CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLICSALE: Jason Boyette Towing and Storage (941) 740-4276 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 12/02/2025 09:00 AM at 5635 BRONCO RD , Punta Gorda, FL 33982 pursuant to subsection 713.78 of the Florida Statutes. SLPRU753K021 2021 SCOUT BOATS INC 25' 6" Charges for VIN SLPRU753K021 Storage Charges To Date: \$245.00 SPECIAL EQUIP-MENT, CRANE: \$3,400.00 LABOR: \$125.00 MILEAGE: \$0.00 ADMIN: \$250.00 TOWING: \$33.75 EXTRA

October 10, 2025

PERSON: \$37.50

FIRST INSERTION

Notice is hereby given that on 10/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2001 CHAN HS JACFL22541A & JAC-FL22541B. Last Tenants: BARBARA JEAN JAMES, MATTHEW JAMES, AND ROBERT E JAMES and all unknown parties beneficiaries heirs. Sale to be at COMMUNITY BLUE HERON PINES JOINT VENTURE, 29200 SOUTH JONES LOOP ROAD, PUN-TA GORDA, FL 33950. 813-241-8269. October 10, 17, 2025 25-01064T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY PROBATE DIVISION File No.: 25000870CP IN RE: ESTATE OF MARIE SEDLAK,

Deceased. The administration of the estate of MA-RIE SEDLAK, deceased, whose date of death was April 27, 2025, 2025; is pending in the Circuit Court for Charlotte County, Florida, Probate Division, File number 25000870 CP: 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-

NOTICE OF PUBLIC SALE

TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO

FILED 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 first date of publication of this Notice is October 10, 2025.

TRACY WARREN

Personal Representative Marc J. Gold, Esquire Attorney for Personal Representative Florida Bar No. 360848 3111 University Drive, Suite $312\,$ Coral Springs, FL 33065 (954) 340-1421

25-01069T October 10, 17, 2025

FIRST INSERTION

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1058-CP Division Probate IN RE: ESTATE OF KAREN J. MEDEIROS A/K/A KAREN JEAN MEDEIROS

NOTICE TO CREDITORS

Deceased. The administration of the estate of Karen J. Medeiros a/k/a Karen Jean Medeiros, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth

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 WITH-IN 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 SEC-TION 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 October 10, 2025.

Personal Representatives: Pamela Elizabeth Bowser P.O. Box 432 Ashford, Connecticut 06278 Valerie Medeiros Anderson 108 Berry Pond Rd.

Pittsfield, New Hampshire 03263 Attorney for Personal Representatives: 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 October 10, 17, 2025 25-01067T

FIRST INSERTION

HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S): AND NOTICE OF REGU-LAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Harbor Village Community Development District "District") will hold a public hearing on October 30, 2025, at 1:00 p.m. at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year $2025/2026\ensuremath{"}).$ A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https:// harborvillagecdd.net/.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager October 10, 17, 2025

FIRST INSERTION

NOTICE TO CREDITORS CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 25000980CP In Re: The Estate of DIANE FRANCES ROBBINS,

Deceased. The administration of the estate of DI-ANE FRANCES ROBBINS, deceased, whose date of death was 06/11/2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

mands against decedent's estate must file their claims with this court WITH-IN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN F SECTION 733.702 OF THE FLOR-IDA STATUTES WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is October 10, 2025. MARK RAMSEY - PR

4429 Almar Drive

Punta Gorda, FL 33950 518-495-8249 SPIEGEL LAW, PLLC Attorney for Personal Representative 2674 W. Lake Rd. Palm Harbor, FL 34684 (727) 221-0991; Fax (727) 221-7066 email:

SSpiegel@SpiegelLawOffice.comSHONTANE SPIEGEL, Esq. FBN: 1000376

October 10, 17, 2025

25-01038T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 25001041CP Division PROBATE IN RE: ESTATE OF HAROLD G. HAYEK, SR. Deceased.

The administration of the estate of Harold G. Hayek, Sr., deceased, whose date of death was June 8, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-1138-CP Division PROBATE

IN RE: ESTATE OF

DOLORES C. GRIECO A/K/A DOLORES CATHERINE GRIECO

Deceased.

The administration of the estate of DO-

LORES C. GRIECO, deceased, whose

date of death was August 23, 2025, is

ending in the Circuit Court for Char-

lotte 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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er 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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The personal representative has no

All other creditors of the decedent

OF THIS NOTICE ON THEM.

25-01065T

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 WITH-IN 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

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 October 10, 2025.

Personal Representative: Mark Hayek

103 Manito Road Manasquan, New Jersey 08736 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

FIRST INSERTION

October 10, 17, 2025

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity 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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

THE TIME PERIODS SET FORTH

ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH

Personal Representative:

Michele Bowers

 $(\mathbf{Sep~26,2025\,12:12:30\;EDT})$

Michele R. Bowers

811 Blue Heron Blvd.

Ruskin, Florida 33570

Attorney for Personal Representative:

Florida Bar Number: 0021671

Port Charlotte, Florida 33948

E-Mail: e-service@schwarzlaw.net

Telephone: (941) 625-4158

Schwarz & Harris, P.A.

17841 Murdock Circle

Fax: (941) 625-5460

October 10, 17, 2025

The date of first publication of this

NOTWITHSTANDING

must be filed with the clerk.

notice is October 10, 2025.

BARRED.

Ellie K. Harris

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No. 24-827CP Division Probate IN RE: ESTATE OF WAYNE C. WHITTINGTON,

Deceased.
The administration of the estate of Wayne C. Whittington, deceased, whose date of death was February 11, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre-

sentative'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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 October 10, 2025.

