# CHARLOTTE COUNTY LEGAL NOTICES

**CHARLOTTE COUNTY** 

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

### FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25000020CC ROTONDA MEADOWS/VILLAS

CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all others who may claim an Interest in the Declaration of TRUST DATED DECEMBER 13, 1984 FOR LEONARD A. CHRISTENSEN AND MARY T. CHRISTENSEN, and Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all others who may claim an Interest in the ESTATE OF LEONARD A. CHRISTENSEN and IN THE ESTATE OF MARY T. CHRISTENSEN,

Defendants. TO: Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all others who may claim an Interest in the Declaration of TRUST DATED DECEMBER 13, 1984 FOR LEONARD A. CHRIS-TENSEN AND MARY T. CHRIS-TENSEN, and Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all others who may claim an Interest in the ESTATE OF LEONARD A. CHRIS-TENSEN and IN THE ESTATE OF MARY T. CHRISTENSEN. 8026 Chickasaw Ln,

Port Richey, FL 34668
YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida:

Lot 15, Block 44, ROTONDA MEADOWS, as recorded in the Plat Book 10 at Page 15P of the Public Records of Charlotte County, Florida Which has the address of: 30

Willow Rd, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@

associationlegalservices.com, thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED on October 29, 2025. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace

As Deputy Clerk 25-01147T Oct. 31; Nov. 7, 2025

# FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 25001095CA FINANCE OF AMERICA REVERSE LLC. Plaintiff, vs.

UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004, et al.

Defendant(s). TO: UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004, and UNKNOWN BENEFICIA-RIES OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DAT-ED JULY 8, 2004,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the De-

fendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property: LOT 71, POINT OF PINES SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 82, PUB-LIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12/4/25 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 29 day of October, 2025.

ROGER D. EATON CLERK OF THE CIRCUIT COURT BY: DENI GERACE DEPUTY CLERK

 ${\tt ROBERTSON, ANSCHUTZ, AND}$ SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL:

FLMAIL@RASLG.COM 25-275929

Oct. 31; Nov. 7, 2025 25-01148T

### NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on October 16, 2025, modified an Individual Environmental Resource Permit (Permit Number 08-103811-P, Application Number 250904-56638) with conditions to Babcock Ranch Community Independent Special District at 2300 Glades Road, Ste  $410\mathrm{W},$  Boca Raton, FL 33431 for the Construction and Operation of a stormwater management (SWM) system serving 48.90 acres of residential development known as Tract A – Lakes A200-01, A200-14 & A1000-01 Village 3 SW. This permit authorizes 101 single family units, and an amenity center, with the associated infrastructure, and SWM system located within Tract A, Basins A200, and A1000 of the previously permitted Babcock Ranch Community (Permitted No. 08-00004-S-05), Charlotte County, Florida.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

# NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your

# RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail,

electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

FIRST INSERTION

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted

# FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m.- 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after  $5:00~\rm p.m.$  shall be deemed filed as of  $8:00~\rm a.m.$  on the next

Additional filing instructions are as follows:

- $\bullet$  Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- · Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process
- · Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail

shall be the date the Office of the District Clerk receives the complete document.

## INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4, and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number,
- 2. The name, address, any email address, any facsimile number, and telephone
- number of the petitioner, petitioner's attorney or qualified representative, if any.

  3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
- 4. A statement of when and how the petitioner received notice of the District's decision.
- 5. A statement of all disputed issues of material fact. If there are none, the petition
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
- 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed ac-

# MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

# RIGHT TO SEEK JUDICIAL

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

25-01132T October 31, 2025

# FIRST INSERTION

Notice is hereby given that the Babcock Ranch Community Independent Special District (the "District"), will accept proposals from firms interested in providing labor, materials, and equipment for the construction of Florida Wildlife Interactive Education Center ("FWIEC" or "Project") at the community known as Babcock Ranch located in Charlotte and Lee Counties, Florida. The contract will require contractors to provide services for the construction of the District's new +/-20,000-square-foot FWIEC located in Charlotte County, which will occur in phases, as more particularly described in the "Project Manual" and in accordance with the plans and specifications.

REQUEST FOR PROPOSALS
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

CONSTRUCTION SERVICES FOR FLORIDA WILDLIFE INTERACTIVE

EDUCATION CENTER ("FWIEC")

