

CHARLOTTE COUNTY LEGAL NOTICES

--- 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 McKenzie Charter Company located at 21205 Burkhart Dr, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Charlotte, Florida, this 15TH day of October, 2025. MCKENZIE CHARTERCO LLC October 24, 202525-01095T

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 11/07/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 FEST HS FLFL1AD037904412. Last Tenants: TIMOTHY E WISNIEWSKI, ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVICES OF TIMOTHY WISNIEWSKI; AND UNKNOWN PARTY OR PARTIES IN POSSESSION and all unknown parties beneficiaries heirs. SALE to be at NHC-FL 118, LLC, DBA SHELL CREEK RV RESORT AND MARINA, 35711 WASHINGTON LOOP ROAD, PUNTA GORDA, FL 33982. 813-241-8269. October 24, 31, 202525-01116T

FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8008 - Port Charlotte Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US Facility Phone: 1+ (941) 999-3122 Description: Entire contents of unit consisting of, but not limited to: Jacquelyn Lardon- mattress, box spring, dresser, sofa, recliner, tabletop, chairs. Paul Werner- dryer, misc. furniture, misc. Items. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025 at 11:00am. Property will be sold to the highest bidder. October 24, 31, 202525-01105T

FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8353 - Englewood Facility Address: 4381 Placida Rd., Englewood, FL 34224 US Facility Phone: 1+ (941) 621-2369 Description: Entire contents of unit consisting of, but not limited to: RONALD DOVE- Household items, multiple boxes, TV, fishing poles. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder. October 24, 31, 202525-01106T

FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7016 - Punta Gorda Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US Facility Phone: 1+ (941) 505-8777 Description: Entire contents of unit consisting of, but not limited to: Mark Johnson- Toolboxes, generator, ladder, A/C gages, drills, misc. Tools. Raymond Harmon- Hardware unit, tools, one big tool box, misc. tools, skateboard, ladder, plants clothes, wood. Tammie Christena- Fan, Shop Vac, wagon, coolers, ladders, weed eater, rug, boxes, totes, pots & pans, riding lawn mower, toys, tailgate ramps. Tetal Harris- Chairs, Organ, bike, fan, hedge trimmer, art work, stool, misc. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025 at 11:00am. Property will be sold to the highest bidder. October 24, 31, 202525-01104T

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE MEMORIAL POLICY, THE SEASONAL “NO WHEELS” RESTRICTION AS A SUPPLEMENT TO THE AMENITY POLICY, AND THE FEES FOR THE UNSOLICITED PROPOSALS OF PUBLIC PRIVATE PARTNERSHIPS POLICY OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT In accordance with Chapter 2007-306, <i>Laws of Florida</i> , as amended (“Act”), the Babcock Ranch Community Independent Special District (“District”) hereby gives notice of its intent to adopt its proposed Memorial Policy, Seasonal “No Wheels” Restriction, as a Supplement to the Amenity Policy, and the Fees for the Unsolicited Proposals of Public Private Partnerships Policy (collectively, the “Proposed Rules”). The Proposed Rule numbers are 2026-01, 2026-02, and 2026-03. Prior notice of rule development relative to the Proposed Rules was published in the Florida Administrative Register on October 9, 2025. A public hearing will be conducted by the Governing Board (“Board”) of the District on the following date, time and place to adopt the Proposed Rule: Time & Date: November 20, 2025, at 4:00 p.m. Location: Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982 Pursuant to Section 6(60)(e) of the Act, the Proposed Rules will not require legislative ratification. The Specific grant of rulemaking authority for the adoption of the Proposed Rules includes Section 6(6)(e), Chapter 2007-306, <i>Laws of Florida</i> , as amended. The specific laws implemented in the Proposed Rules include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, <i>Laws of Florida</i> , as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, <i>Florida Statutes</i> . A statement of estimated regulatory costs, as defined in Section 120.541(2), <i>Florida Statutes</i> , has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **November 11, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Pauline Brier	11110	Household Items
Kim Jansen	11095	Household Items
Nicola Baker, Nicola A Baker	11131	Household Items
Gina Friemann	10062	Household Items
Jonathan McKeel,		
Jonathan R McKeel	11124	Household Items
Jarad Collins	07008	Household Items
Luis Martinez	05070	Household Items
Ronnie Chamberlain,		
Ronald Chamberlain	08009	Household Items
Shelia Lucan	10006	Household Items
Brennan Kosarue	08026	Household Items

October 24, 31, 2025

25-01097T

FIRST INSERTION

FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors (“Board”) of the Firelight Community Development District (“District”) will hold regular meetings for Fiscal Year 2026 at 1:30 p.m., at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952 on the following dates:

November 20, 2025
December 18, 2025
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 21, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District’s website, <https://firelightdcd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager October 24, 2025	25-01109T
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com (“District Manager’s Office”) or by visiting the District’s website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

The full text of the Proposed Rules is available upon request from the District Manager’s Office. The Memorial Policy can be summarized as a memorial program allowing commemorative plaque applications for past residents of the Babcock Ranch community involving incidents that occur on District property and roads. The Seasonal Restriction as a Supplement to the Amenity Policy can be summarized as a seasonal “no-wheels” requirement on a portion of a pathway from Founder’s Square to Innovation Tower annually beginning on November 20th through January 15th. The Fees for the Unsolicited Proposals of Public Private Partnerships Policy is to set a rate for the District to evaluate unsolicited proposals received from private entities.

The proposed rates implementing such Proposed Rules are set forth below, which may be adjusted at the public hearing pursuant to discussion by the Board and public comment:

Per Memorial	No initial cost; \$100 to renew, upon expiration of the initial 10-year period
Per Unsolicited Proposal	\$1,000.00 fee per unsolicited proposal

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Cindy Cerbone, District Manager Babcock Ranch Community Independent Special District October 24, 2025	25-01107T
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FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

120	Rubiel Mora	Boxes, Bags,Totes
2508	Jessica See	Clothing, Books
250	Nicole Loulouides	Tools

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

October 24, 31, 202525-01096T

FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 3505 - North Port Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US Facility Phone: 1+ (941) 390-3132 Description: Entire contents of unit consisting of, but not limited to: James Green-Fishing poles, night stands, dresser, lamp, baskets, boxes, cords, mattress, box spring, bike, toys, tools, step ladder, and misc. household items. Daury Disla Lebron- Mattresses and Box springs. Cheryl Muscato- Computer, printer, traps, shop vac, toaster oven, tools, shelf, boxes, weed eater, belts, pots, crockpot, fishing poles, misc. Items. Joshua Bellis- Dolly, bins, boxes, photos, rocking horse, yarn, jewelry boxes, decorations, books and clothes. Shon Thomas- Patio furniture, trash can, cushions, recliner, boxes, end table. Sylvia McCoy- Dog Cages, buckets, plastic sheets, horse treadmill, boxes, blankets, fan. Eeng Purnomo- toddler mattress, tv, vacuum and toys. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025 at 11:00am. Property will be sold to the highest bidder. October 24, 31, 202525-01103T

FIRST INSERTION
PUBLIC NOTICE Notice is hereby given that the Southwest Florida Water Management District (District) issued on October 20, 2025, a Water Use Permit short form letter modification which included an ownership transfer, change in irrigation location, reduction in irrigated acreage, and removal of the surface water withdrawal at Coral Lakes, by applicants: CC Burnt Store, LLC, 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609; and Coral Lakes Community Development District, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Application No. 20 021157.001. Application received: September 9, 2025. Predominant use type(s): Residential Lawn / Landscape. Quantity: The authorized allocated quantities have changed from those previously permitted with Annual Average Daily (AAD) quantities remaining unchanged at 17,300 gallons per day (gpd), Drought AAD decreasing from 20,400 gpd to 19,900 gpd, Peak Month quantities decreasing from 58,200 gpd to 52,500 gpd, and Maximum Crop (Frost-Freeze) Protection remaining the same at zero (0) gallons per event. Location: Section(s) 4 and 9, Township 42 South, Range 23 East, in Charlotte County. Any person whose substantial interests are affected by the District’s action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District’s final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District’s action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the “Application & Permit Search Tools” function on the District’s website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. October 24, 202525-01108T

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-002114-CC GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LINDSAY PARKER DAMPIER; et al. Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated October 9 , 2025, and entered in Case No. 24-002114-CC of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Court, Roger D. Eaton will publicly sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m., on December 8, 2025, the following described property: LOT 6, BLOCK 4291, PORT CHARLOTTE SUBDIVISION SECTION 66, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Postal address: 13481 Darnell Avenue, Port Charlotte, FL 33981 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of said Court on October 20, 2025. ROGER D. EATON CLERK OF COURT By: (SEAL) D. Gerace As Deputy Clerk October 24, 31, 202525-01114T

