

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Charlotte COUNTY, FLORIDA PROBATE DIVISION File No. 25-998-CP IN RE: ESTATE OF Howard Paul Johnson Deceased.	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
The administration of the estate of Howard Paul Johnson, deceased, whose date of death was July 24th, 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
All creditors of the decedent and other persons having claims or demands against decedent's estate must 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.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The date of first publication of this notice is October 17, 2025.
The personal representative has no	Personal Representative: Rose M. Keeler 4536 Barker Hill Road Jamesville, NY 13078 THEODORE R. M. MILLER, ESQ. MILLER TROIANO, P.A. Attorneys for Personal Representative 2323 S. FLORIDA AVENUE LAKELAND, FL 33803 Telephone: 863-688-7038 Florida Bar No. 1010557 Email Addresses: tmiller@millerlawfl.com tcook@millerlawfl.com October 17, 24, 202525-01091T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO.2500112CP IN RE: ESTATE OF PHILIP E BIRDSONG Deceased.	to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
The administration of the estate of PHILIP E BIRDSONG, deceased, File Number: 2500112CP whose date of death was June 17, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative has no duty	The date of first publication of this notice is October 17, 2025.
	Personal Representative: ROBERT BIRDSONG 2730 NE 58th Street Fort Lauderdale, Florida 33308 Attorney for Personal Representative: MICHAEL D. WILD Florida Bar Number: 28643 10360 West State Road 84 Fort Lauderdale, FL 33324 Telephone: (954) 944-2855 Fax: (954) 653-2917 E-Mail: mwild@wfplaw.com Secondary E-Mail: msegall@wfplaw.com October 17, 24, 202525-01073T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1160 CP Division Probate IN RE: ESTATE OF ANTHONY W. SCIARRATTA, Deceased.	creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
The administration of the estate of Anthony W. Sciarratta, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 W. 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 other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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	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 17, 2025.
	Personal Representative: Michael Sciarratte 2240 Coventry Road Lancaster, PA 17601 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: jrose@farr.com; Probate@farr.com October 17, 24, 202525-01072T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1148-CP IN RE: ESTATE OF CHANDLER S. RICHARDSON, II a/k/a CHANDLER SHAPLEIGH RICHARDSON, II Deceased.	and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The administration of the estate of CHANDLER S. RICHARDSON, II a/k/a CHANDLER SHAPLEIGH RICHARDSON, II, deceased, whose date of death was September 14, 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
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.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
All other creditors of the decedent	The date of first publication of this notice is October 17, 2025.
	Personal Representative: Chelsea Lynn Richardson 10251 Starlight Bay Lincoln, Nebraska 68527 Attorney for Personal Representative: 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 Alt. E-Mail: kimberly@kuhnslawfirm.com October 17, 24, 202525-01081T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000676-CP Division Probate IN RE: ESTATE OF KATHY GURLEY a/k/a KATHY DUTTINE GURLEY Deceased.	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 administration of the estate of Kathy Gurley a/k/a Kathy Duttine Gurley, deceased, whose date of death was October 8, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
All 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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,	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 17, 2025.
	Personal Representative: Gregory Herman-Giddens, Esq. 1415 Panther Drive, Suite 534 Naples, Florida 34109 Attorney for Personal Representative: GREGORY HERMAN-GIDDENS, ESQ. Attorney for Personal Representative Florida Bar Number: 957968 TrustCounsel 1415 Panther Drive, Suite 534 Naples, Florida 34109 Telephone: (239) 933-2097 E-Mail: ghgiddens@trustcounselpa.com October 17, 24, 202525-01082T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-253-CP Division PROBATE IN RE: ESTATE OF RITA M. GROWNEY A/K/A RITA A. GROWNEY Deceased.	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 administration of the estate of RITA M. GROWNEY A/K/A RITA A. GROWNEY, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
All 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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,	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 17, 2025.
	Personal Representative: Robin Vazquez 6230 Scott Street, Suite 211 Punta Gorda, Florida 33950 Schwarz & Harris, P.A. Attorneys for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Elise V. Bouchard Florida Bar Number: 0109033 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: elise@schwarzlaw.com Secondary: e-service@schwarzlaw.net October 17, 24, 202525-01076T

FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1085-CP Division Probate IN RE: ESTATE OF BONNIE LEE NOAH Deceased.	720 West McKinley Rd. Ottawa, IL 61350 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
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 BONNIE LEE NOAH, deceased, File Number 25-1085-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950 ; that the decedent's date of death was June 4, 2025; that the total value of the estate is +/- \$30,000 and that the names and addresses of those to whom it has been assigned by such order are Joseph Cole Jankowski 326 S Market St. Seneca, IL 61360 Daniel Jankowski 1805 Dairy Ln. Ottawa, IL 61350 Mia Stone 2009 Tewksbury Rd. Columbus, OH 43221 Amy Jankowski	The date of first publication of this Notice is October 17, 2025.
	Petitioner: Joseph Cole Jankowski 326 S Market St. Seneca, IL 61360 Attorney for Petitioner: Jeffrey R. Kuhns, Florida Bar No. 96026 Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312 Punta Gorda, FL 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com October 17, 24, 202525-01089T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1067CP Division Probate IN RE: ESTATE OF JAMES C. MILLER, Deceased.	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
The administration of the estate of JAMES C. MILLER, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
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.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The date of first publication of this notice is October 17, 2025.
The personal representative has no	Personal Representative: Jean M. Miller 2809 21st Street Kenosha, WI 53140 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 17, 24, 202525-01077T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000219 IN RE: ESTATE OF JOAN M HALL Deceased.	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 administration of the estate of Joan M Hall, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
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.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The date of first publication of this notice is October 17, 2025.
The personal representative has no duty to discover whether any property	Personal Representative: Barry Procope 260 Hungary rd. North Port, Florida 34288 Attorney for Personal Representative: /s/ Shawn R.H. Smith Shawn R.H. Smith Attorney Florida Bar Number: 489492 RTRLaw 189 S. Orange Ave. Suite 840 Orlando, FL 32801 Telephone: (407) 343-5152 Fax: (954) 370-1992 E-Mail: ssmith@trlaw.com October 17, 24, 202525-01078T

ACTIONS / SALES / PUBLIC SALES

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BFRC located at 36800 Washington Loop Rd, in the County of Charlotte, in the City of Punta Gorda, Florida 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Punta Gorda, Florida, this 08th day of October, 2025.	
BLACK FLAG RIFLE COMPANY LLC	
October 17, 2025	25-01071T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE #20286	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.	
CASE No. 25000460CA	
PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. GLENN M. SEYMOUR, ET AL. DEFENDANT(S).	
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 26, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on November 5, 2025, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:	
Unit 5, Holiday Condominium, a Condominium according to the Declaration of Condominium recorded in Official Records Book 670, Page 1925, and all amendments thereto, and as per plat thereof recorded in Condominium Book 3, Page 20A, and all amendments thereto, of the Public Records of Charlotte County, Florida. Together with an undivided interest in the common elements or appurtenances thereto.	
Any person claiming an interest in the	
surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Date: 10/15/2025	
Clerk of the Circuit Court By: (SEAL) D. Gerace Deputy Clerk of the Court	
Prepared by: Tromberg, Miller, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 25-000553	
October 17, 24, 2025	25-01092T

FIRST INSERTION	
NOTICE OF SALE	
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA	
FORECLOSURE DIVISION	
CASE NO: 24000176CC	
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. DEBORAH LAMBERT FRIEDMAN, MICHAEL CLARK PERRY, and CHRISTOPHER BROOKE PERRY, Defendants.	
Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 10/14/2025 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 12, Block 23, in Rotonda Meadows, according to the plat thereof, recorded in Plat Book 10, Pages 15A-15Z-18 of the Public Records of Charlotte County, Florida.	
Commonly known as: 8 Laurel Ct., Placida, FL 33946.	
In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 12, 2025, at 11: 00A.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, 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 10/15/2025.	
(SEAL) By: D. Gerace Roger D. Eaton, Clerk of Court	
October 17, 24, 2025	25-01093T