CHARLOTTE & LEE COUNTIES FLORIDA

The Project Manual, comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning November 3, 2025, at 9:00 $\textbf{a.m.} \ \ \textbf{Contact the Consulting Engineer}, \ \textbf{at partners@babcockranchcommunity} \textbf{isd.}$ com regarding access to the Project Manual. The Project Manual will consist of a completed PDF document of the Proposal Package with specifications containing supplemental information for the Project. The Project Manual may be amended and supplemented from time to time via a written addendum(s) to be issued to those proposers that the District has a record of having requested the original Project Manual; interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Firms desiring to submit proposals (also referred to as "bid") for this Project may attend an optional Pre-Bid Conference which will take place on November 12, 2025, at 2:00 p.m., via Google Meets: for video conferencing: meet.google.com/ jsi-jovc-epz or by phone: (US) +1 401-903-3731, PIN: 408332753. All proposers should acquire a copy of the Project Manual prior to the pre-bid conference. Copies of the Project Manual will not be available during the meeting. Any person requiring or that otherwise may need assistance accessing or participating in this optional pre-proposal conference meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager and District Engineer at least forty-eight (48) hours in advance so that arrangements may be made. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the contracting and/or delivery of the project in phases  $\,$ and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. The successful proposer will be required to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within ten (10) calendar days after execution of the construction Contract.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest with requisite posting of such bond within the allowable time period shall will result in a waiver of any right to object to or protest under Rule 3.11 of the District's latest Rules of Procedure, Chapter 2007-306, Laws of Florida, as

Firms desiring to provide services for this Project must submit one (1) original, five (5) copies, and one electronic copy in a PDF format of the required proposal documents no later than December 3, 2025, at 12:30 p.m. ("Response Deadline"), Attn: Sheena Tamburino, 42850 Crescent Loop, Babcock Ranch, Florida 33982 (Woodlea Hall). Proposals shall be submitted in a sealed opaque envelope pursuant to the Project Manual. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. Each proposal must remain binding for a minimum of 120 days after the Response

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/ requirements will not be considered or evaluated: (i) Proposer will have constructed three (3) improvements similar in quality and scope within the last three (3) years; (ii) Proposer will have minimum bonding capacity of \$12,000,000 from a Surety Company acceptable to the District; and (iii) Proposer is authorized to do business in Florida with all required licensing up to date. The District explicitly reserves the

right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, provide for the contracting and/or delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion it is in the best interest of the District to do so. Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is

Any and all questions relative to this project shall be directed in writing only to the Consulting Engineer, via email only at partners@babcockranchcommunityisd.com. All questions must be submitted to the District's Consulting Engineer by November 19, 2025, at 5:00 p.m.

# Notice of Public Meeting for Bid Opening

A public meeting to open bids will be held on December 3, 2025, at 12:45 p.m., at 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Cindy Cerbone, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

# Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on December 18, 2025, at 2:30 p.m. at 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals by the evaluation committee. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

# **CHARLOTTE COUNTY**

25-01120T

### --- ESTATE / PUBLIC SALES ---

UNIT

2055

3130

2103

1003

BALANCE

\$436.55

\$508.40

\$293.50

\$113.80

\$361.30

\$281.97

\$489.20

### FIRST INSERTION NOTICE OF PUBLIC SALE Port Charlotte, FL 33954

Notice of Public Auction for monies due on storage units. The auction will be held on November 17, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

COUNTY FACILITY 23950 Veterans Blvd

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. : 2025-001100-CP IN RE: ESTATE OF JOHN RONALD VACHA

Deceased. The administration of the estate of John Ronald Vacha, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  $\,$ 

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative: Kevin T. Plaiske

735 Merlins Court Tarpon Springs, Florida 34689 Attorney for Personal Representative: Rvan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 STEARNS, WILLIAMS & DOD-DRIDGE PA

6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814

E-Mail: ryan@flprobatetrustlaw.com Secondary E-Mail: stacey@flprobatetrustlaw.com Oct. 31; Nov. 7, 2025 25-01138T

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 25 CP 1049

Ebony Edwards

BRITTNEY ROUMOU Murium Scotland

Rustie MacDonald

Megann Larsen Oct. 31; Nov. 7, 2025

Jov Bover

Erick Vega

IN RE: ESTATE OF GEORGE E. DAKIS, JR. Deceased.

The administration of the Estate of George E. Dakis, Jr., deceased, File Number 25 CP 1049, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is October 31, 2025. Petitioner:

Christine T. Howell 615 Yellowbrick Road Brick, NJ 08724 Attorney for Petitioner: Nathan Dougherty, Esquire

Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489

FIRST INSERTION

contact@nathandoughertylaw.com Oct. 31; Nov. 7, 2025 25-01134T

### FIRST INSERTION

### Notice of Public Sale

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

Sale Date November 21, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13255 1977 Gulfstar Hull ID#: GPS043430377 DO#: 953129 sail pleasure sail 42ft R/O Blue Ocean Voyages LLC Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte Oct. 31; Nov. 7, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001179CP IN RE: ESTATE OF JAMES W. HAWKE aka JAMES HAWKE, Deceased.

The ancillary administration of the estate of James W. Hawke aka James Hawke, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 31, 2025.

