. Kyle as Trustee of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased; Kayla Kyle; Johnny Kyle a/k/a John W. Kyle VI
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John R. Skutt a/k/a John Robert Skutt, Deceased
Last Known Address: Unknown

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

LOT 48 AND THE EAST 1/2 OF LOT 49, BLOCK "H", SEMINOLE LAKES PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 2A, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 10-27-2025, 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.

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 9-19-2025.

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

File # 25-F01101
Sept. 26; Oct. 3, 2025 25-01001T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25000598CA
SNYDER REAL ESTATE, LLC,
Plaintiff, vs.
EDWARD S. BENCSIK; AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANT,
Defendant(s).

TO: EDWARD S. BENCSIK ("DEFENDANT")
Last Known Address: 3109 ROCK CREEK DRIVE, PORT CHARLOTTE, FL 33948
Current Address: Unknown
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER THE HEREIN NAMED INDIVIDUAL DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANT,
Last Known Address: Unknown
Current Address: Unknown

YOU ARE HEREBY NOTIFIED of the institution of this action by the above-named Plaintiff, against you seeking to foreclose a mortgage on the following real property located in Charlotte Country, Florida:

Lot 14, Block 216, Port Charlotte Subdivision, Section 8, as per the Plat thereof at Plat Book 4, Pages 16A-16Y and 16-Z-1 thru 16-Z-7 of the Public Records of Charlotte County, Florida.

and you are required to serve a copy of your written defenses, if any, on or before October 13, 2025 on Scott D. Stamatakis, Platintiff's attorney, whose address is P.O. Box 341499, Tampa, Florida 33694, and file the original with 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. This notice shall be published in Charlotte County once each week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this Court on this 5th day of September, 2025.

Clerk of Circuit Court
(SEAL) By: B. Lackey
Deputy Clerk

Sept. 26; Oct. 3, 2025 25-00985T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24001487CA
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VALERIE D. FORGE A/K/A VALERIE DONA FORGE, ET AL.,
DEFENDANT(S).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VALERIE D. FORGE A/K/A VALERIE DONA FORGE
Last Known Address: 533 Encarnacion St, Punta Gorda, FL 33983
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 23, BLOCK 524, PUNTA GORDA ISLES, SECTION 20, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 2A, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before October 1, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 the seal of this Court this 26 day of August, 2025.

ROGER D. EATON
As Clerk of Court
(SEAL) By: B. Lackey
As Deputy Clerk

24FL801-0052
Sept. 26; Oct. 3, 2025 25-01002T

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Business Observer
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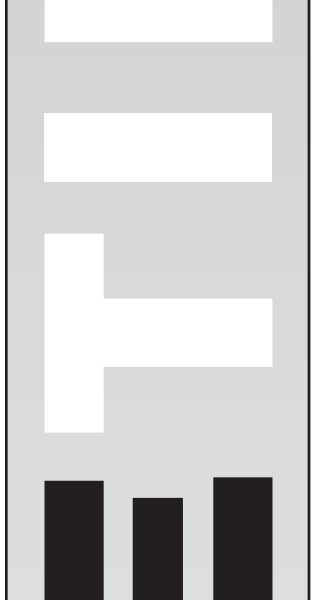

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V10

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 23001607CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. ALEXANDER WILBORN and ELIZA M. WILBORN, Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/2/2025 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(s) 41, Block 58, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Pages 15Z through 15Z18 , of the Public Records of Charlotte County, Florida.

Commonly known as: 66 Carnation Dr, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on November 17, 2025 at 11:00 AM.

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 09/18/2025.