FIRST INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION	
File No. 25000977CP	
Division Probate	
IN RE: ESTATE OF PEGGY K. KALAF Deceased.	
The administration of the estate of Peggy K. Kalaf, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
The personal representative has no duty to discover whether any property	
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 17, 2025.	
/s/Nathan Kahlih Kalaf	
Personal Representative	
3625 South 1st Street, Apartment 220 Austin, TX 78704	
/s/Mark Martella	
Mark Martella	
Attorney for Personal Representative	
Email Addresses: mark@martellalaw.com Tara@martellalaw.com	
Florida Bar No. 0024021	
Martella Law Firm, PLLC	
18245 Paulson Drive, Suite 131	
Port Charlotte, FL 33954	
Telephone: (941) 867-6865	
Fax: (941) 867-8949	
October 17, 24, 2025	25-01090T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA	
CASE NO.: 24001350CA	
TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff, vs. SHARON R. MAURER, UNKNOWN SPOUSE OF SHARON R. MAURER, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendants.	
NOTICE is hereby given pursuant to the Final Judgment of Foreclosure, entered July 9, 2025, and pursuant to that Agreed Order Granting Motion to Intervene and Rescheduling Foreclosure Sale, entered September 12, 2025, and entered in Case Number: 24001350CA of the Circuit Court in and for Charlotte County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and SHARON R. MAURER, UNKNOWN TENANT #1 N/K/A MICHELINE MAURER, are the Defendants, the Charlotte County Clerk of the Court, Roger D. Eaton, will sell to the highest and best bidder for cash, by electronic sale on- line at www.charlotte.realforeclose.com, beginning at 11:00 o'clock A.M. on the 3rd day of December, 2025 the following described property as set forth in said Final Judgment of Foreclosure, to-wit:	
Property Address: 22366 Queens Ave, Port Charlotte, FL 33952	
Property Description: Lot 6, Block 497, Port Charlotte Subdivision, Section Nine, according to the map or plat thereof as recorded in Plat Book 4, Page 19A, Public Records of Charlotte County, Florida.	
Any person claiming an interest in the surplus funds 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 10/10/2025	
Roger D. Eaton As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk	
Prepared by: Arthur Barksdale, Esq. Di Masi II Burton, P.A. 801 N. Orange Avenue, Suite 500 Orlando, FL 32801 jdlaw@orlando-law.com	
October 17, 24, 2025	25-01079T

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45	
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA	
CASE NO.: 25000470CA	
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SC1, Plaintiff, vs. CINDY A. PARKER A/K/A CYNTHIA PARKER; UNKNOWN SPOUSE OF CINDY A. PARKER A/K/A CYNTHIA PARKER; CHARLOTTE COUNTY, FLORIDA; SUNNOVA TE MANAGEMENT LLC; FREEDOM FOREVER FLORIDA, LLC; ADVANTAGE EXPERTS SERVICES, LLC, Defendant(s).	
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated October 10, 2025, and entered in Case No. 25000470CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-SC1, is Plaintiff and Cindy A. Parker a/k/a Cynthia Parker; Unknown Spouse of Cindy A. Parker a/k/a Cynthia Parker; Charlotte County, Florida; Sunnova Te Management LLC; Freedom Forever Florida, LLC; Advantage Experts Services, LLC, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction 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 wit:	
LOTS 30 AND 31 IN BLOCK	
27 OF HARBOR HEIGHTS SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, ON PAGES 84A AND 84B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.	
Property Address: 3086 Tarrywood Terrace, Punta Gorda, Florida 33983	
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.	
Any person claiming an interest in the surplus funds 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: 10/13/2025	
Roger D. Eaton As Clerk of said Court (SEAL) By: D. Gerace As Deputy Clerk	
McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 22-400273	
October 17, 24, 2025	25-01087T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA	
GENERAL JURISDICTION DIVISION	
Case No. 23001625CA	
Freedom Mortgage Corporation, Plaintiff, vs. Kelly Lyn Lapidus a/k/a Kelly L. Lapidus, individually and as Trustee of the CK Lapidus Family Trust, et al., Defendants.	
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23001625CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Kelly Lyn Lapidus a/k/a Kelly L. Lapidus, individually and as Trustee of the CK Lapidus Family Trust; Unknown Trustee of the CK Lapidus Family Trust; Unknown Beneficiaries of the CK Lapidus Family Trust ; Christopher Lapidus a/k/a Christopher Henry Lapidus ; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 30th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:	
LOT 9, BLOCK 618, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 51A THROUGH 51K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.	
TAX ID: 402113383004	
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Dated this 10/10/2025.	
Roger Eaton As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk	
File # 23-F00621	
October 17, 24, 2025	25-01074T