Personal Representative: Dennis W. Hawke 1151 N. Jefferson, Apt. 7

Medina, OH 44256 Attorney for Personal Representative: Robert J. Bux Email Addresses: rbux@wblawmedina.com Florida Bar No. 398950 105 W. Liberty St. Medina, OH 44256 Telephone: (330) 725-6666

25-01122T

Oct. 31; Nov. 7, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001221CP **Division Probate** IN RE: ESTATE OF MADELINE RITZ WINFREE,

**Deceased.**The administration of the Estate of MADELINE RITZ WINFREE, deceased, whose date of death was March 18, 2024, file number 25001221CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.
All creditors of the decedent and

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this

notice is October 31, 2025. Crystal Rene' Winfree Personal Representative 570 Georges Creek Drive Charleston, WV 25306-6502

Season A. Spanski, Esq. Attorney for Personal Representative Florida Bar No.: 1044362 SPANSKI LAW, PLLC 304 W. Venice, Ave, Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 E-mail: season@spanskilaw.com Oct. 31; Nov. 7, 2025 25-01137T

# NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001071CP **Division Probate** IN RE: ESTATE OF KATHRYN LYNN ADAMS

Deceased. The administration of the estate of Kathryn Lynn Adams, deceased, whose date of death was December 24, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 31, 2025.

/s/Robin Vazquez Robin Vazquez Personal Representative 6230 Scott Street, Unit 211 Punta Gorda, FL 33950

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

/s/Mark Martella

25-01135T Oct. 31; Nov. 7, 2025

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-672CP **Division Probate** IN RE: ESTATE OF GEORGE C. CUNNINGHAM,

**Deceased.**The administration of the estate of GEORGE C. CUNNINGHAM, deceased, whose date of death was January 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative: Veronica Cunningham, a/k/a Veronica R. Seleska 1204 111th Street East

Bradenton, FL 34212Attorney 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  $\hbox{E-Mail: Administrator@kellerlaw.biz}$ 25-01133T Oct. 31; Nov. 7, 2025

# FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Division: PROBATE File No. 25-001106-CP IN RE: ESTATE OF RONALD RITCHELL, Deceased.

The administration of the Estate of Ronald Ritchell ("Decedent"), deceased, whose date of death was December 30. 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set

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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 31, 2025.

# Personal Representative: CHRISTOPHER Y. RITCHELL 219 Wayne Road Rotonda West, Florida 33947

Attorney for Personal Representative: KIMBERLEY A. DILLON, ESQ. Florida Bar Number: 14160 QUARLES & BRADY LLP 1395 Panther Lane, Suite 300 Naples, Florida 34109 Telephone: (239) 262-5959 Fax: (239) 659-5004  $\hbox{E-Mail: kimberley.dillon@quarles.com}$ Secondary E-Mail: debra.seymour@quarles.com Oct. 31; Nov. 7, 2025 25-01139T

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY.

FLORIDA PROBATE DIVISION File No. 25-001181-CP Division: Probate IN RE: ESTATE OF SHARON R. SIMMONS 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 Sharon R. Simmons, deceased, File Number 25-001181-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was November 2, 2024; that the total value of the estate is \$6,332.82 and that the name and address of those to whom it has been assigned by such order are:

The Sharon R. Simmons Revocable Living Trust, dated June 2, 2021, as amended, c/o Trustee, Diana Amos. 530 Snead Drive

Crossville, Tennessee 38558 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

FIRST INSERTION in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this

Notice is: October 31, 2025.

Person Giving Notice: Diana Amos, Trustee 530 Snead Drive Crossville, Tennessee 38558

Attorney for Person Giving Notice: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com 25-01136T Oct. 31; Nov. 7, 2025

### FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-001192-CP

Division: PROBATE IN RE: ESTATE OF WILLIAM GARRITY CIHAK. A/K/A WILLIAM G. CIHAK, Deceased. The administration of the estate of Wil-

liam Garrity Cihak, a/k/a William G. Cihak, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and  $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is October 31, 2025.

> Personal Representative: Linda L. Cihak 25518 Heritage Lake Blvd. Punta Gorda, FL 33983

Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com Oct. 31; Nov. 7, 2025 25-01123T **CHARLOTTE COUNTY** 

### FIRST INSERTION

Who benefits from legal

You do. Legal notices are required

because a government body or

corporation wants to take action

that can affect individuals and the

When the government is about to

public notices in newspapers serve

Are there different types

Simply put, there are two basic types

Warning notices inform you when

authorized by the government, is

affect your life, liberty or pursuit of

happiness. Warning notices typically

are published more than once over a

Accountability notices are designed

to make sure citizens know details

notices generally are published one

time, and are archived for everyone

about their government. These

to see. Accountability is key to

Are internet-only legal

No. While the internet is clearly a

useful resource, websites should

Websites, whether controlled

archived, readily available or

by a government body or a

independently verified.

How much do legal

of those standards

notices cost?

newspaper.

not be used as the sole source of a

private firm, are not independent,

Newspaper legal notices fulfills all

The price for notices in the printed

newspaper must include all costs

for publishing the ad in print, on

the newspaper's website and to

notices published in a community

www.floridapublicnotices.com.

The public is well-served by

efficiency in government.

notices sufficient?

legal notice.

about to do something that may

government, or a private party

Warning Notices and Accountability

change your life, or your property

or assets are about to be taken,

to alert those affected.

of legal notices?

certain period.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 25 DR 1440 CAROL MCKOY

Petitioner v. MARK MCKOY, Respondent.