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

--- ACTIONS / SALES / ESTATE ---	
FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003416CA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1, Plaintiff, vs. BLUE INTERNATIONAL GROUP LLC; LUCRECIA MARIA DELMONTE; LENDVENT SPV 1 LLC; LMD GROUP INVESTMENTS CORP, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated January 15, 2025, and entered in Case No. 23003416CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for AlphaFlow Transitional Mortgage Trust 2021-WL1, is Plaintiff and Blue International Group LLC; Lucrecia Maria Delmonte; Lendvent SPV 1 LLC; LMD Group Investments Corp., 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 1st day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 95, OF	THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1922 Mississippi Avenue, Englewood, Florida 34224 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: 10/17/2025 Roger D. Eaton As Clerk of said Court (SEAL) By: B. Lackey 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: 22-400514 October 24, 31, 2025 25-01100T
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001210CP Division Probate IN RE: ESTATE OF STUART CRAIG TAYLOR, A.K.A. STUART C. TAYLOR, A.K.A. STUART TAYLOR Deceased. The administration of the estate of STUART CRAIG TAYLOR, a.k.a. STUART C. TAYLOR, a.k.a. STUART TAYLOR, deceased, whose date of death was August 31, 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 24, 2025. Personal Representative: JENNIE P. TAYLOR 176 Cypress Way E., Apt. B Naples, Florida 34110 Attorney for Personal Representative: Brandon R. Bytnar, Esq. Attorney Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar, P.L. 9120 Galleria Court, Suite B Naples, Florida 34109 Telephone: (239) 592-9211 Fax: (239) 963-1479 E-Mail: brandon@bytnarlaw.com Secondary E-Mail: sasha@bytnarlaw.com October 24, 31, 2025 25-01117T
FIRST INSERTION	
FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors ("Board") of the Firelight East Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952 on the following dates: November 20, 2025 December 18, 2025 January 22, 2026 February 26, 2026 March 26, 2026 April 23, 2026 May 21, 2026 June 25, 2026 July 23, 2026 August 27, 2026 September 24, 2026 The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://firelighteastcdd.net/. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager October 24, 2025 25-01110T	
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24001290CA GEORGE BORRUTO, Plaintiff vs. SECURED TITLE REALTY SERVICES, LLC and CYNTHIA RABINOVITCH, Defendants CYNTHIA RABINOVITCH Counter-Claimant/Cross-Claimant, vs. GEORGE BORRUTO, and TINA BORRUTO Counter-Defendant SECURED TITLE REALTY SERVICES, LLC Cross-Defendant NOTICE is hereby given that pursuant to the Final Judgment dated October 14, 2025 and entered in Charlotte County Case Number 2024001290 CA of the Twentieth Judicial Circuit of Florida, in which CYNTHIA RABINOVITCH is the Counter-Claimant/Cross-Claimant and GEORGE BORRUTO and TINA	BORRUTO are Counter-Defendants and SECURED TITLE REALTY SERVICES, LLC, is a Cross-Defendant, that the following property will be sold by the Charlotte County Clerk of the Circuit Court to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00AM on the 15th day of December, 2025, as set forth in said Final Judgment of Foreclosure: Lot 12, Block 404, PUNTA GORDA ISLES, SECTION 18, a subdivision according to the plat thereof, as recorded in Plat Book 10, Pages 4A through 4Q, of the Public Records of Charlotte County, Florida Commonly known as 7540 Coco Plum, Punta Gorda, FL 33955 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM
FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No.: 25-000417-CC HOMEOWNERS OF PORT CHARLOTTE VILLAGE, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARIE B. FIERRO, deceased; PATRICIA A. FIERRO; SUSAN DANIELS; MICHELLE DANIELS; JEREMY FIERRO; CHRISTOPHER FIERRO; REGINA M. FIERRO a/k/a GINA PERRONE; JOHN DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the	subject matter of this action, Defendants. NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in this cause on or about October 17, 2025, in the Circuit Court of Charlotte County, Florida, the Clerk shall offer for sale the property situated in Charlotte County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on December 18, 2025 at 11:00 a.m. at https://www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes. Unit No. 101, of PORT CHARLOTTE VILLAGE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1075, Pages 154 through 184, inclusive, of the Public Records of Charlotte County, Florida, - and - Single wide 2005 mobile home with VIN#: GAFL407A532615C31 - and - All personal property located on
FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003459CA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2, Plaintiff, vs. BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE; LMD GROUP INVESTMENTS CORP, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 10, 2024, and entered in Case No. 23003459CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff and Blue International Group, LLC; Lucrecia M. Delmonte; LMD Group Investments Corp., 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 1st day of December, 2025, the following described property as set forth in said Final Judgment, to wit: A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT; THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG THE SOUTHERLY R/W LINE OF SAID R/W 21.21 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 354, PAGES 278	AND 279, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR (PEACH RIVER); THENCE EASTERLY ALONG THE SHORELINE OF SAID CHARLOTTE HARBOR, 115 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659, PUBLIC RECORDS OF CHARLOTTE COUNTY , FLORIDA; THENCE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, 88 FEET, MORE OR LESS, TO AN OLD IRON PIPE, SAID PIPE BEING THE POINT OF BEGINNING OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659; THENCE CONTINUE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, 257.47 FEET TO THE NEW SOUTHEAST-ERLY R/W LINE OF HARBOR VIEW ROAD (80 FEET R/W); THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID R/W LINE, 250.34 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING ; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD, A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DE-
	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 in Charlotte County, Florida, this 10/17/2025 day of October, 2025. Clerk of the Circuit Court Charlotte County, Florida By: (SEAL) D. Gerace Deputy Clerk Christopher J. Horlacher, Esq. DHR LAW PLLC 2639 Fruitville Rd., Ste. 203 Sarasota, FL 34237 chris@dhrlaw.com (941) 361-1153 - Phone (941) 827-9818 - Fax October 24, 31, 2025 25-01101T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 1199 IN RE: ESTATE OF LEONARD FREDRICK WARREN, JR. Deceased.	All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is October 24, 2025. Petitioner: Wendy B. Laird 2 East Rose Valley Road Wallingford, PA 19086 Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com October 24, 31, 202525-01111T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001146CP IN RE: ESTATE OF JOHN EDWARD BARRETT (a/k/a JOHN E. BARRETT), Deceased.	IN THREE (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 24, 2025. /s/ Joshua J. Barrett JOSHUA J. BARRETT, Personal Representative c/o Berlin Patten Ebling, PLLC 201 Center Road Venice, Florida 34285 /s/ Joshua P. Perez JOSHUA P. PEREZ, ESQ. Florida Bar No. 1032209 Berlin Patten Ebling, PLLC 201 Center Road Venice, Florida 34285 Telephone: (941) 955-9991 Fax: (941) 484-9992 Primary Email: jperez@berlinpatten.com Secondary Email: ktyson@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorneys for Joshua J. Barrett, Personal Representative October 24, 31, 202525-01102T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25001102CA SERVBANK, N.A., Plaintiff, vs. ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY, et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ROLAND G. NASREY A/K/A ROLAND NASREY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST GREGG G. NASREY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY 1365 BLAISDELL STREET, PORT CHARLOTTE, FL 33980 ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY 1365 BLAISDELL STREET, PORT CHARLOTTE, FL 33980 UNKNOWN SPOUSE OF ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY 1365 BLAISDELL STREET, PORT CHARLOTTE, FL 33980 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that	an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOTS 25 AND 26, BLOCK 1619, PORT CHARLOTTE SUBDIVISION SECTION 12, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 1A THROUGH 1D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 11/21/25 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 16 day of October, 2025. ROGER D. EATON CLERK OF COURT OF CHARLOTTE COUNTY As Clerk of the Court BY: D. Gerace (SEAL) Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-11884FL October 24, 31, 202525-01098T