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE	
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA	
GENERAL JURISDICTION DIVISION	
Case No. 25001025CA	
Fifth Third Bank, National Association Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John R. Skutt a/k/a John Robert Skutt, Deceased; Nancy A. Skutt, to serve as Personal Representative of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased; et al Defendants.	
TO: Stacie A. Kyle as Trustee of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased, Kayla Kyle, Johnny Kyle a/k/a John W. Kyle VI, Last Known Address: 9357 Glenforest Dr., Naples, FL 34120	
TO: Nancy A. Skutt, to serve as Personal Representative of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased and Nancy A. Skutt Last Known Address: 26265 Feather-sound Drive, Punta Gorda, FL 33955	
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:	
LOT 48 AND THE EAST 1/2 OF LOT 49, BLOCK "H", SEMINOLE LAKES PHASE IV, ACCORDING TO THE PLAT	
THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 2A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.	
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 12, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.	
DATED on October 8, 2025.	
Roger Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk	
File # 25-F01101	
October 17, 24, 2025	25-01075T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE	
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA	
CIVIL DIVISION:	
CASE NO.: 17000629CA	
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF CHASE FUNDING MORTGAGE LOAN ASSETBACKED CERTIFICATES, SERIES 2004-2, Plaintiff, vs. WILLIAM POPKO A/K/A WILLIAM ANDREW POPKO JR; MARLI APARECIDA SILVA; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).	
NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 17000629CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-2 is Plaintiff and WILLIAM POPKO and MARLI APARECIDA SILVA, et al, are Defendants. The Clerk, ROGER D. EATON, shall sell to the highest and best bidder for cash at CHARLOTTE County's On-Line Public Auction website: www.charlotte.realforeclose.com, at 11:00 AM on December 12, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in CHARLOTTE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure and Reformation of Mortgage, to-wit:	
LOTS 17 AND 18, BLOCK 2172, PORT CHARLOTTE SUBDIVISION, SECTION 37, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 41A THROUGH 41H, INCLUSIVE, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.	
Property Address: 4339 Sansedro 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 within 60 days after the sale.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Dated this 10/13/2025.	
ROGER D. EATON Clerk of the Circuit Court (SEAL) By: D. Gerace Deputy Clerk	
This document was prepared by: FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 Fax (954) 200 7770 04-076903-F00	
October 17, 24, 2025	25-01086T

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_V3

ACTIONS / SALES ---

FIRST INSERTION	
CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24-002264-CA SUNCOAST CREDIT UNION, Plaintiff, v. PETER B. COCHRAN; BERNADETTE MARIE GANNON; AND ANY UNKNOWN PERSONS IN POSSESSION, Defendants. NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, I will sell at public sale to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, using the method of electronic sale beginning at 9:00 a.m. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on December 3, 2025, that certain parcel of real property situated in Charlotte County, Florida, described as follows: LOT 40, BLOCK 869, PORT CHARLOTTE SUBDIVISION, SECTION 34, ACCORDING TO THE PLAT THEREOF, AS	RECORDED IN PLAT BOOK 5, PAGE(S) 38A THROUGH 38H, 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 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 10/13/2025. ROGER D. EATON, Circuit Court of Charlotte County (SEAL) By: D. Gerace Deputy Clerk October 17, 24, 2025 25-01083T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000110CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. AARON GENE DIXON; SHANON L. DIXON; UNKNOWN SPOUSE OF AARON GENE DIXON; UNKNOWN SPOUSE OF SHANON L. DIXON; 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. NOTICE IS HEREBY GIVEN pursuant to an Order dated August 20, 2025 entered in Civil Case No. 24000110CA in Circuit Court of the 20th Charlotte Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and AARON GENE DIXON; SHANON L. DIXON; UNKNOWN SPOUSE OF AARON GENE DIXON; UNKNOWN SPOUSE OF SHANON L. DIXON; are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.Charlotte.RealForeclose.com in accordance with Chapter 45, Florida Statutes on November 20, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 11, BLOCK 4, PORT CHARLOTTE SUBDIVISION SECTION ONE, ACCORDING TO THE MAP OR PLAT	THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 26A, 26B AND 26C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3105 Sunrise Trl, Port Charlotte, FL 33952 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) By: D. Gerace DEPUTY CLERK OF COURT Kelley Kronenberg 10360 W State Rd Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File NO.: M23598-JMV October 17, 24, 2025 25-01084T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 25 CA 000306 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. BRIAN PAVLUCHUK, et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 11, 2025 in Case No. 25 CA 000306 of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and BRIAN PAVLUCHUK and UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION are Defendants, the Office of Roger D. Eaton, Charlotte County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 a.m. on-line at www.charlotte.realforeclose.com on December 1, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA. ALSO KNOWN AS TRACT N463 OF CHARLOTTE RANCHETTES, AN UNRECORDED SUBDIVISION. TOGETHER WITH THAT CERTAIN DOUBLEWIDE MANUFACTURED HOME, BEING MORE PARTICULARLY DESCRIBED AS A 2021,	CHAM, BEARING VEHICLE IDENTIFICATION NUMBERS FL26100PHB202802A AND FL26100PHB202802B AND FLORIDA TITLE NUMBERS 143194869 AND 143195405, RESPECTIVELY. PERMANENTLY ATTACHED THERE TO. Also known as 8236 SWEDEN BLVD, PUNTA GORDA, FL 33982 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds 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: 10/13/2025 Roger D. Eaton Clerk of Court, Charlotte County (SEAL) By: D. Gerace Deputy Clerk of Court 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 October 17, 24, 2025 25-01085T