TO: Mark McKoy, Address Unknown YOU ARE NOTIFIED than an action for Dissolution of Marriage has been filed by Carol McKoy against you and that you are required to serve a copy of your written defenses, if any, to it on Ruhl Law P.A., whose address is 20020 Veterans Blvd Suite 1 Port Charlotte Florida 33952 on or before 2025, and file the original with the Clerk of this Court at 350 E. Marion Avenue, Punta Gorda, Florida 33950 either before ser-

notices?

public at large.

vice on the aforementioned attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of plead-

Clerk of the Court By: As Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND

NOTICE OF ACTION

FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25000785CA

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, REY GONZALEZ A/K/A REY M. GONZALEZ, et al.,

To: REYNALDO GONZALES RAMOS A/K/A REYNALDO M. GONZALES

2428 NUREMBERG BOULEVARD

### FIRST INSERTION

PIINTA GORDA, FL 33983 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: LOT 6, BLOCK 818, PUNTA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 2A THROUGH 2-Z-41, IN-CLUSIVE, 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 abovestyled Court on or before November 29, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief de-

manded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950

and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation 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 24 day of October, 2025. ROGER D. EATON CLERK OF COURT OF CHARLOTTE COUNTY As Clerk of the Court

BY: D. Gerace (SEAL)

Deputy Clerk

25-12313FL

Oct. 31; Nov. 7, 2025 25-011271

### FIRST INSERTION

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

CASE NO. 082025CA000597000101 LAKEVIEW LOAN SERVICING,

LLC. Plaintiff, vs. TINA M. LATCHEM; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 16, 2025, and entered in Case No. 082025CA000597000101 of the Circuit Court in and for Charlotte County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and TINA M. LATCHEM; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www. charlotte.realforeclose.com, 11:00 a.m., on December 1, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 6, BLOCK 2837, PORT CHARLOTTE SUBDIVISION, SECTION FORTY-FIVE, AC-CORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 5, PAGES 56A THROUGH 56E, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED at Punta Gorda, Florida, on 10/23/2025.

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

Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1475-214100 / SM2 Oct. 31; Nov. 7, 2025 25-01126T

# FIRST INSERTION

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

CASE NO.: 25734CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

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

Defendants.
NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, De-

cember 15, 2025, at 11:00 a.m. at www. charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 18, Block 2934, Port Charlotte Subdivision, Section Fifty-

Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73A through 73F, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25734CA, New Vista Properties, Inc., v. Lylina G. Billones.

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 10/27/2025

ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk Oct. 31; Nov. 7, 2025

# FIRST INSERTION

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

COUNTY, FLORIDA 2024 CA 001416 LAKEVIEW LOAN SERVICING,

Plaintiff, VS. REBECCA POOR; DENNIS J. GROHOSKY; UNKNOWN SPOUSE OF REBECCA POOR; UNKNOWN SPOUSE OF DENNIS J. GROHOSKY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 3, 2025 in Civil Case No. 2024 CA 001416, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and REBECCA POOR; DENNIS J. GROHOSKY; UNKNOWN SPOUSE OF REBECCA POOR; UNKNOWN SPOUSE OF DENNIS I GROHOSKY UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose. com on December 22, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 52, FIRST AD-DITION TO TEE AND GREEN ESTATES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 5, PAGE(S) 55A THROUGH 55D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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 s located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the court on 10/24/2025.

CLERK OF THE COURT Roger D. Eaton (SEAL) D. Gerace Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2361B Oct. 31; Nov. 7, 2025 25-01125T

# FIRST INSERTION

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

2024 CA 001479 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2003-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2003-3, Plaintiff, VS. UNKNÓWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNKNOWN TENANT #1 N/K/A JAMES MASTERSON; CHARLES EARL CRAWFORD A/K/A CHIP CRAWFORD; RICHARD J. CRAWFORD; GARY STEVEN CRAWFORD; JASON CRAWFORD; JOSEPH BETTS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 22, 2025 in Civil Case No. 2024 CA 001479, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR SAXON ASSET SECU-RITIES TRUST 2003-3, MORTGAGE LOAN ASSET BACKED CERTIFI-CATES, SERIES 2003-3 is the Plaintiff, and UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNKNOWN TENANT #1 N/K/A JAMES MASTER-SON; CHARLES EARL CRAWFORD A/K/A CHIP CRAWFORD; RICH-ARD J. CRAWFORD; GARY STEVEN CRAWFORD; JASON CRAWFORD; JOSEPH BETTS; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose. com on December 8, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 52, GROVELAND SUB-

DIVISION AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 1 OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. TOGETHER WITH THE MO-BILE HOME [1976 MOBILE HOME VIN#S 0365191AJ & 0365191BJ, AND TITLE#S 14138566 & 14138567] SITU-ATED THERE ON WHICH IS AFFIXED TO THE AFORE-MENTIONED AND REAL PROPERTY INCORPORATED THEREIN.