By: (SEAL) B. Lackey
Roger D. Eaton, Clerk of Court

Sept. 26; Oct. 3, 2025 25-00999T

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24002346CA
PACIFIC LIFE INSURANCE COMPANY, Plaintiff, vs. CMZIES LLC, a Florida Limited Liability Company, DOUGLAS SOPHA, BECKY SOPHA, FREEMODEL, INC, HARPERS 1980 LLC, CHARLES MICHAEL ZIES, ALL UNKNOWN PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant of to an Amended Order of Final Judgment Foreclosure dated September 16, 2025, and in Case No. 24002346CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which PACIFIC LIFE INSURANCE COMPANY, Plaintiff and CMZIES LLC, a Florida Limited Liability Company, DOUGLAS SOPHA, BECKY SOPHA, FREEMODEL, INC, HARPERS 1980 LLC, CHARLES MICHAEL ZIES, ALL UNKNOWN PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, being Defendants, the Charlotte County Clerk of Court will sell to the highest and best bidder for cash at: www.charlotte.realforeclose.com, the Clerk's website for on-line Auctions at 11 a.m., on November 17, 2025 the following described property set forth in the Final Judgment:

Lots 26, and 27, SOUTHERNAIRE SUBDIVISION, according to the Map or Plat thereof as recorded in Plat Book 9, Pages 6A and 6B, of the Public Records of Charlotte County, Florida.

Less and Except the following described property:

A parcel of land within Lot 26, of the Amended Plat of Southernaire Subdivision, as recorded in Plat Book 4, Pages 35A & 35B, Charlotte County, Florida, being specifically described as follows: Commence at the center line intersection of Klispie Drive and Bayidge Place; thence bear 45°39'51" W along the center line of Bayridge Place, a distance of 340.00 feet to the center of the Cul De Sac; thence S 88°21 '05" W, a distance of 35.00 feet, to a point on the arc of a circular curve concave to the East, having a radius of 35.00 feet, and to the point of beginning; thence Southerly along the arc of said curve, having a chord bearing and distance of S 29°54'54" E, 33.15 feet, through a central angle of 56°31'58", a distance of 34.53 feet, to the Southeast comer of said Lot 26; thence S 31 °49'07" W, along the Southeasterly line of said lot, a distance of 137.28 feet, to the West line of said Lot; thence N 14°01'38" W, along said West line, a distance of 126.68 feet; thence N 75°26'20" E, 89.42 feet to the point of beginning.

a/k/a: 321 Bayridge Place, Punta Gorda, Florida 33950

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

WITNESS my hand and the seal of this court on this 09/19/2025 day of September 2025.

By: (SEAL) B. Lackey, Deputy Clerk

WITNESS my hand this 17th day of September 2025.

By: /s/ Jorge Isaac
Jorge Isaac, Esq (Attorney for Plaintiff)
267 Minorca Ave, Suite 100
Coral Gables, Florida 33134
Florida Bar No.:845841
E-Mail for service:
jorge@isglawfirm.com and
assistant@isglawfirm.com
(P) 305-444-7087 (F) 305-444-7703

Sept. 26; Oct. 3, 2025 25-01000T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND 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, 2025 25-00965T

SECOND 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, 2025 25-00974T

SECOND 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, 2025 25-00964T

SECOND 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 F.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, 2025 25-00969T

SECOND 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, 2025 25-00973T

SECOND 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:
skyelar@stickleylaw.com

September 19, 26, 2025 25-00977T

SECOND 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, 2025 25-00976T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10239

--- ESTATE ---

SECOND INSERTION

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.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:

Name Address
Lisa E. Bills
5185 Chaves Circle
Port Charlotte, FL 33848

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25 001044 CP
IN RE: Estate of
JOHN A. FABER,
Deceased.

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

YOU ARE NOTIFIED that an Order of Summary Administration has been entered in the estate of JOHN A. FABER, deceased, date of death May 1, 2025, by the Circuit Court for Charlotte County, Florida, Probate Division File 25001044CP, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the total value of the estate is less than $75,000; and that the names and addresses of those to whom it has been assigned by such order are:

Name and Address

Ian T. Faber, 5243 Blackjack Circle, Punta Gorda, FL 33982 and

Anne Keesling, 29505 Jones Loop Road, Punta Gorda, FL 33950

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, other than those for whom provision for full payment has been made in the Order of Summary Administration, must file their claims against the Estate with this court WITHIN THE TIME PERIODS SET FORTH IN FLA. STAT. §733.702. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DEATH IS BARRED.