FIRST INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.:25001261CA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. LISA FIELD; ROBERT J. FIELD; UNKNOWN SPOUSE OF LISA FIELD; UNKNOWN SPOUSE OF ROBERT J. FIELD, Defendants. TO: ROBERT J. FIELD; 540 PALMETTO DR NE, PORT CHARLOTTE, FL 33952 YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida: LOT 79, BLOCK 29, PORT CHARLOTTE SUBDIVISION SECTION FOUR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 87A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Also known as 540 PALMETTO DR NE, PORT CHARLOTTE, FL 33952. has been filed against you and you are required to serve a copy of your written	defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 11/26, 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 10/21, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: D. Gerace (SEAL) DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff October 24, 31, 202525-01115T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 08-2021-CA-000832 FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. THOMAS E JORDAN JR, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2023 in Civil Case No. 08-2021-CA-000832 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, is Plaintiff and Thomas E Jordan Jr, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of November, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 23, Block 2528, Port Charlotte Subdivision Section Forty Seven, according to the plat thereof as recorded in Plat Book 5, Pages 61A through 61G, of the Public Records of Charlotte County, Florida. Address: 332 Gaynor Ln, Port Charlotte, FL 33953 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 10/21/2025. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: D. Gerace 21-02740FL October 24, 31, 202525-01119T	