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,

WITNESS my hand and the seal of the court on 10/24/2025.

CLERK OF THE COURT Roger D. Eaton (SEAL) D. Gerace Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15701B Oct. 31; Nov. 7, 2025 25-01128T

# To publish your legal notice Email: legal@businessobserverfl.com

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NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY.

FLORIDA PROBATE DIVISION

File No. 25-1152-CP

**Division: Probate** 

IN RE: ESTATE OF

PAUL F. JONES Deceased.

The administration of the estate of Paul

F. Jones, deceased, whose date of death

was February 4, 2025, is pending in

the Circuit Court for Charlotte County.

Florida, Probate Division, the address

of which is Charlotte County Justice

Center, 350 E. Marion Ave, Punta Gor-

da, FL 33950. The names and addresses

of the personal representative and the

personal representative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

OF THIS NOTICE ON THEM.

FIRST INSERTION

# --- ESTATE / SALES ---

**CHARLOTTE COUNTY** 

### FIRST INSERTION

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

Case No. 23003745CA WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A Plaintiff, vs.

LMD GROUP INVESTMENTS CORP. A FLORIDA CORPORATION, LUCRECIA DELMONTE; MICHELLE BARKER, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 7, 2024, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 17, BLOCK 2107, PORT CHARLOTTE SUBDIVISION TWENTY FIVE, A SUBDIVI-SION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 18A THROUGH 18C INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

and commonly known as: 21668

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION

File No. 25001163CP

**Division Probate** 

IN RE: ESTATE OF

RICHARD B. SINCLAIR Deceased.

The administration of the estate of

Richard B. Sinclair, deceased, whose

date of death was August 31, 2025, is

pending in the Circuit Court for Char-

lotte County, Florida, Probate Division,

the address of which is 350 E Marion

Ave, Punta Gorda, FL 3395. The names

and addresses of the personal represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

All other creditors of the decedent

OF THIS NOTICE ON THEM.

attorney are set forth below.

**EDGEWATER** DR, PORT CHARLOTTE, FL 33952; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on December 22, 2025 at 11:00 A.M..

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

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

Dated this 10/28/2025.

FIRST INSERTION

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

246300/2321507F/CMP 25-01145T Oct. 31; Nov. 7, 2025

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Michelle S. Stevens

4617 Sines Lane

Port Charlotte, Florida 33981

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is October 31, 2025.

Florida Bar Number: 071110

WELLBAUM LAW PA

686 N. Indiana Avenue

Englewood, FL 34223

Fax: (941) 475-2927

Secondary E-Mail:

Oct. 31; Nov. 7, 2025

Telephone: (941) 474-3241

anne@wellbaumlaw.com

E-Mail: lori@wellbaumlaw.com

Lori A. Wellbaum

Attorney

must be filed with the clerk.

BARRED

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001156CP **Division Probate** IN RE: ESTATE OF BEVERLY A. MCDONALD

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

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

# Personal Representative: Michelle A. Cheney 24 Evelyn Lane

Braintree, Massachusetts 02184 Attorney for Personal Representative: Bryan K. Tippen Esq., Attorney Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. Olympia Ave, STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 Fax: (239) 214-6080 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com

Oct. 31; Nov. 7, 2025 25-01144T

# FIRST INSERTION

# NOTICE OF ACTION -

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION Case No. 25001408CA Land Home Financial Services, Inc.

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 David Flick a/k/a David B. Flick a/k/a David Brian Flick, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David Flick a/k/a David B. Flick a/k/a David Brian Flick, De-

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property in Charlotte County,

LOT 19, BLOCK 553, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, AC-CORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

# FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 December 4, 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 29, 2025.

Roger Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk File # 22-F00366

Oct. 31; Nov. 7, 2025 25-01150T

# THE FIRST PUBLICATION OF THIS

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 31, 2025.

### Personal Representative: Matthew Jones

434 Rotonda Circle West Rotonda, Florida 33947 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail:

mackenzie@schwarzlaw.net Oct. 31; Nov. 7, 2025 25-01142T

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 24000302CA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, v. DEBORAH A. MCMULLEN, et al.,

Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated October 11, 2025, issued in and for Charlotte County, Florida, in Case No. 24000302CA, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff. and DEBORAH A. MCMULLEN, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ INVENTORY TRUST, DEPART-MENT OF TREASURY - INTERNAL REVENUE SERVICE, CAVALRY SPV I, LLC and MCGRATH POINT ES-TATES ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, ROGER EATON, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 26, 2026, at electronic sale beginning at 11:00 AM, at www. charlotte.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 12, MCGRATH POINT ESTATES, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN O.R. BOOK 16, PAGE 75, PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Property Address: 4320 Point Court, 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 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: 10/24/2025 ROGER D. EATON, CLERK OF COURT (SEAL) By: D. Gerace Deputy Clerk