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

Ian T. Faber
c/o Robert W. Segur, P.A.

ROBERT W. SEGUR, P.A.
Florida Bar No. 0700532
2828 S. McCall Rd PMB 56
Englewood, FL 34224
941.473.8878 legal@segurlaw.net
Sept. 19, 26, 2025 25-00958T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No. 25000805CP
IN RE: ESTATE OF
JUDITH RILEY
(**AKA JUDITH ANN RILEY**)
Deceased.

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

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

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

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

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

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

Personal Representatives:
KAREN JILL YODER
2855 Alger Street,
North Port, FL 34286
WENDY SUZANNE TERPSTRA
7080 Bougainvillea St.,
Englewood, FL 34224

Attorney for Personal Representative:
s/ Bishop L. Toups
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, Florida 34285
Telephone: (941) 882-0731
E-Mail:
btoups@taxestateplanning.com
Sept. 19, 26, 2025 25-00967T

SECOND INSERTION

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.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:

Susan G. Stanley
9 Parkview Drive
Candler, NC 28715-9453
Debra Stanley Stewart
51 Parkview Drive
Candler, NC 28715-9453

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000859CP
IN RE: ESTATE OF
CLAUDETTE AVIN,
Deceased.

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.

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No. 25000631CP
Division Probate
IN RE: ESTATE OF
Eugene A. Reynolds,
a/k/a Eugene Alvah Reynolds,
a/k/a Gene Reynolds
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Eugene A. Reynolds, a/k/a Eugene Alvah Reynolds, a/k/a Gene 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:

Name Address
Creditors: NONE
Beneficiaries:
Todd D. Reynolds
7571 Darlene Street
North Port, FL 34287

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:
/s/Darcy R. Emerson
Darcy R. Emerson
Personal Representative
79 East Neck Road
Nobleboro, ME 04555

Attorney for Person Giving Notice:
/s/Mark Martella
Mark Martella, Esq.
Attorney for Petitioners
Florida Bar No. 024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Phone: 941-867-6865
Fax: 941-867-8949
Primary: mark@martellalaw.com
Secondary: tara@martellalaw.com
Sept. 19, 26, 2025 25-00968T

SECOND INSERTION

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.

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.

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR THE 20TH JUDICIAL
CIRCUIT, IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000401CP
IN RE: ESTATE OF
SHAWN MARIE DODANE,
Deceased.

The administration of the estate of SHAWN MARIE DODANE, Deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

SECOND INSERTION

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.

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.

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

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

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

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

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

Susan L. Krieg
2836 Crest Avenue North
Allentown, Pennsylvania 18104

Season A. Spanski
Attorney
Florida Bar Number: 1044362
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
Sept. 19, 26, 2025 25-00957T

SECOND 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, 2025 25-00966T

SECOND 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, 2025 25-00970T

SECOND 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, 2025 25-00955T

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 08-2024-CA-001707
WELLS FARGO BANK, N.A., Plaintiff, vs.
COURTNEY PAIGE BASS AKA COURTNEY BASS AKA COURTNEY P. BASS, et al, Defendant(s).

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:

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 RECORDS OF CHARLOTTE COUNTY, FLORIDA.
A/K/A 505 RICOLD TERRACE PORT CHARLOTTE FL 33954

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 in Charlotte County, Florida this day of 09/16/2025.

Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: B. Lackey
Deputy Clerk

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

SECOND INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 2025CA000762
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
NICHOLAS E. CYMBOL; et al. Defendants.

TO: UNKNOWN HEIRS OF NICHOLAS E. CYMBOL; 1248 COUNTRYMEN CT APOPKA, FL 32703
ESTATE OF NICHOLAS E. CYMBOL; 1248 COUNTRYMEN CT APOPKA, FL 32703
UNKNOWN SPOUSE OF NICHOLAS E. CYMBOL; 1248 COUNTRYMEN CT APOPKA, FL 32703

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

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.
Also known as 21426 BEAVERTON AVE, PORT CHARLOTTE, FL 33952.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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.