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.: 25000462CA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JENNIFER CAPPS; WEST PORT COMMUNITY ASSOCIATION, INC.; MICHAEL A. CAPPS; 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 24 day of November, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 6, HAMMOCKS AT WEST PORT PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 8A THROUGH 8J, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 1370 SUNSET PRESERVE WAY, PORT CHARLOTTE, FL 33953 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK	NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 10/20/2025. ROGER D. EATON Clerk Of The Circuit Court (SEAL) By: 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@decubaslewis.com 25-00765 October 24, 31, 202525-01113T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25001122CP IN RE: ESTATE OF ANTHONY DOUGLAS DIPIAZZA Deceased.	The administration of the estate of ANTHONY DOUGLAS DIPIAZZA, deceased, whose date of death was March 27, 2025; is pending in the Circuit Court for Lee County, Florida, Probate Division; File No. ; the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION 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 unmatured, contingent or unliquidated claims, must file their claims

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001131 IN RE: ESTATE OF RALPH PETER CHICK JR. A/K/A RALPH P. CHICK JR. A/K/A RALPH CHICK A/K/A RALPH CHICK JR. 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 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 24, 2025. Personal Representative: Laura Hopkins 21896 Newlin Mill Road Middleburg, Virginia 20117 Attorney for Personal Representative: Jenny C. Hazel Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com October 24, 31, 202525-01118T

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SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ---

SECOND 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 pursu-
ant 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 be-
ginning at 9:00 a.m. at [www.charlotte.
realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with
Chapter 45, Florida Statutes on Decem-
ber 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 accor-
dance with Florida Statutes, Section
45.031.
If you are a person with a disabil-
ity who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative 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 sched-
uled 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

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. 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, Credi-
tors, 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:

COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Amanda
Driscoll, 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 origi-
nal 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 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 im-
mediately upon receiving this notifica-
tion if the time before the scheduled ap-
pearance 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 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 pursu-
ant 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 Mort-
gage, LLC is the Plaintiff and The Un-
known Heirs, Devisees, Grantees, As-
signees, 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 Defen-
dants, that I will sell to the highest and
best bidder for cash at, [www.charlotte.
realforeclose.com](http://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, ACCORD-
ING 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 lo-
cated 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

SECOND 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 pursu-
ant 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 fol-
lowing described property as set forth
in said Final Judgment, to-wit:
LOT 11, BLOCK 4, PORT
CHARLOTTE SUBDIVISION
SECTION ONE, ACCORD-
ING TO THE MAP OR PLAT

THEREOF, AS RECORDED
IN PLAT BOOK 3, PAGE(S)
26A, 26B AND 26C, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
Property Address: 3105 Sunrise
Trl, Port Charlotte, FL 33952
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM 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 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 notifi-
cation 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

SECOND 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 GIV-
EN 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 ADMINISTRA-
TOR 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](http://www.
charlotte.realforeclose.com) on Decem-
ber 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 SOUTH-
WEST 1/4 OF THE SOUTH-
EAST 1/4 OF THE SOUTHEAST
1/4 OF THE NORTHEAST
1/4 OF SECTION 13, TOWN-
SHIP 41 SOUTH, RANGE 23
EAST, CHARLOTTE COUNTY,
FLORIDA. ALSO KNOWN AS
TRACT N463 OF CHARLOTTE
RANCHETTES, AN UNRE-
CORDED SUBDIVISION.
TOGETHER WITH THAT
CERTAIN DOUBLEWIDE
MANUFACTURED HOME,
BEING MORE PARTICULAR-
LY DESCRIBED AS A 2021,

CHAM, BEARING VEHICLE
IDENTIFICATION NUMBERS
FL26100PHB202802A AND
FL26100PHB202802B AND
FLORIDA TITLE NUMBERS
143194869 AND 143195405,
RESPECTIVELY. PERMA-
NENTLY ATTACHED THERE
TO.
Also known as 8236 SWEDEN
BLVD, PUNTA GORDA, FL
33982
together with all existing or subse-
quently 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 lo-
cated 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



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND 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

SECOND 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

FOURTH 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. 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

SECOND 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 Kahilil Kalaf Nathan Kahilil 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

SECOND 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

SECOND 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

SECOND 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

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. 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

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.: 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

ESTATE

SECOND 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.

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 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 17, 2025.

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, 2025 25-01091T

SECOND 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.

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. 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 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:
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, 2025 25-01073T

SECOND 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.

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 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 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, 2025 25-01072T

SECOND 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.

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 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 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, 2025 25-01081T

SECOND 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.

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 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 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, 2025 25-01082T

SECOND 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.

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 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 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, 2025 25-01076T

SECOND 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.

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

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.

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, 2025 25-01089T

SECOND 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.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is October 17, 2025.

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, 2025 25-01077T

SECOND 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.

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 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 17, 2025.

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@rtrlaw.com
October 17, 24, 2025 25-01078T

Q

Are internet-only legal notices sufficient?

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

Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

IVB2027-035