Oct. 31; Nov. 7, 2025 25-01131T

# FIRST INSERTION

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

COUNTY, FLORIDA

24002092CA GROUNDFLOOR PROPERTIES GA LLC, Plaintiff, VS. 2SIS INVESTING LLC; BEVERLY MARCIA LEWIS; YVONNE JEAN THOMAS SAWYERS; MARIA MANOR ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 22, 2025 in Civil Case No. 24002092CA, of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida, wherein, PROPERTIES GROUNDFLOOR GA LLC is the Plaintiff, and 2SIS IN-VESTING LLC; BEVERLY MARCIA LEWIS; YVONNE JEAN THOMAS SAWYERS; MARIA MANOR ASSO-CIATION, INC.; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose. com on December 8, 2025 at 11:00:00 AM EST the following described real

property as set forth in said Final Judg-

A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED IN OFFI-CIAL RECORDS BOOK 333, PAGE(S) 331, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ANY AMENDMENTS THERE-TO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS

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

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

WITNESS my hand and the seal of the court on 10/28/2025.

CLERK OF THE COURT Roger D. Eaton (SEAL) D. Gerace Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail:

25-01143T

LINIT Q-2 OF MARIA MANOR

clerk reports the surplus as unclaimed.

Service Mail@aldridge pite.com1696-027B Oct. 31; Nov. 7, 2025 25-01146T

# FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 25001342CA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM7,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANICE L. HOOKENSON A/K/A JANICE HOOKENSON, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JAN-ICE L. HOOKENSON A/K/A JANICE HOOKENSON, DECEASED. whose residence is unknown if he/she/

they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1, BLOCK 2317, PORT

CHARLOTTE SUBDIVISION, SECTION TWENTY, A SUBDI-

VISION ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12/4/25 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 29 day of October, 2025.

ROGER D. EATON CLERK OF THE CIRCUIT COURT BY: DENI GERACE DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 25-327865 Oct. 31; Nov. 7, 2025 25-01149T FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 24002343CA U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. RICHARD G. MARPLE; CAROLYN

MARPLE; ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC.: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant

to an Order Rescheduling Foreclosure Sale filed October 15, 2025 and entered in Case No. 24002343CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and RICHARD G. MARPLE: CAROLYN MARPLE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE. REALFORECLOSE.COM, at 11:00

A.M., on December 1, 2025, the following described property as set forth in said Final Judgment, to wit:

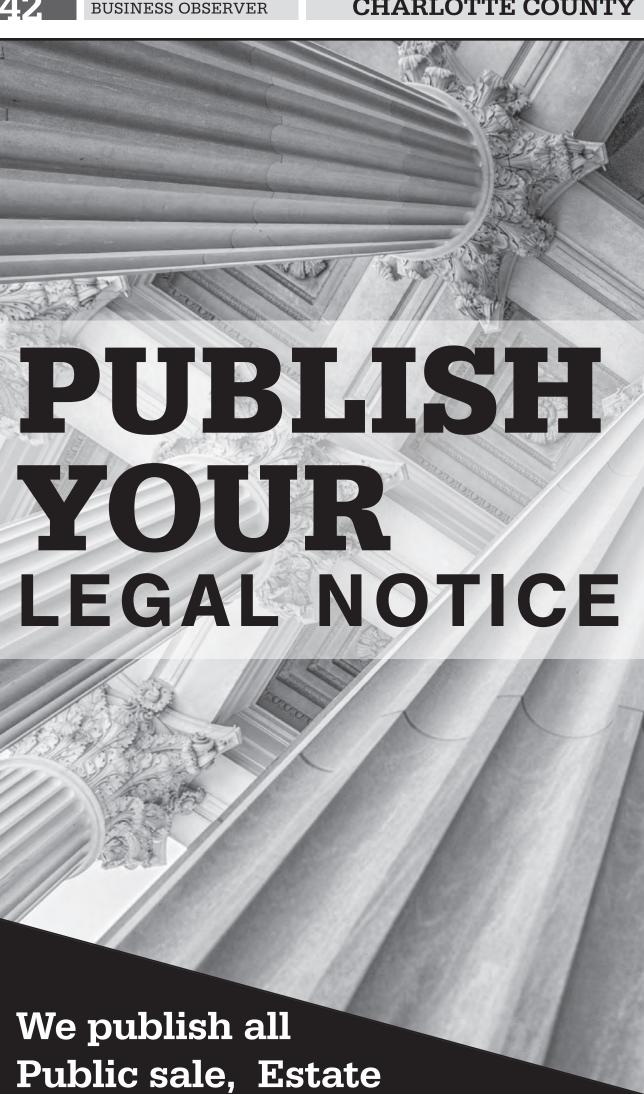
LOT 1162, ROTONDA WEST PINEHURST SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 12A THRU 12K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY. FLORIDA.