Personal Representative: Richard Whittington 6983 Spinnaker Blvd. Engelwood, FL 34224

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 October 10, 17, 2025 25-01040T

FIRST INSERTION

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-001118-CP

NOTICE TO CREDITORS

Division: Probate IN RE: ESTATE OF KIM ANTOINETTE MILLO A/K/A KIM A. MILLO,

Deceased.

The administration of the estate of KIM ANTOINETTE MILLO a/k/a KIM A. MILLO, 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 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 WITH-IN 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 SEC-TION 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 October 10, 2025.

Personal Representative: SUSAN T. BECKER

334 Spring Lake Blvd. Port Charlotte, FL 33952 Cheyenne R. Young, Esq. Attorney for Personal Representative Florida Bar Number: 0515299 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail:

jackie@wotitzkylaw.com October 10, 2025 25-01066T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION File No. 25-001101-CP **Division Probate** IN RE: ESTATE OF GERALD L. DEVLIN Deceased. The administration of the estate of Ger-

ald L. Devlin, deceased, whose date of death was July 5, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

er 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 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 October 10, 2025.

Personal Representative: Michael W. Devlin 1642 Glendowan Terrace Webster, New York 14580

Attorney for Personal Representative: Brett H. Sifrit, Esq. Attorney for Personal Representative Florida Bar Number: 105564 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: mbuckley@farr.com;

25-01055T

PUBLISH YOUR LEGAL NOTICE

25-01057T

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

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

CHARLOTTE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA. PROBATE DIVISION CASE NO.:25001053CP IN RE: The Estate of ROBERT EARL GRENNELL, Deceased.

TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of ROBERT EARL GRENNELL, deceased, whose date of death was July 13, 2024, and whose social security number is XXX-XX-1626, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE. ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 October 10, 2025.

/s/ Leonard E. Grennell LEONARD E. GRENNELL, As Personal Representative

Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279

Fax: 1-833-927-3279 E-mail: SG@EasvEstateProbate.com Florida Bar No. 101511 October 10, 2025 25-01054T

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

THE TIME PERIODS SET FORTH

ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

Personal Representative

Michael Richard Sawdai

50 Kingfisher Lane

Palm Coast, FL 32137

Attorney for Personal Representative:

notice is October 10, 2025.

Florida Bar No. 0562424

331 Sullivan St., Punta Gorda, FL 33950

E-mail Addresses:

Telephone: (941) 575-9291

jmizell@mizell-law.com,

ndotres@mizell-law.com

October 10, 17, 2025

Mizell & Mays Law Firm, P.A.

The date of first publication of this

BARRED.

John B. Mizell

NOTWITHSTANDING

25-01044T

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) NOTIFIED THAT: IN THE CIRCUIT COURT FOR All creditors of the estate of the CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION File No. 25001026CP **Division Probate** IN RE: ESTATE OF THERESA M. LOPES 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 Theresa M. Lopes, deceased, File Number 25001026CP, 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 November 5, 1995; that the total value of the estate is \$22,950.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Vincent C. Lopes 1250 Christian Lane Lucas, TX 75002

Joseph L. Lopes 1706 New Jersey Avenue Lynn Haven, FL 32444 Estate of Phyllis Theresa Lopes

(Deceased 4/22/2009) c/o Vincent C. Lopes 1250 Christian Lane Lucas, TX ALL INTERESTED PERSONS ARE

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. NOTWITH-STANDING 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 October 10, 2025.

Person Giving Notice: /s/Vincent C. Lopes Vincent C. Lopes

/s/Mark Martella Mark Martella 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 October 10, 17, 2025

25-01061T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 25000826CP **Division Probate** IN RE: ESTATE OF RUTH M. PROCTOR

Deceased.

The administration of the estate of Ruth M. Proctor, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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

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 October 10, 2025.

Personal Representative: Tammy Kennedy 1424 Highland Park Blvd Apt 3323

Oklahoma City, Oklahoma 73114 Attorney for Personal Representative: T. Thomas Shirley Florida Bar Number: 154581 Dunkin & Shirley, P.A.

170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 E-Mail: tom@dunkinshirley.com

October 10, 17, 2025 25-01039T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001033CP IN RE: ESTATE OF TIMOTHY WAYNE WILSON,

Deceased The administration of the estate of TIMOTHY WAYNE WILSON, deceased, whose date of death was July 3, 2024; File Number 25001033CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, 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 WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

ER 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: October 10, 2025.

BETH ANN WILSON Personal Representative 17362 Iago Avenue Port Charlotte, FL 33954

Derek B. Alvarez, Esquire -FBN: 114278 DBA@Genders Alvarez.comAnthony F. Diecidue, Esquire -FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esquire -

FBN 65928 WCM@GendersAlvarez.com GENDERS ALVAREZ DIECIDUE, P.A.

2307 West Cleveland Street Tampa, Florida 33609 Phone: (813) 254-4744 Fax: (813) 254-5222

Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com October 10, 17, 2025

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000942CP **Division Probate**

IN RE: ESTATE OF SHIRLEY T. SCOTT, 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 SHIR-LEY T. SCOTT, deceased, File Number 25000942
CP by the Circuit Court $\,$ for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was October 28, 2024; that the total value of the estate is \$0.00 [consist-

it has been assigned by such order are: Name: Address: Jennifer T. Sibblies 3218 Majestic St.

ing of Exempt Property] and that the names and addresses of those to whom

Port Charlotte, FL 33948 Christopher W. McFarlane 11414 Willow Branch Dr. Louisville, KY 40291 Gary McFarlane 6131 Salisbury Dr.