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 Sept 12, 2025.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: B. Lackey (SEAL)
DEPUTY CLERK

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 08-2021-CA-000832
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.
THOMAS E JORDAN JR, et al., Defendant.

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 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:

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.
Address: 332 Gaynor Ln, Port Charlotte, FL 33953

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 09/10/2025

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) D. Gerace

21-02740FL
Sept. 19, 26, 2025 25-00952T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
LV10184

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 25-000816-CC
BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
BRANDON GREGORY MONGELUT; et al, Defendants.

TO: BRANDON GREGORY MONGELUT
17941 SADDLE ROAD
PUNTA GORDA, FL 33982

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:

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.

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 follows:

Jennifer A. Nichols, Esquire
Roetzel & Andress, LPA
999 Vanderbilt Beach Rd., Suite 401
Naples, FL 34108

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.

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: Sept 12, 2025

ROGER D. EATON,
CLERK OF COURTS
By: D. Gerace (SEAL)
Deputy Clerk

23800403_1 137082.0128
September 19, 26, 2025 25-00963T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO: 25-645CA
GRETCHEN TUXHORN, an individual, Plaintiff, v.
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 SELLSTATE VISION REALTY, a Florida Limited Liability Company. Defendants.

TO THE DEFENDANTS: REBECCA K. RODRIGUEZ, JOSE R. RODRIGUEZ, and JORDAN DWAYNE RODRIGUEZ

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

Related to the following property in Charlotte County, Florida has been filed against you:

SPG 008 0000 0018 S P G HTS 8TH ADD LT 18 RP/VINFLFL570A32164BH31&B(2006) 385/337 564/911 588/2101 796/1078 1524/1343 3840/1177 3872/126 4392/389 4698/1608
More commonly known as: 15316 Mapletree Drive, Punta Gorda, Florida 33955

The last known address for Defendant REBECCA K. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.

The last known address for Defendant JOSE R. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.

The last known address for Defendant JORDAN DWAYNE RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.

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.

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

DATED at Charlotte County, Florida, this 16 day of September, 2025.

Roger D. Eaton
Clerk of Circuit Court
(SEAL) By: B. Lackey

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

SECOND INSERTION

AMENDED NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24002024CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF PALISADES MORTGAGE LOAN TRUST 2021-RTL1, Plaintiff, v.
GOLD INVESTOR LLC, et al, Defendant(s).

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:

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.
and commonly known as: 15116 BRAINBRIDGE CIRCLE, PORT CHARLOTTE, FL 33981 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the court on 09/10/2025.

As Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) D. Gerace
DEPUTY CLERK

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

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR Charlotte COUNTY, FLORIDA
Case No.: 25-1040 DR
Donna J. Jameison Petitioner, and
Sean P. Gibson, Respondent,

TO: Sean P. Gibson
13606 SW 114th Pl. Dunnellon, Fl 34432

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.

The action is asking the court to decide how the following real or personal property should be divided: N/A

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.

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.

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.

Dated: 9/10/25

CLERK OF THE CIRCUIT COURT
By: C. Holland
(SEAL) Deputy Clerk

Sept. 19, 26; Oct. 3, 10, 2025
25-00959T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 25000609CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.
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),

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,
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.
TO: JOHN PIRIE,
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.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 1, BLOCK 4528, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 51A THROUGH 51P, 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 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.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 16 day of Sept, 2025.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: B. LACKEY
DEPUTY CLERK

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

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. 24000900CA
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2, Plaintiff, vs.
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).

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 FEARNS; ROGER GADRY; CHARLOTTE COUNTY, FLORIDA are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on October 16, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 2808, PORT CHARLOTTE SUBDIVISION, SECTION 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 21339 AUSTIN AVE, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a 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 16 day of September, 2025.

ROGER D. EATON
As Clerk of the Court
(SEAL) By: Brittany Lackey
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-230639 - MaM
Sept. 19, 26, 2025 25-00971T