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

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

hearing or voice impaired, call 711. Dated this day of 10/27/2025. ROGER D. EATON As Clerk of said Court (SEAL) By: B. Lackey As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00044 SF 25-01140T Oct. 31; Nov. 7, 2025



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

& Court-related notices

# Call **941-906-9386**

and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

## --- ACTIONS / SALES ---

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION **CASE NO.: 25450CA** 

AMERICAN PRIME, LLC, a Florida Limited Liability Company, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, December 15, 2025 at 11:00 a.m. at www. charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 2, Block 3 Rotonda Sands North Replat - Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 4A, 4Z2, of the Public Records of Charlotte County,

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25450CA American Prime, LLC v. Marquez.

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,

Dated 10/22/2025.

ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk Oct. 31; Nov. 7, 2025 25-01124T

# FIRST INSERTION

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

Case No. 25-000623-CA

JOHN RICHARD DANCASTER, Plaintiff, vs. GORDON MUIR; PENELOPE JOY ROWE, deceased: BURNT STORE MEADOWS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not for profit corporation; PORT CHARLOTTE HMA, LLC d/b/a SHOREPOINT HEALTH PUNTA GORDA: UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; 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 abovereferenced 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 Partial Summary Judgment of Foreclosure on Counts I and III entered in this cause on or about October 23, 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 3, 2025 at 11:00 a.m. at https://www.charlotte.realforeclose. com in accordance with Chapter 45

LOT 16, BLOCK 391, PUNTA GORDA ISLES SECTION 18, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 4A THROUGH 4Q, OF THE PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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 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 on 10/27/2025.

ROGER D. EATON As Clerk of the Court Deputy Clerk Oct. 31; Nov. 7, 2025 25-01129T

# SUBSEQUENT INSERTIONS

# --- ESTATE ---

# SECOND 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 AN-THONY 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

All creditors of the decedent and other persons, who have claims or demands  $\,$ against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims

with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS Octobe 24, 2025.

# Personal Representative: LYNN ANN SNELLMAN

16167 Bluestem Ln Punta Gorda, FL 33982 Attorney for Personal Representative: Joan DeMichael Henry LUSK, DRASITES & TOLISANO, P.A. 202 Del Prado Boulevard Cape Coral, Florida 33990 (239) 574-7442

FLORIDA BAR #0136352 October 24, 31, 2025 25-01094T

### --- ACTIONS / SALES / ESTATE ---

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 1199 IN RE: ESTATE OF LEONARD FREDRICK WARREN,

Deceased.

The administration of the Estate of Leonard Fredrick Warren, Jr., deceased, File Number 2025 CP 1199, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is October 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@nathandoughertvlaw.com October 24, 31, 2025 25-01111T

### SECOND 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.

The administration of the Estate of JOHN EDWARD BARRETT (a/k/a JOHN E. BARRETT), deceased, whose date of death was July 25, 2025, is pending in the Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

notice is October 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, 2025 25-01102T

# SECOND 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 PAR-TIES 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 CLAIM-

ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST GREGG G. NASREY, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIM-

ADDRESS: UNKNOWN ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZ-ABETH LOPES A/K/A ELIZABETH

L. NASREY 1365 BLAISDELL STREET, PORT

CHARLOTTE, FL 33980 ELIZABETH NASREY A/K/A ELIZ-ABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZA-BETH L. NASREY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROLAND G. NASREY A/K/A RO-

LAND NASREY 1365 BLAISDELL STREET, PORT

CHARLOTTE, FL 33980 UNKNOWN SPOUSE OF ELIZA-BETH 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 SUBDI-VISION SECTION 12, A SUB-DIVISION, 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 notifi-cation if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired,

WITNESS my hand and seal of 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)

25-01098T

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

October 24, 31, 2025

### SECOND INSERTION

### NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: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 PAL-METTO DR NE. PORT CHARLOTTE. FL 33952

UNKNOWN SPOUSE OF 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

25-01115T October 24, 31, 2025

## SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 08-2021-CA-000832 FIRST FRANKLIN MORTGAGE

LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. THOMAS E JORDAN JR, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2023 in Civil Case No. 08-2021-CA-000832 of the Circuit Court of the TWEN-TIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORT-GAGE LOAN ASSET-BACKED CER-TIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN IN-TEREST TO BANK OF AMERICA. N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NA-TIONAL ASSOCIATION, AS TRUST-EE is Plaintiff and Thomas E Jordan Jr, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the

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, 2025 25-01119T

# SECOND INSERTION

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

highest and best bidder for cash at

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, 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, ACCORD-ING 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 CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

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

Dated this 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, 2025 25-01113T

### SECOND 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 FL-FLIAD037904412. Last Tenants: TIMOTHY E WISNIEWSKI, ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF TIMO-THY 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. 25-01116T October 24, 31, 2025

### SECOND 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, 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, 2025 25-01114T

### SECOND 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.

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

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

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

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 Ĥopkins 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 25-01118T October 24, 31, 2025

# SECOND 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. STU-ART C. TAYLOR, a.k.a. STUART TAY-LOR, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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:

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

Brandon R. Bytnar, Esq.