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. 25001286CA Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Karen A. Webb a/k/a Karen Ann Webb a/k/a Karen Webb, Deceased; et al Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Karen A. Webb a/k/a Karen Ann Webb a/k/a Karen Webb, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 58 AND NORTH 1/2 OF LOT 59, PURDY'S ACLINE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15 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 Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 16, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on October 10, 2025. Roger Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk File # 25-F02291 October 17, 24, 2025 25-01080T

SECOND 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 MARIE 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 un-matured, 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-	TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including un-matured, 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 October 10, 17, 2025 25-01069T

THIRD 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, Plaintiff, v. 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, devisees, 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 above-named or described defendants or parties claiming to have any right, title or interest in the property hereafter described, Defendants. TO: MARY WILEY BIDWELL 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, devisees, 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 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 action 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 demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED 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

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23003597CA Nations Direct Mortgage, LLC, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Courtney Parry, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23003597CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Nations Direct Mortgage, LLC is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Courtney Parry, Deceased; Sydney N Parry; Jarrod D. Parry a/k/a Jarrod Parry; Kayden J Parry are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 1st day of December, 2025, the following described property as set forth in said Final Judgment, to wit:	LOT 21, BLOCK 73, PORT CHARLOTTE SUBDIVISION SECTION FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX ID: 402221277002 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 10/13/2025. Roger Eaton As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk File # 23-F01539 October 17, 24, 2025 25-01088T

SUBSEQUENT INSERTIONS	
--- ESTATE / PUBLICS / ACTION ---	
SECOND INSERTION	
NOTICE OF PUBLIC SALE 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 ES. 715.109. 2001 CHAN HS JACFL- L22541A & JACFL22541B. 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, PUNTA GORDA, FL 33950. 813-241-8269. October 10, 17, 2025 25-01064T	
SECOND INSERTION	
NOTICE TO CREDITORS 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 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 KUHN'S 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
SECOND INSERTION	
HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR 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”). 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 it. 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://harborvillagecd.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 speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 25-01065T
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ACTIONS / SALES

SECOND 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 TENANTS/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			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-C is the Plaintiff and CHERYL Y. 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 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 SUBDIVISION, SECTION 8, A SUBDIVISION 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, Schneider, 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			

SECOND INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL 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 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, 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, ACCORDING 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 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, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at 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			

SECOND 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, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the			
Plaintiff and JULIE FAYE LABREE; UNKNOWN SPOUSE OF JULIE FAYE LABREE; SOLAR MOSAIC, INC.; AQUA FINANCE, INC.; SECTION 20 PROPERTY OWNER'S ASSOCIATION, 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 Judgment, to wit: LOT 26, BLOCK 587, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2, PUBLIC RECORDS OF CHAR-			

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.: 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 CHARLOTTE, FL 33954 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST			

SECOND 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,			
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 October 10, 17, 2025 25-01056T			

SECOND INSERTION			
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 DOLORES C. GRIECO, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no			
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH BARRED. The date of first publication of this notice is October 10, 2025. Personal Representative: Michele Bowers (Sep 26, 2025 12:12:30 EDT) Michele R. Bowers 811 Blue Heron Blvd. Ruskin, Florida 33570 Attorney for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net October 10, 17, 2025 25-01057T			

SECOND INSERTION			
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 Mortgagee, 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			

SECOND INSERTION			
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 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@dcubaslewis.com 24-02052 October 10, 17, 2025 25-01048T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-001118-CP 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.			
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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			

SECOND 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 Gerald 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property			
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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: 1055564 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; October 10, 17, 2025 25-01055T			