Spotsylvania, VA 22553 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 OTHER APPLICABLE TIME PE-RIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this

Notice is October 10, 2025.

Person Giving Notice: Jennifer T. Sibblies 3218 Majestic St.

Port Charlotte, FL 33948 Attorney for Person Giving Notice: Ariana Ř. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560 October 10, 17, 2025 25-01041T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1083-CP **Division Probate**

IN RE: ESTATE OF CHARLES L. MALICOAT A/K/A CHARLES LOWELL MALICOAT Deceased. The administration of the estate of

CHARLES L. MALICOAT a/k/a CHARLES LOWELL MALICOAT, 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 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 oth-

er 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 October 10, 2025.

Personal Representative: MELINDA A. OVERHOLSER

5375 W. 550 N.

Sharpsville, Indiana 46068 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 October 10, 17, 2025

FIRST INSERTION NOTICE TO CREDITORS The personal representative has no

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1102-CP **Division Probate** IN RE: ESTATE OF JOSEPH SAWDAI Deceased.

The administration of the Estate of Joseph Sawdai, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-001105-CP Division: PROBATE IN RE: ESTATE OF SHIRLEY CRAMER MCKENNA, A/K/A SHIRLEY MCKENNA. A/K/A SHIRLEY MAE MCKENNA, **Deceased.**The administration of the estate of

Shirley Cramer McKenna, a/k/a Shirley McKenna, a/k/a Shirley Mae McKenna, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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 SEC-TION 733.702 WILL BE FOREVER

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 October 10, 2025.

Personal Representative: Dawn M. Cowan 1318 Jordan Drive Shady Side, MD 29764 Cheyenne R. Young Attorney for Personal Representative Florida Bar Number: 0515299

WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617

E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com 25-01063T October 10, 17, 2025

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000987CP

Division Probate IN RE: ESTATE OF **JOY E. EUBANK, Deceased.**TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE

ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joy E. Eubank. deceased, File Number 25000987CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was June 25, 2025; that the total non-exempt value of the estate is \$5,923.01 and that the names and addresses of those to whom it has been assigned by such order are:

Address: Wayne Eubank 1324 Middle Lake Dr., Ormand Beach, FL 32174 Betsy Eubank 2253 Alton Rd., Port

Charlotte, FL 33952 Kim Dombrowski 4714 Palms Rd., Casco, MI 48064 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

BARRED.

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS

BARRED. NOTWITHSTANDING OTHER APPLICABLE TIME PE-RIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

NOT SO FILED WILL BE FOREVER

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. The date of first publication of this Notice is October 10, 2025. Person Giving Notice:

Wayne Eubank 1324 Middle Lake Dr. Ormand Beach, FL 32174 Attorney for Person Giving Notice: Ariana R. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950

afileman@filemanlaw.com October 10, 17, 2025 25-01042T

Email address:

EGAL NOT CE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



--- ACTIONS / SALES ---

CHARLOTTE COUNTY

FIRST 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.: 25001092CA FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. PADMINI SOOKNANAN; et al., Defendants.

TO: UKNOWN SPOUSE OF PAD-MINI SOOKNANAN: 2458 STRAW-LAWN ST, PORT CHARLOTTE, FL 33948-4989

PADMINI SOOKNANAN; 2458 STRAWLAWN ST, PORT CHAR-LOTTE, FL 33948-4989 YOU ARE NOTIFIED that an action

to foreclose to the following property in Charlotte County, Florida: LOT 13, BLOCK 1676, PORT

CHARLOTTE SUBDIVISION, SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 12A THROUGH 12G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as 2458 STRAW-LAWN ST, PORT CHAR-LOTTE, FL 33948.

has been filed against you and you are required to serve a copy of your written

la, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 11-7-2025, 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 disabil-

defenses, if any to it on Sokolof Remtul-

ity who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, 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 10-2-2025.
ROGER D. EATON CLERK OF THE CIRCUIT COURT By: (SEAL) B. Lackey 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

25-01046T

entered in the estate of Timothy Wisniewski a/k/a Timothy E. Wisniewski a/k/a Timothy Edward Wisniewski. deceased, File Number 25-1059-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was May 9. 2025; that the total value of the estate is \$49,602.41 and that the names and addresses of those to whom it has been assigned by such order are:

David Edward Schilz W174 S7692 Park Circle Muskego, WI 53150 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. NOT-WITHSTANDING 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 October 10, 2025.

Petitioner: David Edward Schilz W174 S7692 Park Circle Muskego, WI 53150 Attorney for Petitioner:

Jeffrev 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 October 10, 17, 2025 25-01068T

FIRST INSERTION

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION

NOTICE TO CREDITORS

(Summary Administration

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION

File No. 25-1059-CP

Division Probate

IN RE: ESTATE OF TIMOTHY WISNIEWSKI A/K/A

TIMOTHY E. WISNIEWSKI A/K/A

TIMOTHY EDWARD

WISNIEWSKI Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

You are hereby notified that an Order

of Summary Administration has been

ABOVE ESTATE:

CASE NO: 24001990CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. JOHN T. MEEHAN,

Defendant. Notice is hereby given that pursuant

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO.: 2025-CA-000595

LAKEVIEW LOAN SERVICING.

ANNAMAE WILLIAMS, et al.,

Defendants. TO: Seletha Shontay Fedrick

606 W. 23rd Avenue, Apt B

Seletha Shontay Fedrick

Seletha Shontay Fedrick

414 W 8th Ave., Apt. A

Cordele, GA 31015

2601 Hillcrest Ave

Macon, GA 31204

Cordele, GA 31015

Plaintiff v

to a Final Judgment of Foreclosure entered on 09/24/2025 in the abovestyled 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 51, Block 40, ROTONDA VILLAS, as recorded in Plat Book 12, Page 1Z10 of the Public Records of Charlotte County, Florida.

Commonly known as: 14254 Blennie Ct., Placida, FL 33946 In an online sale at www.charlotte.

Chapter 45, Florida Statutes, beginning on November 24, 2025, at 11:00 A.M.

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

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

istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or 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 10/03/2025. By: (SEAL) B. Lackey Roger D. Eaton, Clerk of Court October 10, 17, 2025 25-01059T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 2025-CA-000348 SOUND CAPITAL CONSTRUCTION FUND, LLC, Plaintiff, v. PALLADIO DEVELOPMENT LLC,

Defendants. NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on November 10, 2025, at 11:00 a.m. ET, via the online auction site

www.charlotte.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:

Lot 3, Block 5012, FIRST RE-PLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY FOUR, according to the Plat thereof as recorded in Plat Book 15, Pages 48, 48A through 48R, inclusive, of the Public Records of Charlotte County, Florida.

Property Address: 10056 St. Paul Drive, Port Charlotte, FL 33981 Foreclosure entered in a case pending in said Court, the style and case number

of which is set forth above.

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

the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further regagee or the Mortgagee's attorney.

If you are a person with a disabil-

WITNESS my hand and official seal $% \left(1\right) =\left(1\right) \left(1\right$

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

of this Honorable Court this day of 10/03/2025. Roger D. Eaton

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 25984CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

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

Defendants. TO: KLEBER A. YEPEZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural

unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KLEBER A. YEPEZ:

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

Lot 16, Block 2614, Port Charlotte Subdivision, Section Forty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 62A, inclusive, of the Public Records of Charlotte County, Florida

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

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

WITNESS my hand and seal of this

Court September 8, 2025. ROGER D. EATON CLERK OF THE COURT By: (SEAL) B. Lackey Deputy Clerk October 10, 17, 2025 25-01070T

If the sale is set aside for any reason, course against the Mortgagor, the Mort-

Clerk of the Circuit Court By: (SEAL) B. Lackey DEPUTY CLERK 25-01060T

October 10, 17, 2025

above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN

LOT 7, BLOCK 1295, PORT

Lot 2, Block 12, PORT CHAR-LOTTE SUBDIVISION SEC-

Seletha Shontay Fedrick

148 Cane River Dr.

lotte County, Florida:

Byron, GA 31008

c/o SRS Building Products

TION TWO, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 30-A through 30-H, of the Public Records of Charlotte County, Florida.

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following described property in Char-

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose

FIRST INSERTION address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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, 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 mediately upon receiving this notifica-tion if the time before the scheduled appearance is less than (7) days: if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 2 day of October Roger D. Eaton

as Clerk of the Circuit Court of Charlotte County, Florida By: (SEAL) B. Lackey DEPUTY CLERK October 10, 17, 2025 25-01045T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

Case #: 23001550CA Wells Fargo USA Holdings Inc. Plaintiff, -vs.-Michael G. Barrett; Unknown Spouse of Michael G. Barrett;

Advantage Assets II, Inc.; Charlotte County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the

pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23001550CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wells Fargo USA Holdings Inc., Plaintiff and Michael G. Barrett are defendant(s), I, 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 ST. at 11:00AM on February 2, 2026, the following described property as set forth in said Final Judgment, to-wit:

CHARLOTTE SUBDIVISION SECTION 13. ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-328396 FC01 WNI

October 10, 17, 2025

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. 25001049CA

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LAURENCE V ALLEN AND PATRIC ALLEN A/K/A PATRIC RIVERA MARRERO A/K/A PATRIC M. RIVERA MARRERO, et. al.

Defendant(s),
TO: PATRIC ALLEN A/K/A PAT-RIVERA MARRERO A/K/A PATRIC M. RIVERA MARRERO, UNKNOWN SPOUSE OF PATRIC ALLEN A/K/A PATRIC RIVERA MARRERO A/K/A PATRIC M. RI-VERA MARRERO

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

an action to forecase a mortgage of a following property: LOT 333, RIVER CLUB, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 10 PAGE(S) 25A THROUGH 25L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100. Boca Raton. Florida 33487 on or before 11-7-2025 /(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 2 day of October, 2025.

ROGER D. EATON CLERK OF THE CIRCUIT COURT (SEAL) BY: BRITTANY LACKEY DEPUTY CLERK

Crane & Partners, PLLC 6409 Congress Ave., Suite $100\,$ Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-294359

October 10, 17, 2025

25-01047T



25-01058T

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication



SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION

Case No. 08-2024-CA-002342 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

KYLE KIRKLAND, UNKNOWN SPOUSE OF KYLE KIRKLAND, TEACHERS FEDERAL CREDIT UNION, AND UNKNOWN TEN-ANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 14. 2025, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 24, BLOCK E, AQUI ESTA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 2737 BAYNARD DR, PUNTA GORDA, FL 33950; including the building,

appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte. realforeclose.com in accordance with Chapter 45 Florida Statutes , on December 8, 2025 at 11:00 A.M..

Any persons 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 10/02/2025. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey Deputy Clerk

011150/2427958/CMP October 10, 17, 2025 25-01049T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24000767CA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-C,

Plaintiff, vs. CHERYL Y. SKEETE A/K/A CHERYL SKEETE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2025, and entered in 24000767CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-C is the Plaintiff and CHERYLY. SKEETE A/K/A CHERYL SKEETE 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 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 307, PORT CHARLOTTE SUBDI-VISION, SECTION 8, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 4. PAGES 16A THROUGH 16Z7, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3489 TOLEO ST, PORT CHARLOTTE, FL 33948

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 10/02/2025. 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 23-129988 - MaM October 10, 17, 2025 25-01052T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. 24001533CA ONSLOW BAY FINANCIAL LLC, Plaintiff, vs. STEPHANIE RENEE FERGUSON ROSS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES

CLAIMING INTERESTS 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, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 22, 2025, and entered in Case No. 24001533CA of the Circuit Court in and for Charlotte County, Florida, wherein ONSLOW BAY FINANCIAL LLC is Plaintiff and STEPHANIE RE-NEE FERGUSON ROSS: UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www. charlotte.realforeclose.com, 11:00 a.m., on November 21, 2025, the following described property as set forth in said

Order or Final Judgment, to-wit: LOT 14, BLOCK 1533, PORT CHARLOTTE SUBDIVISION, SECTION FIFTEEN, ACCORD-ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 4A THROUGH 4E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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, 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 Punta Gorda, Florida, on 10/02/2025.

ROGER D EATON As Clerk, Circuit Court By: (SEAL) B. Lackey As Deputy Clerk Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1463-203471 / TM1 October 10, 17, 2025 25-01050T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

Case No: 25000315CA CARRINGTON MORTGAGE SERVICES, LLC. Plaintiff, vs.

JULIE FAYE LABREE; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 25, 2025 and entered in Case No. 25000315CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, wherein CARRINGTON MORTGAGE SERVICES, LLC, is the

UNKNOWN SPOUSE OF JULIE FAYE LABREE; SOLAR MOSAIC, INC.; AQUA FINANCE, INC.; SEC-TION 20 PROPERTY OWNER'S AS-SOCATION, INC.; are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte. realforeclose.com at 11:00 a.m. on October 31, 2025, the following described property set forth in said Final Judgnent. to wit:

LOT 26, BLOCK 587, PUNTA

Plaintiff and JULIE FAYE LABREE;

GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2, PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA. Commonly known as: 684 Corrientes Cir., Punta Gorda, FL 33983

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 the sale is set aside, the Purchaser may be entitled to only a return of the

sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi-

sion 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, Florida this, day of 10/02/2025

As Clerk of Circuit Court CHARLOTTE County, Florida (SEAL) B. Lackey Deputy Clerk

LLS14246-Labree October 10, 17, 2025

25-01051T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $20\mathrm{TH}$ JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY. FLORIDA CIVIL DIVISION:

CASE NO.: 24002003CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN SPOUSE OF JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; UNKNOWN TENANT IN POSSESSION OF THE SUB-JECT PROPERTY. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON

as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte. realforeclose.com at, 11:00 AM on the 29 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 943, PORT CHARLOTTE SUBDIVISION SECTION 17, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK PAGES 6A THROUGH 6D. INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 655

RUTLAND CIR, PORT CHAR-LOTTE, FL 33954

IF YOU ARE A PERSON CLAIMING RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 09/30/2025.

ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) D. Gerace Deputy Clerk

Submitted by: De Cubas & Lewis, P.A. $PO\ Box\ 5026$ Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com 24-02052

October 10, 17, 2025 25-01048T

DESIGNATED PRIMARY E-MAIL

SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

SECOND INSERTION

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 CP 1116 IN RE: ESTATE OF MARGERY JANE DONNER Deceased.

The administration of the Estate of Margery Jane Donner., deceased, File Number 25 CP 1116, 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

NOTICE OF ACTION
IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 24001451CC

JINKE 10 YEARS CITY SHIMAHE ST,

JIANGBEI DIST CHONG QING,

YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on the fol-

lowing described property in CHARLOTTE County, Florida:

Lots 1207, ROTONDA HEIGHTS, A Subdivision ac-cording to the Plat thereof as

recorded in Plat Book 8, Pages

26-A through 26-Z, of the Pub-

lic Records of Charlotte County,

Which has the address of: 236

Sunset Rd, Rotonda West, FL

has been filed against you, and you

are required to serve a copy of your

written defenses, if any, to it on

ROTONDA HEIGHTS

Corporation,

YIZHENG WANG,

TO: YIZHENG WANG

NO 1 2/F HNIT 2 BLOCK 21

Plaintiff, v.

Defendant.

CHINA

Florida.

INC., a Florida not for Profit

and other persons having claims or demands against Decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 October 3, 2025.

Punta Gorda, FL 33982 Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489

contact@nathandoughertylaw.com

NOTICE.

Petitioner: Rolland Bradford Donner 4100 Molly Drive

Email:

October 3, 10, 2025 25-01018T

Association Legal Services, LLC,

Plaintiff's attorney, at 12600 World

Plaza Lane. Build.#63, Fort Myers,

FL 33907 (239-887-4276), leland@

thirty (30) days from first date of

publication, and file the original with the Clerk of this Court either before

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 or-

der 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 im-mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

CLERK OF THE CIRCUIT COURT

Roger D. Eaton

As Deputy Clerk

(SEAL) By: D. Gerace

DATED on October 1, 2025.

October 3, 10, 2025

within

associationlegalservices.com,

or petition.

FOURTH INSERTION cide how the following real or personal

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

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 de-

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 cur-

rent 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 plead-

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 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION

CASE NO: 24001453CC ROTONDA HEIGHTS CONSERVATION ASSOCIATION. INC., a Florida not for Profit corporation, Plaintiff, v. HANI DANIELA GRINSPUN GOLDENBERG,

Defendant. TO: HANI DANIELA GRINSPUN GOLDENBERG

CAMINO INTERIOR SANTA CARO-LINA, SITIO 2 PARCELA 2H BATUCO LAM-PA, SANTIAGO, CHILE

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-

LOTTE County, Florida: LOT 1812, ROTONDA HEIGHTS, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 8, PAGE(S) 26A THROUGH 26Z, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 131 West Dr, Rotonda West, FL

Which has the address of: 131 West Dr, Rotonda West, FL

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, thirty (30) days from first date of publication, and file the original with 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

DATED on October 1, 2025.

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

As Deputy Clerk October 3, 10, 2025

Call **941-906-9386** and select the appropriate County name from the menu option

PUBLISH YOUR LEGAL NOTICE

or email legal@businessobserverfl.com

--- ACTIONS / SALES / ESTATE ---

CHARLOTTE COUNTY

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION

CASE NO: 24000665CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v.

FAN YEE YEUNG, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 9/12/2025 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 8, Block 132, ROTONDA

MEADOWS, according to the map or plat thereof, recorded in Plat Book 10, Page(s) 15-A through 15 Z-18, of the Public Records of Charlotte County, Florida.

Commonly known as 40 Thrush 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 or-der 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.

A copy of this notice shall be published in the Business Observer. DATED this day of 09/24/2025.

By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court Leland Wilson, Esq. leland@associationlegalservices.com

bilma@associationlegalservices.com 12600 World Plaza Lane, Fort Myers, FL 33907

October 3, 10, 2025 25-01021T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000949CP **Division Probate** IN RE: ESTATE OF SANDRA R. SANZONE Deceased.

The administration of the estate of SANDRA R. SANZONE, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 FLORIDA STATUTES SEC-TION 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 October 3, 2025.

Personal Representative: STEPHEN K. BOONE

1001 Avenida Del Circo Venice, Florida 34285 Attorney for Personal Representative: STUART S. BOONE, Esq. Florida Bar Number: 119073 BOONE BOONE & BOONE, P.A.

1001 Avenida Del Circo VENICE, FL 34285 Telephone: (941) 488-6716 Fax: (941) 488-7079

E-Mail: stuart.boone@boone-law.com October 3, 10, 2025 25-01034T

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION Case No.: 25000850CA PUNTA GORDA 2020 L.L.C., a Michigan limited liability company,

MARY WILEY BIDWELL a/k/a MARY W. BIDWELL, individually and as trustee and beneficiary of the MARY WILEY BIDWELL TRUST; BIDWELL PROPERTIES, a Florida corporation; FRANK F. FORTH, individually and as Trustee for MARY WILEY BIDWELL; and FANNIE MAY BIDWELL a/k/a FANNIE MAY FORTH; and if dead, their unknown spouses, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against said Defendants and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their respective unknown spouses, heirs, devises, grantees, and creditors or other parties claiming by, through or under such unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any to the abovenamed or described defendants or parties claiming to have any right,

TO: MARY WILEY RIDWELL a/k/a MARY W. BIDWELL; BIDWELL PROPERTIES; FRANK F. FORTH, individually and as Trustee for MARY WILEY BIDWELL; FANNIE MAY BIDWELL a/k/a FANNIE MAY FORTH: and if dead, their unknown spouses, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against said Defendants and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their respective unknown spouses, heirs, devises, grantees, and creditors or other parties claiming by, through or under such unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown,

title or interest in the property

hereafter described,

Defendants.

claiming under any to the above-named or described defendants or parties claiming to have any right, title or interest in the property hereafter described. YOU ARE NOTIFIED that an ac-

tion to quiet title to the following real property located in Charlotte County, Florida:

LEGAL DESCRIPTION Lot 18, Block 15, VISTA DEL CIUDAD, a subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 48 1/2, Public Records, Charlotte, Florida, located in Section Seventeen (17), Township Forty-One South (Twnp41S), Range Twenty-Three East (R23E) lying and being in Charlotte County, Florida. PARCEL ID

412317405003 ADDRESS

No street address assigned has been filed against you, and you are required to serve your written defenses, if any, on Plaintiff's attorney, Roger H. Miller III, Esq., Farr Law Firm P.A., whose address is 99 Nesbit Street, Punta Gorda, Florida 33950, on or before 11-5-2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the Complaint.

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

DATED this 9-30-25.

ROGER D. EATON as Clerk of the Circuit Court (SEAL) BY: B. Lackey as Deputy Clerk Oct. 3, 10, 17, 24, 2025 25-01028T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001098CP

IN RE: ESTATE OF THOMAS CODY UNGER Deceased.

The administration of the estate of THOMAS CODY UNGER, deceased, whose date of death was May 21, 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 WITH-IN 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 SEC-TION 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 October 3, 2025.

Personal Representative: TARA UNGER

18090 Garvin Avenue Port Charlotte, Florida 33948 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 25-01031T October 3, 10, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY.

FLORIDA CIVIL DIVISION: CASE NO.: 2500420CA EF MORTGAGE LLC, Plaintiff, vs. GRANTED15 PROPERTIES LP, an Ohio Limited Partnership;

DESTINY NICOLLE LUNZ, an Individual; MITCHELL JAMES GRANT an Individual; 2779789 ONTARIO INC; OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC; UNKNOWN

TENANT #1; UNKNOWN TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated the 10th day of September 2025 and entered in Case No. 2500420CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein SCO I FUND LLC is the Plaintiff, GRANTED15 PROPERTIES LP, a Ohio Limited Partnership; DESTINY NICOLLE LUNZ, an Individual; MITCHELL JAMES GRANT an ONTARIO Individual; 2779789 INC; OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT defendants. Roger D. Eaton the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 8th day of December 2025, the following

LOT 10, BLOCK 5307, FIRST REPLAT IN PORT CHAR-LOTTE SUBDIVISION, SEC-TION NINETY-SIX, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 52A THRU 52F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

FLORIDA. Property Address: 20016 BE-HAN CT, PORT CHARLOTTE, FL 33952

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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 notifi-cation 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 09/30/2025.

Roger D. Eaton Clerk of The Circuit Court By: (SEAL) D. Gerace Deputy Clerk

25-06673-1 October 3, 10, 2025 25-01026T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY,

described property as set forth in said

FLORIDA CIVIL DIVISION: CASE NO.: 24002003CA

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC;

UNKNOWN SPOUSE OF JULIO JIMENEZ A/K/A JULIO C. JIMENEZ: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte. realforeclose.com at, 11:00 AM on the 29 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21. BLOCK 943. PORT CHARLOTTE SUBDIVISION SECTION 17, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 6A THROUGH 6D INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 655 RUTLAND CIR, PORT CHAR-

LOTTE, FL 33954 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST

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

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

Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02052 October 3, 10, 2025

Dated this day of 09/30/2025. ROGER D. EATON Clerk of The Circuit Court By: (SEAL) D. Gerace

> FL 33955. FL 33955. 25-01027T

SECOND INSERTION

RE-NOTICE OF FORECLOSURE

SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 23003015CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. RACHELLE SINCLAIR, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the October 6th, 2025 Foreclosure Sale dated the 26th day of September, 2025, and entered in Case No. 23003015CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RACHELLE SINCLAIR; JASON BROWN; RIDGE VALLEY EXTERIORS, INC. and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC. are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www. charlotte.realforeclose.com at 11:00 A.M. on the 12th day of November, 2025, the following described property as set forth in said Final Judgment, to

Lot 4, Block 4627, Port Charlotte Subdivision, Section 85, according to the Plat thereof, recorded in Plat Book 6, Page(s) 60A to 60Q of the Public Records of Charlotte County, Florida. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 09/30/2025. Roger D. Eaton Clerk of The Circuit Court By: (SEAL) B. Lackey Deputy Clerk

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ${\tt ESERVICE@MGS-LEGAL.COM}$ 23FL373-0703 October 3, 10, 2025 25-01025T

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION

CASE NO: 25000907CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION. INC., a Florida not for Profit Corporation, Plaintiff, v. JOSHUA TUBONEMI BENJAMIN,

Defendant.TO: JOSHUA TUBONEMI BENJA-MIN

 $27\,\mathrm{MACAW}$ DR,

PLACIDA, FL 33946

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

Lot 13, Block 135, ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Page(s) 15-A through 15-Z-18, of the Public Records of Charlotte County, Florida. Which has the address of: 27 Macaw Dr., Placida. FL 33946

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

Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@ associationlegalservices.com, 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 October 1, 2025.

Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace As Deputy Clerk October 3, 10, 2025 25-01035T

FOURTH 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

Defendants. TO THE DEFENDANTS: REBECCA K. RODRIGUEZ, JOSE R. RODRI-GUEZ, and JORDAN DWAYNE RO-DRIGUEZ

Florida Limited Liability Company.

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

SPG 008 0000 0018 S P G HTS 8TH ADD LT 18 RP/VIN-FLFL570A32164BH31&B(2006) 385/337 564/911 588/2101 796/1078 1524/1343 3840/1177 3872/126 4392/389 4698/1608 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,

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

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

YOU ARE REQUIRED to file vour 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,

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000448CP **Division Probate**

IN RE: ESTATE OF JOYIE L WRIGHT, Deceased.

The administration of the estate of Jovie L Wright, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Circuit Court for Charlotte County, Florida. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this notice is 3 October 2025.

> Personal Representative: Robert A. Wright 1214 Chesterfield Road SE Huntsville, AL 35803

Attorney for Personal Representative: Patrick B. Casev E-Mail Addresses: patrick@caseylawoffice.com Florida Bar No. 979414 Casey Law Group, PL 9990 Coconut Road Bonita Springs, FL 34135 Telephone: 239.498.6999 October 3, 10, 2025

25-01017T

--- ESTATE ---SECOND INSERTION

NOTICE TO CREDITORS IN 3 MONTHS AFTER THE DATE OF IN THE CIRCUIT COURT FOR THE FIRST PUBLICATION OF THIS CHARLOTTE COUNTY, NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER FLORIDA PROBATE DIVISION File No. 25000576CP IN RE: ESTATE OF ERNEST WILLIAM BARRED. VANDERMAST, III NOTWITHSTANDING

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 October 3, 2025.

Personal Representative:

KATHRYN M. VANDERMAST 9 Codman Street, Portland, ME 04103

SARAH A. VANDERMAST 60 N Hummingbird Lane, Sedona, AZ 86336 ERNEST W. VANDERMAST, IV

247 Notch Rd,

Dover Foxcroft, ME 04426

Attorney for Personal Representative: /s/ BISHOP L. TOUPS BISHOP L. TOUPS Florida Bar Number: 120525 249 Nokomis Ave. S. Venice, FL 34285 Telephone: (941) 882-0731

btoups@taxestateplanning.com October 3, 10, 2025 25-01024T SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000862 IN RE: ESTATE OF BETTY JANE PULEO,

Deceased.

The administration of the estate of BETTY JANE PULEO, deceased, whose date of death was April 14, 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 Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITH-IN 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'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 speci-fied under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this Notice is October 3, 2025.

> Personal Representative: MICHAEL J. PULEO

1821 Upper Cove Terrace Sarasota, FL 34231 Attorney for Personal Representative: KEVIN PILLION, ESQ. Life Planning Law Firm Florida Bar No. 70288 1671 Mound Street Sarasota, FL 34236 Telephone: (941) 914-6000 Email: kevin@lifelawfirm.com Alt Email: service@lifelawfirm.com October 3, 10, 2025 25-01033T

SECOND INSERTION

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001017CP IN RE: ESTATE OF CARLTON EARL WALKER, A/K/A CARLTON EARL WALKER, SR. Deceased

NOTICE TO CREDITORS

The administration of the estate of CARLTON EARL WALKER, A/K/A CARLTON EARL WALKER, SR., deceased, whose date of death was January 30, 2025; File Number 25001017CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, 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 WITH-

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

CARLTON BOOKER Personal Representative

Derek B. Alvarez, Esquire -FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esquire -AFD@GendersAlvarez.com Whitney C. Miranda, Esquire WCM@GendersAlvarez.com GENDERS ALVAREZ DIECIDUE, P.A. 2307 West Cleveland Street Tampa, Florida 33609 Phone: (813) 254-4744 Fax: (813) 254-5222

IN 3 MONTHS AFTER THE DATE OF

ER BARRED.

DATE OF DEATH IS BARRED.

notice is: October 3, 2025.

6220 Ashbury Palms Dr Tampa, FL 33647

Eservice for all attorneys listed above: GADeservice@GendersAlvarez.comOctober 3, 10, 2025 25-01023T

SECOND INSERTION

E-Mail:

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

Deceased.

The administration of the estate of

ERNEST WILLIAM VANDERMAST,

III deceased, whose date of death was

April 30, 2024, is pending in the Circuit

Court for CHARLOTTE County, Flor-

ida, Probate Division, the address of which is 350 E. Marion Avenue, Punta

Gorda, FL 33950. The names and ad-

dresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and

other persons having claims or de-mands 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 PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

All other creditors of the decedent

ney are set forth below.

ON THEM.

File No. 2025-CP-001079 **Division Probate** IN RE: ESTATE OF ELIZABETH L. HILEMAN Deceased.

The administration of the estate of Elizabeth L. Hileman, deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

The date of first publication of this notice is October 3, 2025.

Personal Representative: John C. Lloyd, Jr.

Punta Gorda, Florida 33950 Attorney for Personal Representative: Brett H. Sifrit, Esq. Florida Bar Number: 105564 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950

October 3, 10, 2025 25-01030T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

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

3605 San Sabastian Court

Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: probate@farr.com

SECOND INSERTION

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001090 **Division: Probate** IN RE: ESTATE OF ANDREW SCOTT BEHRMANN a/k/a ANDREW BEHRMANN Deceased.

The administration of the estate of Andrew Scott Behrmann a/k/a Andrew Behrmann, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 October 3, 2025.

Personal Representative: Andrea Popielarz 57 Allworthy Street Port Charlotte, FL 33954

Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com October 3, 10, 2025

25-01032T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA DIVISION: PROBATE Case No. 25-CP-1084 IN RE: ESTATE OF GERALD LOUIS BUDNICK,

Deceased.The administration of the estate of GERALD LOUIS BUDNICK, deceased, whose date of death was May 11, 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. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 NOTWITHSTANDING THE TIME

ERIODS SET FORTH ABOVE 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 October 3, 2025 Personal Representative: /s/Mary Ann Budnick MARY ANN BUDNICK

254 Rotonda Blvd. N Rotonda West, Florida 33947 Attorney for Personal Representative: /s/ Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com

October 3, 10, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001080CP IN RE: ESTATE OF DEBORA ELAINE HAMILTON

a/k/a DEBBIE HAMILTON a/k/a DEBORA HAMILTON, Deceased. The administration of the estate of

Debora Elaine Hamilton a/k/a Debbie Hamilton a/k/a Debora Hamilton, deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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,

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

unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

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 October 3, 2025.

Personal Representative: Jessica Cook 298 Powder Horn Place

Canal Winchstr, Ohio 43110 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashlev.cribbis@atcauselaw.com October 3, 10, 2025 25-01020T SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA DIVISION: PROBATE File No. 25-1036-CP Division Probate IN RE: ESTATE OF DAVID OLDHAM A/K/A DAVID C. OLDHAM A/K/A DAVID CRAIG OLDHAM Deceased.

The administration of the estate of David Oldham a/k/a David C. Oldham a/k/a David Craig Oldham, deceased, whose date of death was November 29 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Prohate 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 Com-

munity 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 de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLA THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 October 3, 2025.

Personal Representative: David Mark Oldham 10201 Lobley Hill Lane

Raleigh, North Carolina 27613 Attorney for Personal Representative: Jeffrey Ř. Kuhns, Florida Bar No. 96026

KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. $\sharp 312$ Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: ieff@kuhnslawfirm.com 25-01022T October 3, 10, 2025

EGAL NOTICE IN THE BUSINESS OBSERVER

25-01019T

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