E-Mail: brandon@bytnarlaw.com Secondary E-Mail: sasha@bytnarlaw.com October 24, 31, 2025 25-01117T

# --- ACTIONS / SALES / ESTATE ---

**CHARLOTTE COUNTY** 

### SECOND INSERTION

### NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage

facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE 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

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: RON-ALD 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, 2025

25-01106T

### SECOND INSERTION

### NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE 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

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,

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, 2025 25-01105T

# SECOND INSERTION NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE 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 stor-

age units will be sold by competitive bidding. Facility Name: iStorage - 7016 - Pun-

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. Teteal 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, 2025

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

### SECOND 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

Defendant(s).

NOTICE OF SALE IS HEREBY GIV-EN 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

PUBLIC RECORDS THE 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 mort-

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

25-01100T October 24, 31, 2025

### SECOND 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.

Rubiel Mora Boxes, Bags, Totes 2508 Jessica See Clothing, Books Nicole Louloudes 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, 2025

25-01096T

# SECOND INSERTION

# NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.
Facility Name: iStorage - 3505 - North Port
Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US

Facility Phone: 1+ (941) 390-3132 Description: Entire contents of unit consisting of, but not limited to: 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 tovs. 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. 25-01103T October 24, 31, 2025

# SECOND 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

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

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 Proj	perty
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			25-010

### SECOND 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,

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

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

CHARLOTTE VILLAGE, INC., a

Florida not-for-profit corporation,

DANIELS; MICHELLE DANIELS;

DOE and MARY DOE, as Unknown

grantees, creditors and other parties

JEREMY FIERRO; CHRISTOPHER

MARIE B. FIERRO, deceased;

PATRICIA A. FIERRO: SUSAN

FIERRO: REGINA M. FIERRO

a/k/a GINA PERRONE; JOHN

Occupants; and the respective

claiming by, through, under or against them, if alive, and if any

of the named above-referenced

defendants are dead, any heirs,

lienors, creditors, trustees, or other

persons or entities claiming to have

any right, title or interest in and to

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

THE SG ALTERNATIVE TRUST

BLUE INTERNATIONAL GROUP,

LLC; LUCRECIA M. DELMONTE;

NOTICE OF SALE IS HEREBY GIVEN

pursuant to the order of Summary Final Judgment of Foreclosure dated Sep-

tember 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 Inter-

national 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

A PARCEL OF LAND LYING

IN A PART OF GOVERNMENT

LOT 3, SECTION 30, TOWN-

SHIP 40 SOUTH, RANGE 23

EAST, CHARLOTTE COUNTY,

FLORIDA, BEING MORE PAR-

TICULARLY DESCRIBED AS

FOLLOWS: BEGIN AT A STA-

TION 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 TRANS-PORTATION 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 TRANS-

SOUTH 54 DEGREES 13 MIN-

UTES 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 RE-

CORDS BOOK 354, PAGES 278

CONCRETE

THENCE

PORTATION MONUMENT;

said Final Judgment, to wit:

LMD GROUP INVESTMENTS

2022-RTL2,

Plaintiff, vs.

CORP., Defendant(s).

SOCIETY, FSB, AS TRUSTEE FOR

the property which constitute the

devisees, grantees, assignees,

unknown spouses, heirs, devisees

HOMEOWNERS OF PORT

Plaintiff, vs.

BORRUTO are Counter-Defendants and SECURED TITLE REALTY SER-VICES, 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 ENTI-TLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWN-ER 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 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

### SECOND INSERTION

### 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 CHAR-LOTTE 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 GAFL407A532615C31 with VIN#: - and -

All personal property located on

or in the Unit. 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 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 on 10/21/2025

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

October 24, 31, 2025

# SECOND INSERTION

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 THERE-OF WITH THE MEAN HIGH WATER LINE OF CHAR-LOTTE HARBOR (PEACH RIVER); THENCE EASTERLY ALONG THE SHORELINE OF SAID CHARLOTTE HAR-BOR, 115 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OF-FICIAL 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 BE-ING THE POINT OF BEGIN-NING OF THOSE LAND DESCRIBED IN OFFICIAL RE-CORDS 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 DE-GREES 13 MINUTES 15 SEC-ONDS 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, TOWN-SHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY. FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STA-TION 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 MIN-UTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD, A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DE-

GREES 31 MINUTES 00 SEC-ONDS EAST A DISTANCE OF 102.47 FEET. THENCE SOUTH 54 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MIN-UTES 08 SECONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DE-GREES 29 MINUTES 29 SEC-ONDS EAST A DISTANCE OF 82.61 FEET. THENCE SOUTH 77 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 86.68 FEET. THENCE NORTH 22 DEGREES 32 MIN-UTES 37 SECONDS WEST A DISTANCE OF 209.91 FEE TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 20.24 FEET. THENCE NORTH 33 DE-GREES 12 MINUTES 47 SEC-ONDS WEST A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING.

Property Address: 24167 Harborview Road, Port Charlotte,

Florida 33980 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

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: 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: 23-400084 October 24, 31, 2025 25-01099T