--- ACTIONS / SALES ---

SECOND INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 25001092CA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. PADMINI SOOKNANAN; et al., Defendants. TO: UKNOWN SPOUSE OF PADMINI SOOKNANAN; 2458 STRAWLAWN ST, PORT CHARLOTTE, FL 33948-4989 PADMINI SOOKNANAN; 2458 STRAWLAWN ST, PORT CHARLOTTE, 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 STRAWLAWN ST, PORT CHARLOTTE, FL 33948. has been filed against you and you are required to serve a copy of your written
SECOND INSERTION

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

CASE NO.: 2025-CA-000348

SOUND CAPITAL CONSTRUCTION FUND, LLC, Plaintiff, v. PALLADIO DEVELOPMENT LLC, et al., 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 at 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

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number

SECOND INSERTION
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 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 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

defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 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 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 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

October 10, 17, 2025 25-01046T

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further 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 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 official seal of this Honorable Court this day of 10/03/2025.

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

October 10, 17, 2025 25-01060T

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:

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, call 711.

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

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 ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been

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

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, LLC, Plaintiff, v. ANNAMAE WILLIAMS, et al., Defendants.

TO: Seletha Shontay Fedrick 606 W. 23rd Avenue, Apt B Cordele, GA 31015

Seletha Shontay Fedrick 2601 Hillcrest Ave Macon, GA 31204

Seletha Shontay Fedrick 414 W 8th Ave., Apt. A Cordele, GA 31015

SECOND 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 above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN 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 STATUTES at 11:00AM on February 2, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 7, BLOCK 1295, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING
SECOND INSERTION

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

File No.: 25000980CP

In Re: The Estate of DIANE FRANCES ROBBINS, Deceased.

The administration of the estate of DIANE 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 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 de-

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

to a Final Judgment of Foreclosure entered on 09/24/2025 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 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.

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, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941)

SECOND INSERTION
TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, 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 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 FCO1 WNI October 10, 17, 2025 25-01058T

SECOND INSERTION
mands against decedent's estate must file their claims with this court WITHIN 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 FLORIDA 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.com SHONTANE SPIEGEL, Esq. FBN: 1000376 October 10, 17, 2025 25-01038T

NOTIFIED THAT:

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

realforeclose.com , in accordance with 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-

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, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941)

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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 PATRIC 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. RIVERA 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 following property: LOT 333, RIVER CLUB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 25A THROUGH 25L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ-

SECOND 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 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 de-

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:
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 25-01068T

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

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.

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 2025.

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

SECOND INSERTION
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 Robertson, Anschutz, Schneid, 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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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

ESTATE

SECOND 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.

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 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 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.
/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@EasyEstateProbate.com
Florida Bar No. 101511
October 10, 202525-01054T

TO ALL PERSONS HAVING CLAIMS OR 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 SERVICE OF A COPY OF THIS NOTICE

SECOND INSERTION

NOTICE TO CREDITORS
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 served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

THE personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 10, 2025.
Personal Representative
Michael Richard Sawdai
50 Kingfisher Lane
Palm Coast, FL 32137
Attorney for Personal Representative:
John B. Mizell
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com
October 10, 17, 202525-01044T

SECOND 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

THE personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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
October 10, 17, 202525-01063T

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR 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:
Name Address
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 75002

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is 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, 202525-01061T

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 10, 2025.
Personal Representative:
Tammy Kennedy
1424 Highland Park Blvd
Apt 3323
Oklahoma City, Oklahoma 73114
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
October 10, 17, 202525-01039T

SECOND 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 OR 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:
Name: 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

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The 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
Tel. (941) 833-5560
Email address: affileman@filemanlaw.com
October 10, 17, 202525-01042T

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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@GendersAlvarez.com
Anthony 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, 202525-01043T

SECOND 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 SHIRLEY T. SCOTT, deceased, File Number 25000942CP 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 [consisting of Exempt Property] and that the names and addresses of those to whom it has been assigned by such order are:
Name: Address:
Jennifer T. Sibbles 3218 Majestic St. Port Charlotte, FL 33948
Christopher W. McFarlane 11414 Wil-low 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 ANY OTHER APPLICABLE TIME PERIOD, 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. Sibbles
3218 Majestic St.
Port Charlotte, FL 33948
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
Tel. (941) 833-5560
October 10, 17, 202525-01041T

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

THE personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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, 202525-01062T

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer