CHARLOTTE COUNTY LEGAL NOTICES

CHARLOTTE COUNTY

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-854-CP Division Probate IN RE: ESTATE OF GEORGE PLACE a/k/a GEORGE A. PLACE a/k/a GEORGE A. PLACE, JR. 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 GEORGE PLACE, deceased, File Number 2024-854-CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was January 4, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name DEBRA PLACE FITZPATRICK

Address 39 Sheffield Drive Belchertown,

MA 01007
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The 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 March 14, 2025.

Person Giving Notice: DEBRA PLACE FITZPATRICK

Attorney for Person Giving Notice NICOLE S. PEET, Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com 25-00245T March 14, 21, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-260CP **Division Probate** IN RE: ESTATE OF JOHN J. SCANLON, JR. Deceased.

The administration of the estate of John J. Scanlon, Jr., deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's

attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this

notice is March 14, 2025. Personal Representative: Thomas J. Scanlon 1748 Lake Dunmore Road Salisbury, VT 05769

Attorney for Personal Representative: /s/ Guy S. Emerich, Esq. Attorney for Thomas J. Scanlon Florida Bar Number: 126991 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: ptwardzik@farr.com; probate@farr.com March 14, 21, 2025 25-00235T FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-000245-CP JUDGE: LISA SPADER PORTER IN RE: ESTATE OF MARTIN FREEDMAN,

DECEASED. The administration of the estate of MARTIN FREEDMAN, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is: March 14, 2025. JOANN PAYNE

Personal Representative

497 West Tarpon Blvd. NW Port Charlotte, Florida 33952 JUAN D. BENDECK Attorney for Personal Representative Florida Bar No. 78298 DENTONS COHEN & GRIGSBY P.C. 9110 Strada Place, Suite 6200 Naples, Florida 34108 Telephone: 239-390-1900 Email: juan.bendeck@dentons.com

Secondary Email: tami.panozzo@dentons.com 25-00236T

March 14, 21, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-233-CP Division Probate IN RE: ESTATE OF CARMEN M. WEIS

Deceased.The administration of the Estate of CARMEN M. WEIS, deceased, whose date of death was January 31, 2025, file number 25-233-CP, 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 March 14, 2025. **Linda Blaine** Personal Representative

24135 Buckingham Way Port Charlotte, FL 33980 Season A. Spanski, Esq. Attorney for Personal Representative Florida Bar No.: 1044362 SPANSKI LAW, PLLC 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: season@spanskilaw.com

March 14, 21, 2025 25-00237T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SLOW... Or-On-The-Go Travel located at 1300 Enterprise Dr Suite D in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State,

Tallahassee, Florida. Dated this 5th day of March, 2025.

HARRIS GROUP INT'L LLC March 14, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business

under the Fictitious Name of SLOW... Or-On-The-Go Café located at 1300 Enterprise Dr Suite D in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of March, 2025. HARRIS GROUP INT'L LLC

March 14, 2025

25-00233T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Little Saigon Investment Club, located at 78 Boundary Blvd, #188, in the City of Rotonda West, County of Charlotte, State of FL, 33947, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11 of March, 2025.

Nicholas Anthony Pagano, Sandra Tan, Howard V. Lam, Thien P. Dang, Thanh Thi Tu Doan

78 Boundary Blvd, #188 Rotonda West, FL 33947 March 14, 2025

25-00261T

25-00232T

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date April 4th 2025 @ 10:00 AM at each individual repair facility.

 $40522\ 2020$ Toyota VIN $\ddot{\sharp}$: JTDEPRAE0LJ001423 Repair Facility: Gettel Toyota of Charlotte County 1801 Tamiami Trl Punta Gorda 941-676-8606

Lien Amt \$1,461.12 25-00231T

March 14, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION File No. 25000191CP IN RE: ESTATE OF ARTHUR J. GUIDI, Deceased.

The administration of the estate of AR-THUR J. GUIDI, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division. the address of which is 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: March 14, 2025 Signed on this 5th day of March,

2025.

LISA A. GUIDI Personal Representative

4 Gerts Way Edgartown, Massachusetts 02539 Geena G. Kandel Attorney for Personal Representative Florida Bar No. 1019226 Roetzel & Andress LPA 999 Vanderbilt Beach Road, Suite 401 Naples, Florida 34108 Telephone: (239) 649-6200 Email: gkandel@ralaw.com Secondary Email: serve.gkandel@ralaw.

March 14, 21, 2025

25-00238T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000270-CP

Division: PROBATE IN RE: ESTATE OF ROBERTA ELLERY COLE, A/K/A ROBERTA E. COLE, Deceased.

The administration of the estate of Roberta Ellery Cole, a/k/a Roberta E. Cole, deceased, whose date of death was October 26, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 March 14, 2025.

Personal Representative: Megan Jean Atkins 14-A West Hight Street

Somersworth, NJ 03878 Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG,

1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cvoung@wotitzkvlaw.com Secondary E-Mail: jackie@wotitzkylaw.com March 14, 21, 2025 25-00257T



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

--- ESTATE / SALES ---

CHARLOTTE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-256-CP **Division Probate** IN RE: ESTATE OF

DIANE LINDSAY BRACE

Deceased. The administration of the estate of Diane Lindsay Brace, deceased, whose date of death was December 20, 2024, 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 per-

sonal representative's attorney are set

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 March 14, 2025.

Personal Representative: William Robert Askew, III 2015 Cherry Hill Road

Dumfries, VA 22026 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com March 14, 21, 2025 25-00248T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000172CP **Division Probate** IN RE: ESTATE OF FLORENCE REBECCA KUGEL a/k/a REBECCA D. KUGEL Deceased.

The administration of the estate of FLORENCE REBECCA KUGEL a/k/a REBECCA D. KUGEL, deceased, whose date of death was December 20. 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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 March 14, 2025.

Personal Representative: HOLLY FLYNN

1426 Gunston Road Bel Air, MD 21015 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC $6751~\mathrm{N}.$ Federal Highway, Ste. 101, Boca Raton, FL 33487 Telephone: (561) 210-5500 25-00230T March 14, 21, 2025

FIRST INSERTION

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.

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

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

Personal Representative: Rona Rene Lopez 1084 Winding Pines Circle #1203

notice is March 14, 2025.

March 14, 21, 2025

Cape Coral, Florida 33909 Attorney for Personal Representative: Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudv@suarezlawvers.com Secondary E-Mail: eservice@suarezlawyers.com

25-00234T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000265-CP **Division: Probate** IN RE: ESTATE OF WENDY A. TOPPING

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25000146CP

IN RE: ESTATE OF

RON REYNALDI

Deceased.

The administration of the estate of Ron

Reynaldi, deceased, whose date of death

was November 4, 2024, is pending in

the Circuit Court for Charlotte County.

Florida, Probate Division, the address

of which is 18500 Murdock Cir, Port

Charlotte, FL 33948. The names and

addresses of the personal representative

and the personal representative's attor-

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

ney are set forth below.

Deceased. The administration of the estate of Wendy A. Topping, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-202-CP

Division: Probate

IN RE: ESTATE OF

MARY A. MURPHY

a/k/a MARY MURPHY

Deceased.The administration of the Estate of

Mary A. Murphy a/k/a Mary Murphy,

November 1, 2024, is pending in the Circuit Court for Charlotte County,

Florida, Probate Division, the address

of which is 350 E Marion Ave. Punta

Gorda, Florida 33950. The names and

addresses of the personal representative

and the personal representative's attor-

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

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 Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written

fied under s. 732.2211, Florida Statutes.

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

Thomas H. Murphy

PMB 1139-175

1133 Bal Harbor Blvd.

Punta Gorda, Florida 33950

Attorney for Personal Representative: John B. Mizell

331 Sullivan St., Punta Gorda, F 33950

25-00243T

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is March 14, 2025.

Florida Bar No. 0562424

Mizell & Mays Law Firm, P.A.

Telephone: (941) 575-9291

jmizell@mizell-law.com,

ndotres@mizell-law.com

E-mail Addresses:

March 14, 21, 2025

NOTWITHSTANDING THE TIME

emand is made by a creditor as speci-

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

All creditors of the decedent and oth-

ney are set forth below.

deceased, whose date of death

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 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 March 14, 2025.

Personal Representative: Bonnie L. Graham 435 East Main Street

Avon, Massachusetts 02322 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com 25-00247T March 14, 21, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION PROBATE DIVISION File No. 2025 000150 CP File No. 25000280CP **Division Probate** IN RE: ESTATE OF BARBARA JEANNE ADAMS IN RE: ESTATE OF Deceased.

The administration of the estate of Barbara Jeanne Adams, deceased, whose date of death was January 14. 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set

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.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this

notice is March 14, 2025. Personal Representative: /s/ Valerie J. Tiffany Valerie J. Tiffany

3474 Sunrise Trail Port Charlotte, Florida 33952 Attorney for Personal Representative: /s/ Andrew J Britton Andrew J. Britton, Esq. Florida Bar Number: 213500 871 Venetia Bay Blvd., Suite 111 Venice, Florida 34285 Telephone: (941) 408-8008 Fax: (941) 408-0722 E-Mail: legal@andrewbrittonlaw.com March 14, 21, 2025 25-00240T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA SANDRA ANN MILLER Deceased.

The administration of the estate of SANDRA ANN MILLER, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All 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 March 14, 2025.

Personal Representative: Robert W. Hunsberger III 658 Encarnacion Street

Punta Gorda, Florida 33983 Attorney for Personal Representative Season A. Spanski, Attorney Florida Bar Number: 1044362 946 Tamiami Trail, #206 Port Charlotte, FL 33953 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: Season@spanskilaw.com E-Mail: Heather@spanskilaw.com March 14, 21, 2025 25-00244T

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: PORT EDGEWATER DR, 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 April 21, 2025 at 11:00 A.M..

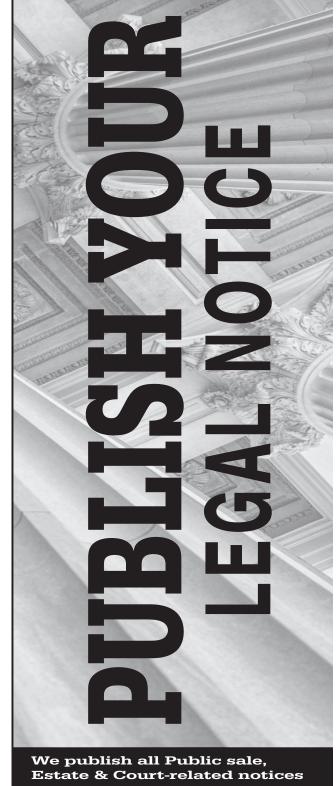
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 03/12/2025.

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

Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 246300/2321507F/CMP March 14, 21, 2025 25-00262T



• 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

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

Business Observer

--- ACTIONS / SALES / ESTATE ---FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000259 IN RE: ESTATE OF DAVID LEE ROESSLER A/K/A DAVID L. ROESSLER A/KA DAVID ROESSLER

Deceased.The administration of the estate of David Lee Roessler a/k/a David L. Roessler a/ka David Roessler, deceased, whose date of death was February 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 March 14, 2025.

Personal Representative: Lee Ann Pazulski

7323 Rocky Creek Drive Columbia, Maryland 21046 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 March 14, 21, 2025 25-00242T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-252-CP Division: PROBATE IN RE: ESTATE OF BETTE-JEAN LOCKE Deceased.

The administration of the estate of BETTE-JEAN LOCKE, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set

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

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

creditor as specified under s. 732,2211.

Florida Statutes. All 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

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 March 14, 2025.

Personal Representatives: PETER F. LOCKE 31 Lakeview Drive Sandwich, Massachusetts 02563 JOHN N. LOCKE

172 Leonard Road Stafford Springs, Connecticut 06076 Attorney for Personal Representatives: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413 MARY A. BYRSKI 25086 Olympia Ave., Suite 310 Punta Gorda, Florida 33950 Telephone: (941) 833-9262 Fax: (941) 833-9264 E-Mail: marv@bvrskilaw.com Secondary E-Mail: kaye@byrskilaw.com March 14, 21, 2025 25-00249T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No. 25000236CP **Division Probate** IN RE: ESTATE OF MARTHA A. BOGDAN Deceased.

The administration of the estate of Martha A. Bogdan, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 March 14, 2025.

Personal Representative: Cheri Bogdan-Kechely P.O. Box 6

Pocono Pines, Pennsylvania 18350 Attorney for Personal Representative: /s/ Cord C. Mellor Cord C. Mellor, Attorney Florida Bar Number: 0201235 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida, 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 E-Mail: cord@northportlaw.com Secondary E-Mail:

shelly@northportlaw.com

March 14, 21, 2025

Case No.: 23001406CC BURNT STORE MEADOWS PROPERTY OWNER'S

NOTICE OF FORECLOSURE SALE

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

ASSOCIATION, Plaintiff(s), vs. PATRICK HILAIRE, PATRICIA HILAIRE, UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 30th day of April, 2025, at public sale at www. charlotte.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 29, Block 378, PUNTA GOR-DA ISLES, Section 18, a Subdivision according to the Plat thereof, recorded in Plat Book 10, Pages 4A through 4Q, of the Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte

County, Florida, in Civil Action No. 23001406CC. Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this day of 03/11/2025. ROGER D. EATON, Clerk (SEAL) By: Deni Gerace Deputy Clerk

Ernest W. Sturges, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954

March 14, 21, 2025 25-00260T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000136

Division: Probate IN RE: ESTATE OF D. RICHARD RYAN, JR. a/k/a DELVIN RICHARD RYAN, JR. Deceased.

The administration of the estate of D. Richard Ryan, Jr. a/k/a Delvin Richard Ryan, Jr., deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 March 14, 2025.

Personal Representative: D. Richard Ryan III

201 Rainbow Drive Lookout Mountain, GA 30750 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950

Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com and Secondary E-Mail: msleeper@farr.com and probate@farr.com 25-00246T March 14, 21, 2025

FIRST INSERTION

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

CIVIL ACTION CASE NO. 241239CC AMY WOITAS,

Plaintiff, vs. ADAM R. ATLAS, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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

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 Friday, April 11, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida

claiming to have any right, title or

interest in and to the lands hereafter

described; DONNA MARIE KING;

and UNKNOWN TENANT #1,

Statutes, the following-described real property:

Lot 15, Block 500, Port Charlotte Subdivision, Section Nine, accordingly to the plat thereof, as recorded in Plat Book 4, Page(s) 19A through 19D, 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. 241239CC, Amy Woitas v. Adam R. Atlas, et als.

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 with-

in 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 03/06/2025 ROGER D. EATON, Clerk By: (SEAL) D. Gerace Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 25-00239T March 14, 21, 2025

FIRST INSERTION

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

FLORIDA CASE No.: 25000259CA KOLREI INTERNATIONAL, LLC, Plaintiff, vs.

MIGUEL A. PEREZ, deceased and all others claiming by, through and under MIGUEL A. PEREZ, deceased, Defendant,

TO: MIGUEL A. PEREZ, deceased and all others claiming by, through and under MIGUEL A. PEREZ, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 26, Block 447, Port Charlotte Subdivision Section Eigh-

teen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 8, of the Public Records of Charlotte County, Florida. a/k/a 2459 Ambrose Ln, 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 J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before April 10, 2025, and

file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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 this 5th day of March 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk

J.D. Manzo Manzo & Associates, P.A. Plaintiff's attorney 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 $Mar.\,14,\,21,\,28;\,Apr.\,4,\,2025$

25-00251T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-168CP Division Probate

IN RE: ESTATE OF LINDA RUTH WALKER a/k/a LINDA H. WALKER Deceased.

The administration of the estate of Linda Ruth Walker a/k/a Linda H. Walker, 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 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is March 14, 2025.

Personal Representative: /s/ Karen Anina Hancock Karen Anina Hancock 1896 Vista Landings Ct.

Port Charlotte, FL 33953 Attorney for Personal Representative: /s/ William W. Sunter William W. Sunter, Esq., Attorney Florida Bar Number: 0011448 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: wsunter@farr.com Secondary E-Mail: ptwardzik@farr.com;

probate@farr.com March 14, 21, 2025 25-00241T

FIRST INSERTION

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

Case No.: 22000806CA WELLS FARGO BANK, N.A., Plaintiff, v. CATHERINE MULLANE, et al., Defendants.

ROTONDA WEST ASSOCIATION,

Defendant/Cross-Plaintiff, v. CATHERINE MULLANE, et al., Defendants/Cross-Defendants. NOTICE IS HEREBY GIVEN

pursuant to the Order on Motion to Reset Foreclosure Sale dated March 6, 2025 [DIN 186] and Order Approving Joint Stipulation to Amend Final Judgment and Cancel and Reschedule Foreclosure Sale dated June 3, 2024 [DIN 140], enterd in Case No. 22000806CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is the Defendant/Cross-Plaintiff, and CATHERINE MULLANE the other above-named defendant parties are the Defendants/Cross-Defendants.

The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Monday, March 31, 2025 at www.charlotte.realforeclose. com, the following described property as set forth in said Final Judgment, to wit:

Legal Description: Lot 76 and East 1/2 of Lot 75, RO-TONDA WEST, PEBBLE BEACH. according to the plat thereof, as

recorded in Plat Book 8, Page 13A through 13L, in the Public Records of Charlotte County, Florida. Pacel Identification Number: 412022402003 Property Address: 5 (and 3E) Mark Twain Lane, Rotonda West,

Florida 33947 IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LAT-ER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS.

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 03/07/2025. ROGER D. EATON Clerk of the Court (SEAL) BY: Deni Gerace

Will W. Sunter, Farr Law Firm P.A., 99 Nesbit Street Punta Gorda, FL 33950, 941-505-9980

March 14, 21, 2025

25-00250T

Deputy Clerk

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



--- ACTIONS / SALES ---

CHARLOTTE COUNTY

FIRST INSERTION

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 23001258CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION,

INC, a Florida not for profit Corporation, Plaintiff, v. WELLINGTON MARCELO

PAVARINI, Defendant. Notice is hereby given that pursuant to a Final Judgement of Foreclosure entered on 03/10/2025 in the abovestyled cause, in the County Court of Charlotte County, Florida, Roger D.

sell the property situated in Charlotte County, Florida, legally described as: Lot 7, Block 117, of Rotonda Meadows, according the plat thereof, recorded in Plat Book 10, Page(s) 15A through 15Z18, inclusive, in the Public Records of Charlotte

Eaton, Clerk of Circuit Court, will

County, Florida. Commonly known as: 31 Calamondin Way, Placida, FL 33946

In an online sale at www.charlotte. realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning

AMENDED NOTICE OF ACTION FOR NEGLIGENCE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NUMBER: 24-001779-CA

WHITE'S BAY LIMITED INC. d/b/a

TO: WHITE'S RAY LIMITED INC

d/b/a BERGERON CUSTOM HOMES

c/o James E. Bergeron, Registered

YOU ARE NOTIFIED that an action

for Negligence has been filed against

you and that you are required to serve a

copy of your written defenses, if any, to it on Plaintiffs, Ember Lee Harker and

Jude Ann Ligan Smith c/o Jenkins Law,

P.L. whose address is 275 96th Ave N., Suite 5 St. Petersburg, FL 33702, on or

before 4-16-2025, and file the original

with the clerk of this Court at 350 E.

Marion Avenue Punta Gorda, FL 33950

before service on Plaintiff or immedi-

ately thereafter. If you fail to do so, a de-

fault may be entered against you for the

The address subject to this action

NOTICE OF CIVIL ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDCIAL CIRCUIT IN

AND FOR CHARLOTTE COUNTY,

FLORIDA

CASE NO. 25-000068CA

COMES NOW, the Plaintiff, J&CA

SERVICE GROUP, LLC, a Florida Lim-

ited Liability Company, by and through

the undersigned attorney, and hereby

17962 FOXBOROUGH LANE, BOCA

VICTOR J. RIBERTO and HELEN M.

5021 N Pin Oak Turn, Bourbonnais, IL

Rural Route #6, Kankakee, IL 60901

if alive, or if dead, their unknown spous-

es, widows, widowers, heirs, devisees,

creditors, grantees, and all parties hav-

ing or claiming by, through, under or

against them, and any and all persons

claiming any right, title, interest, claim,

lien, estate or demand against the

Defendant(s) and has been instituted

on the above action, and is now pend-

ing in the Circuit Court of the State of

Florida, County of Charlotte, on Janu-

ary 15, 2025, Case No: 25-000068CA.

in regard to the following described

Lots 30 and 31, Amended Plat of

South Punta Gorda Heights Sub-

division and its First Addition,

according to the plat thereof, in Plat Book 5, Pages 17A through

Parcel Identification Number:

a/k/a: 11335 Eighth Avenue,

Punta Gorda, Florida 33955 or

11338 Eighth Avenue, Punta

Lots Thirty-Seven (37) and

Thirty-Eight (38), Block Two Hundred Fifty-Six (256), Section

Fourteen (14), Harbor Heights,

according to the plat thereof,

recorded in Plat Book Four (4),

Page Fifty-B (50-B), of the Pub-

lic Records of Charlotte County,

Charlotte County, Florida.

Gorda, Florida 33955

412334311008

AND

of the Public Records of

property in Charlotte County, Florida:

gives notice that a civil action to:

J&CA SERVICE GROUP, LLC,

a Florida Limited Liability

VINOD GUPTA, VICTOR J.

RIBERTO, and HELEN M.

Company, Plaintiff(s), vs.

RIBERTO,

Defendant(s).

VINOD GUPTA:

RATON, FL 33496

RIBERTO:

60914-2335

relief demanded in the petition.

EMBER LEE HARKER & JUDE

BERGERON CUSTOM HOMES,

ANN LIGAN SMITH.

Defendant.

601 Gillespie Street

Englewood, FL 34223

Agent

at 11:00 AM on March 28th, 2025. A copy of this notice shall be published in the Business Observer.

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

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

DATED this day of 03/10/2025. (SEAL) By: Deni Gerace

Roger D. Eaton, Clerk of the Court Leland Wilson, Esq. leland@associationlegalservices.com, 12600 World Plaza Lane, #63, Fort Myers, FL 33907Mar. 14, 21, 28; Apr. 4, 2025

is 381 Kettle Harbor Drive, Pla-

Copies of all court documents in this

case, including orders, are available at

the Clerk of the Circuit Court's office.

You may review these documents upon

cuit Court's office notified of your cur-

rent address. Future papers in this law-

suit will be mailed or e-mailed to the

addresses on record at the clerk's office.

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Admin-

istrative Services Manager, whose

office is located at 350 E. Marion

Avenue, Punta Gorda, Florida 33950,

and whose telephone number is (941)

637-2110, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days:

if you are hearing or voice impaired,

CLERK OF THE CIRCUIT COURT

By: B. Lackey (SEAL)

25-00258T

Charlotte County Clerk

If you are a person with a disability

You must keep the Clerk of the CIr-

cida, FL 33946.

request.

call 711.

FIRST INSERTION

Dated: 3/11/2025

Mar. 14, 21, 28; Apr. 4, 2025

25-00252T

FIRST INSERTION

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

FORECLOSURE DIVISION CASE NO: 23001606CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v.

TURKY OMAR H. ASAR,

Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 03/11/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot 186, Block 30, Rotonda Villas, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 1 A through IZ15, inclusive, of the Public Records of Charlotte County, Florida.

Commonly known as: 14420 Sailor Ct., Placida, FL 33946 In an online sale at www.charlotte. realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 AM on April 25th, 2025.

A copy of this notice shall be published in the Business Observer.

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

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

DATED this day of 03/11/2025. By: (SEAL) D. Gerace Roger D. Eaton,

Clerk of Court March 14, 21, 2025 25-00254T

FIRST INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24001332CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. WILLIAM EDWARD EGAN AND DORALEIGH LAUSH EGAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 31, 2025. and entered in 24001332CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING is the Plaintiff and WILLIAM EDWARD EGAN; DORALEIGH LAUSH EGAN are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on March 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 116, BLOCK 7, ROTONDA SANDS, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 24 BINNACLE RD, PLACIDA, FL 33946

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

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 03/05/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-180427 - MaM March 14, 21, 2025 25-00225T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 24001585CA MUTUAL OF OMAHA MORTGAGE, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAILY

and entered in 24001585CA of the

Circuit Court of the TWENTIETH

Judicial Circuit in and for Charlotte

County, Florida, wherein MUTUAL

OF OMAHA MORTGAGE, INC. is

the Plaintiff and THE UNKNOWN

HEIRS, BENEFICIARIES, DEVI-

SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-

EES AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE ES-

TATE OF DAILY ANDERSON, JR.,

DECEASED; UNITED STATES OF

AMERICA, ACTING ON BEHALF

OF THE FEDERAL HOUSING

COMMISSIONER; GULF STATES

CONSTRUCTION, LLC; PEACE RIVER AND PALM SHORES SO-

CIAL CLUB, INC. F/K/A PEACE

RIVER SHORES PROPERTY OWN-

ERS ASSOCIATION, INC.; NICOLE

DANIELS; DAWN FONTANEZ;

CHRISTOPHER DANIELS; JASON WOOD; THE UNKNOWN

HEIRS, BENEFICIARIES, DEVI-

SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-

EES AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE ES-

TATE OF YOLANDA ANDERSON,

DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-

SEES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUST-

EES AND ALL OTHERS WHO MAY

sough in the Complaint. You must keep the Clerk of the Cir-ANDERSON, JR., DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 31, 2025.

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

DATED this 6th day of March, 2025. ROGER D. EATON, Clerk of the Circuit Court By: B. Lackey (SEAL)

Deputy Clerk JUAN J. PILES, ESQUIRE 4905 Chiquita Boulevard South Suite 103 Cape Coral, Florida 33914 Telephone: (239) 443-5900 Facsimile: (888) 267-9061 Email: jjpiles@esqres.com

Florida. Parcel Identification Number: 402310101012

a/k/a: 1126 Highlands Road, Punta Gorda, Florida 33983 or 1130 Highlands Road, Punta Gorda, Florida 33983

Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plain-tiff's attorney, JUAN J. PILES, ES-QUIRE, whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida 33914, and file the original with the Clerk of the Circuit Court, Charlotte County, at Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950, on or before April 10, 2025, or otherwise a default judgment will be entered against you for the relief

cuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

This Notice will be published four times, once each week for four consecutive weeks, in a newspaper of general circulation published in Charlotte County, Florida.

or voice impaired, call 711.

Mar. 14, 21, 28; Apr. 4, 2025 25-00228T CLAIM AN INTEREST IN THE ES-TATE OF DAILY ANDERSON III, DECEASED; RICH ETEN are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash www.charlotte.realforeclose.com, at 11:00 AM, on March 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 136 AND 137, BLOCK 1, AMENDED PEACE RIVER SHORES, UNIT #3, ACCORD-ING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 4, PAGE(S) 45A AND 45B, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Property Address: 155 SUMMER-

SET DRIVE, PUNTA GORDA, FL 33982 Any person claiming an interest in the

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

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

Dated this day of 03/05/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-212373 - MaM March 14, 21, 2025 25-00224T FIRST INSERTION

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

CIVIL DIVISION Case No.: 24000327CC CREEKSIDE COMMUNITY ASSOCIATION, INC. OF CHARLOTTE COUNTY, a Florida not-for-profit corporation, Plaintiff, vs.
RAYMOND BERNICCHI AND

GAYLE BERNICCHI; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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: UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 14th day of

April, 2025, at public sale at www. charlotte.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 7, Block 2, Creekside - Phase Two, according to the plat thereof as recorded in Plat Book 19, Page 19A to 19E inclusive, in the Public $Records\ Charlotte\ County,\ Florida.$

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 24000327CC.

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

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

Dated this day of 03/11/2025.

ROGER D. EATON, Clerk (SEAL) By: Deni Gerace Deputy Clerk

Ernest W. Sturges, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 14, 21, 2025 25-00259T

FIRST INSERTION

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

Case No. 24-2366-CA FINANCIAL FREEDOM LOANS, INC. A California corporation, Plaintiff, vs. WMBC REI LLC, a dissolved Florida Limited Liability Company; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., a Florida not for profit corporation; ADAM LEADS LLC; a Texas Domestic Limited Liability Company; RICHARD SLOCUM: UNKNOWN PARTY IN POSSESSION #1; and UNKNOWN PARTY IN POSSESSION #2, Defendants.

TO: WMBC REI LLC A dissolved Florida Limited Liability

Company c/o Walker Music as Registered Agent 130 16th Avenue NE Naples, Florida 34120

YOU ARE NOTIFIED that an action to foreclose a mortgage recorded on May 19, 2023 at Instrument No. 3267541 in the Public Records of Charlotte County, Florida on the following property in Charlotte County, Florida:

LOT 11, BLOCK 559, PUNTA GORDA ISLES SECTION 20, A SUDIVISION, ACCORD-ING TO THE MAP OR PLAT THEREOF. RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2-Z-42, OF THE

PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA Parcel No. 402304228004

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Tamsen Hays, Esquire, the Plaintiff's attorney, whose address is 1107 W. Marion Avenue, Unit #111, Punta Gorda, Florida 33950, on or before April 12, 2025, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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 this 6 day of March, 2025.

ROGER D. EATON As Clerk of Court By: G. Colon (SEAL) As Deputy Clerk

Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 Mar. 14, 21, 28; Apr. 4, 2025

25-00227T

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 24002400CA

CITICOMMUNITIES, LLC, Plaintiff, vs. CHRISTOPHER LOY; LINDA LOY; ESTATE OF JOSEPH J. SILEO, and UNKNOWN HEIRS OF JOSEPH

J. SILEO, Defendants. TO: CHRISTOPHER LOY, 336 SW JACKSON PL PORT SAINT LUCIE,

FL 34986 LINDA LOY, 336 SW JACKSON PL PORT SAINT LUCIE, FL 34986 ESTATE OF JOSEPH J. SILEO, 114 EUCLID AVENUE, STAMFORD, CT

06902 UNKNOWN HEIRS OF JOSEPH J. SILEO, 114 EUCLID AVENUE, STAM-FORD, CT 06902

YOU ARE NOTIFIED that an action to quiet title to the following properties in Charlotte County, Florida:

Lot 3, Block 3145, PORT CHAR-LOTTE SUBDIVISION, SEC-TION 50, according to the plat thereof, recorded in Plat Book 5, Pages 64A thru 64F, of the Public Records of Charlotte County, Florida.

Parcel ID: 402202182014

And Lot 5, Block 3143, PORT CHAR-LOTTE SUBDIVISION, SEC-TION 50, according to the plat thereof, as recorded in Plat Book 5, Pages 64A thru 64F, of the Public Records of Charlotte

County, Florida. Parcel ID: 402202326017

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 April 10, 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 March 5, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTÝ 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 $Mar.\,14,\,21,\,28;\,Apr.\,4,\,2025$

25-00226T

--- ACTIONS / SALES ---

CHARLOTTE COUNTY

FIRST INSERTION

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

CASE NO. 24002159CA MARYLOU HORAN, Plaintiff, v. TINA LACARTE and CHARLOTTE COUNTY TAX COLLECTOR, Defendants.

TO: TINA LACARTE

YOU ARE HEREBY NOTIFIED that an action for declaratory and injunctive relief with the following described property in Charlotte County, Florida: YEAR: 2004

MAKE: Coachman motorhome 1FCLF53S930A04445 TITLE NO: MI0015884921 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court this 6 day of March, 2025.

ROGER D, EATON, CLERK OF COURT By: (SEAL) G. Colon Deputy Clerk

ERNEST W. STURGES, JR., Esq. GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 esturges@gtslawfirm.com jgibbs@gtslawfirm.com Mar. 14, 21, 28; Apr. 4, 2025

25-00223T

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

Plaintiff's attorney or immediately

COUNTY, FLORIDA CASE NO.: 23003416CA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1,

Plaintiff, vs. BLUE INTERNATIONAL GROUP LLC; LUCRECIA MARIA DELMONTE; LENDVENT SPV 1 LLC; LMD GROUP INVESTMENTS

CORP., Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated January 15, 2025, and entered in Case No. 23003416CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for AlphaFlow Transitional Mortgage Trust 2021-WL1, is Plaintiff and Blue International Group LLC; Lucrecia Maria Delmonte; Lendvent SPV 1 LLC; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction www.charlotte.realforeclose.com at 11:00 a.m. on the 21st day of April, 2025, the following described property as set forth in said Final Judgment, to

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 95, OF

THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 1922 Mississippi Avenue, Englewood, Florida 34224 and all fixtures and personal property

located therein or thereon, which are included as security in Plaintiff's 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: 03/10/2025 Roger D. Eaton As Clerk of said Court By: (SEAL) D. Gerace As Deputy Clerk

25-00256T

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

March 14, 21, 2025

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 082024CA002391000101 WILMINGTON SAVINGS FUND SOCIETY.FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I,

WAYNE HENDRYX: VONDA HENDRYX; UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX: UNKNOWN SPOUSE OF ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; CHARLOTTE COUNTY, FLORIDA; CACH, LLC; JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; 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). TO: JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX Last Known Address 11186 GRAPEFRUIT LN PUNTA GORDA, FL 33955 Current Residence is Unknown TO: UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX Last Known Address 11186 GRAPEFRUIT LN PUNTA~GORDA,~FL~33955

Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:

LOT 433, SOUTH PUNTA GORDA HEIGHTS, 8TH AD-

DITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGES 6A THROUGH 6D, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. TOGETHER WITH THAT CER-TAIN 1984 SKYLINE MOBILE HOME; VIN NUMBER(S): 25650148AT AND 25650148BT, TITLE NUMBER(S): 22642751 AND 22642750, PERMANENT-LY AFFIXED TO THE LAND. has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Diaz Anselmo whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 March 5, 2025.

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

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1491-208577 / VP2 March 14, 21, 2025 25-00229T RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003459CA WILMINGTON SAVINGS FUND

SOCIETY, FSB, AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2, Plaintiff, vs. BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE; LMD GROUP INVESTMENTS CORP., Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 6, 2024, and Amended Summary Final Judgment of Foreclosure dated September 10, 2024 and entered in Case No. 23003459CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff Blue International Group, LLC; Lucrecia M. Delmonte; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte. realforeclose.com at 11:00 a.m. on the 21st day of April, 2025, the following described property as set forth in said

Final Judgment, to wit:
A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, 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

FIRST INSERTION DEPARTMENT OF TRANS

CONCRETE PORTATION 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-PORTATION CONCRETE MONUMENT; THENCE 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 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 CHARLOTTE 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 BEGINNING 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 STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CRETE 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/WLINE 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 mortgage.

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

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

Dated: 03/10/2025

Roger D. Eaton As Clerk of said Court By: (SEAL) 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: 23-400084 March 14, 21, 2025 25-00255T

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION CASE NO: 24001791CC EAGLE PRESERVE COMMUNITY ASSOCIATION, INC., a Florida Notfor-profit Corporation. Plaintiff, v.

INGA MASJULE, Defendant. TO: INGA MASJULE

3 Polonia Ave., Lawrenceville, NJ 08648 YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida: Lot 34, Eagle Preserve Estates

Unit 2, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 72A, of the Public Records of Charlotte County, Florida. Property address: 10110 Eagle Preserve Dr, Englewood FL 34224

Which has the address of 10110 Eagle Preserve Dr, Englewood, FL 34224

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,

NOTICE OF ACTION

IN THE CIRCUIT COURT, IN

AND FOR CHARLOTTE COUNTY.

FLORIDA

CASE No.: 25000055CA KOLREI INTERNATIONAL, LLC,

ANIS KAYWOOD, deceased and

all others claiming by, through and

MARY KAYWOOD, and all others

claiming by, through and under

KAYWOOD, Defendant,

under ANIS KAYWOOD, deceased,

MARY KAYWOOD and ANTHONY

TO: ANIS KAYWOOD, deceased and

all others claiming by, through and

under ANIS KAYWOOD, deceased

and MARY KAYWOOD, and all others

claiming by, through and under MARY

YOU ARE NOTIFIED that an action

to quiet the title on the following real

property in Charlotte County, Florida:

Lot 4, Block 99, Port Charlotte

Subdivision, Section Ten, accord-

ing to the map or plat thereof, as recorded in Plat Book 4, Page(s)

20A through 20N, inclusive, of

the Public Records of Charlotte

a/k/a 255 East Tarpon Blvd NW,

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on J.D. Manzo, of

Manzo & Associates, P.A., Plaintiff's

attorney, whose address is 4767 New

Port Charlotte, FL 33952.

County, Florida.

Plaintiff, vs.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 Feb 27, 2025.

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

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276)leland@associationlegalservices.com

Broad Street, Orlando, FL 32814,

telephone number (407) 514-2692, on

or before March 21, 2025, and file the

original with the Clerk of this Court

either before service on Plaintiff's

attorney or immediately thereafter:

otherwise a default will be entered

against you for the relief demanded in

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 the

Administrative Services Manager, whose

office is located at 350 E. Marion Avenue,

Punta Gorda, Florida 33950, and whose

telephone number is (941) 637-2110 or

jembury@ca.cjis20.org, at least 7 days

before your scheduled court appearance,

or immediately upon receiving this noti-

fication if the time before the scheduled

appearance is less than 7 days; if you are

DATED this 13th day of February

Clerk of the Circuit Court

By: B. Lackey (SEAL)

As Deputy Clerk

25-00176T

hearing or voice impaired, call 711.

telephone number (407) 514-2692

Feb. 21, 28; Mar. 7, 14, 2025

J.D. Manzo

Manzo & Associates, P.A.

Plaintiff's attorney 4767 New Broad Street,

Orlando, FL 32814,

the Complaint or petition.

March 7, 14, 2025

FOURTH INSERTION

ROGER D. EATON

As Deputy Clerk

Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date

SECOND INSERTION

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

CASE NO: 24001715CC EAGLE PRESERVE COMMUNITY ASSOCIATION, INC.,

Plaintiff, v. INGA MASJULE, Defendant.

TO: INGA MASJULE

3 Polonia Ave, Lawrenceville, NJ 08648 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida:

Lot 35, Eagle Preserve Estates, Unit 2, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 72A, of the Public Records of Charlotte County, Florida.

Which has the address of 10100 Eagle Preserve Dr, Englewood, FL 34224

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

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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 Feb 27, 2025. ROGER D. EATON

CLERK OF THE CIRCUIT COURT

By: D. Gerace (SEAL) As Deputy Clerk Association Legal Services, LLC

Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276)

leland@associationlegalservices.com March 7, 14, 2025

SECOND INSERTION

NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO · 23004259CA

CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, vs. RONALD E. SLAGLE A/K/A RONALD E. SLAGLE JR., et al, Defendant(s).

NOTICE IS HERERY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 6, 2025, and entered in Case No. 23004259CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Citizens Bank NA f/k/a RBS Citizens NA, is the Plaintiff and Ronald E. Slagle a/k/a Ronald E. Slagle Jr., Jamie K. Slagle, are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte. realforeclose.com, Charlotte County, Florida at 11:00 AM on the 24th day of March, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 19, BLOCK 544, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 2-A THROUGH-2-G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

A/K/A 22237 LOCKPORT AVE PORT CHARLOTTE FL 3395 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

or voice impaired, call 711. Dated in Charlotte County, Florida this day of 03/05/2025.

Clerk of the Circuit Court Charlotte County, Florida By: G. Colon Deputy Clerk

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 CT - 23-007378

March 7, 14, 2025 25-00222T

--- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION File No. 25-213-CP **Division Probate** IN RE: ESTATE OF BEATRICE I. LIDDLE KUSICH A/K/A BEATRICE LIDDLE-KUSICH Deceased.

The administration of the estate of BEATRICE I. LIDDLE KUSICH a/k/a BEATRICE LIDDLE-KUSICH, deceased, whose date of death was October 11, 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.

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

All 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

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 March 7, 2025.

Personal Representative: JAMES A. LIDDLE

2001 12th St. SW Akron, Ohio 44314 Attorney for Personal Representative:

NICOLE S. PEET Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com

 $Secondary \ E-Mail: tweiss@farr.com$ March 7, 14, 2025

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-42 Division PROBATE

IN RE: ESTATE OF BARRY P. MOQUIN, A/K/A **BARRY MOQUIN** Deceased.

The administration of the estate of BARRY P. MOQUIN, a/k/a BARRY MOQUIN, deceased, whose date of death was October 2, 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 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 Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All 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

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 March 7, 2025.

Personal Representative: TAYLOR BURKE

10A Country Club Lane Milford, FL 01757 Attorney for Personal Representative: Conrad Willkomm, Esq. Florida Bar Number: 697338 Law Office of Conrad Willkomm, P.A. 3201 Tamiami Trail North, Second Floor Naples, Florida 34103 Telephone: (239) 262-5303 Fax: (239) 262-6030 E-Mail: conrad@swfloridalaw.com Secondary E-Mail: kara@swfloridalaw.com

25-00220T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25-000055-CP Probate Division
IN RE: THE ESTATE OF LOUIE PFEIFFER A/K/A LUIZ PFEIFFER

Deceased. The administration of the estate of LOUIE PFEIFFER, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 March 7, 2025.

Personal Representative:

JONATHAN BARBERI 1711 Berry Lane Snellville, Georgia 30078 Attorney for Personal Representative: ANNE J. MCPHEE, Esq. E-mail Address: info@studenberglaw.com Florida Bar No. 0041605

Studenberg Law 1119 Palmetto Avenue Melbourne, Florida 32901 Telephone: (321) 722-2420 March 7, 14, 2025 25-00219T SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No.:25000151CP IN RE: ESTATE OF AL VIN RODRIGUEZ, Deceased.

The administration of the estate of AL-VIN RODRIGUEZ, deceased, whose date of death was October 31, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 March 7, 2025.

Personal Representative: Yolanda Santiago

30 Chelsea Circle Clementon, New Jersey 08021 Attorney for Personal Representative: Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Florida Bar No. 0085615 Marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com info@zoeckleinlawpa.com Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511

25-00200T

March 7, 14, 2025

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000237CP **Division Probate** IN RE: ESTATE OF FREDERICK T. BOGDAN

The administration of the estate of Frederick T. Bogdan, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Deceased.

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.

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 March 7, 2025.

Personal Representative: Cheri Bogdan-Kechely P.O. Box 6

Pocono Pines, Pennsylvania 18350 Attorney for Personal Representative: /s/ Cord C. Mellor Cord C. Mellor, Attorney Florida Bar Number: 0201235 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 E-Mail: cord@northportlaw.com Secondary E-Mail: shelly @north portlaw.comMarch 7, 14, 2025 25-00210T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000009CP **Division Probate** IN RE: ESTATE OF JENNIFER ANNE LIMBASUTA,

Deceased.
TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JENNIFER ANNE LIMBASUTA, deceased, File Number 25000009CP 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 September 18, 2024; that the total value of the estate is \$970.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address: NICOLE G. LIMBASUTA 2129 NE Clackamas St.. #2 Portland. OR 97232 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the decedent and persons having claims or demands against the decedent's estate other than those

for whom provision for full payment

was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of first publication of this Notice is March 7, 2025.

Person Giving Notice: Attorney for Person Giving Notice: Ariana R. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560

March 7, 14, 2025 25-00202T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

File No. 25000062CP Division PROBATE IN RE: ESTATE OF PATRICIA C. FITTERER Deceased.

The administration of the estate of PATRICIA C. FITTERER, deceased. whose date of death was February 23, for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 March 7, 2025.

Personal Representative: ERSILIA'S. VIZZO

9600 Fiddlers Green Circle, Unit #209 Rotonda West, Florida 33947 Attorney for Personal Representative: Jessica K Close, P.A.

Attorney Florida Bar Number: 1011273 737 S. Indiana Ave., Suite B

Englewood, FL 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com Secondary E-Mail: office@closelegal.com March 7, 14, 2025 25-00203T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000170CP IN RE: ESTATE OF DOROTHY THERESA SCHAFFER, AKA DOROTHY TERESA SCHAFFER

The administration of the estate of DOROTHY THERESA SCHAFFER, FER, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Circuit Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

THE FIRST PUBLICATION OF THIS NOTICE.

March 7, 14, 2025

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.

LCLAIMENOT THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 7, 2025.

Personal Representative: MICHAEL D. BAGBY 27327 Porto Nacional Dr

Punta Gorda, FL 33983 Attorney for Personal Representative: GREGÖRY J NUSSBICKEL Florida Bar No. 0580643 The Nussbickel Law Firm P.A. 12487 Brantley Commons Court Fort Myers, FL 33907 Telephone: (239)900-9455 Email Addresses: greg@will.estate christine@will.estate

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000217-CP

Division: PROBATE IN RE: ESTATE OF FRANCIS JOSEPH LEARY, JR., A/K/A FRANCIS J. LEARY, JR., Deceased.

The administration of the estate of Francis Joseph Leary, Jr., a/k/a Francis J. Leary, Jr., deceased, whose date of 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 attornev are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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

David P. Leary 352 Commonwealth Avenue Attleboro Falls, MA 02763 Attorney for Personal Representative: Cheyenne R. Young

Personal Representative:

notice is March 7, 2025.

Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, 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: iackie@wotitzkylaw.com March 7, 14, 2025 25-00201T



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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



--- ACTIONS / SALES ---

CHARLOTTE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000209-CP IN RE: The Estate of: LOLA HANNALORA KING,

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

The administration of the estate of LOLA HANNALORA KING, deceased, whose date of death was September 4th, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR $30~\mathrm{DAYS}$ 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS 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 March 7, 2025.

Michael L. King Personal Representative 3465 Sarto Lane Rotonda West, FL 33947 Mark A. Creech, Esq.

Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 FB#043615

March 7, 14, 2025 25-00204T

SECOND INSERTION

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

Case No.: 23001401CC PEPPERTREE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profitcorporation

MGT BONITA SPRINGS, LLC, a Florida limited liability company,

Defendant.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 24th day of April, 2025, at public sale at www. charlotte.realforeclose.com, sell to the highest bidder, for cash, the followingdescribed real property:

Lot 4, Block, PEPPERTREE ES-TATES, according to the Map or Plat thereof, as recorded in Plat Book 16, Pages 70A through 70C. inclusive, of the Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 23001401CC.

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

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

Dated this day of 02/28/2025, 2025. ROGER D. EATON, CLERK (SEAL) By: D. Gerace Deputy Clerk

Ernest W. Sturges, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 March 7, 14, 2025 25-00208T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION File No. 25000201CP IN RE: Estate of Judith Pitz Fessenden

Deceased.The administration of the estate of Judith Pitz Fessenden, deceased, whose date of death was December 3, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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

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 March 7, 2025

Personal Representative: Deborah F. Doome 9442 Casa Grande Ave Englewood, FL 34224

Attorney for Personal Representative Alfred J. Pandl, Florida Bar Number: 1022400 PANDL LAW PLLC 871 Venetia Bay Blvd., Suite 231 Venice, Florida 34285 Telephone: (941) 548-1071 E-Mail: APANDL@PANDLLAW.COM March 7, 14, 2025 25-00214T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000210-CP

IN RE: The Estate of: LAWRENCE JOHN CONDON, Deceased.

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

The administration of the estate of LAWRENCE JOHN CONDON, deceased, whose date of death was December 9th, 2024, is pending in the Circuit Court for Charlotte County Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED, NOT-WITHSTANDING THE TIME PE-RIODS 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 March 7, 2025.

Holly Witczak Personal Representative 1212 Briargate Avenue

25-00209T

Joiliet, IL 60435 /s/ Mark Creech Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 FB#043615 March 7, 14, 2025

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA001024

RANLIFE, INC. Plaintiff(s), vs. JAMAR RICHARDSON; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EUNICE

WIGGINS

Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Defendant's Emergency Motion for Postponement of Foreclosure Sale entered on February 17, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of April, 2025 at 11:00 AM

Foreclosure or order, to wit: LOT 2, BLOCK 47, PORT CHAR-LOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, OF THE PUB-LIC RECORDS OF CHARLOTTE

on the following described property

as set forth in said Final Judgment of

COUNTY, FLORIDA. Property address: 645 Dalton Boulevard, Port Charlotte, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the

clerk reports the surplus as unclaimed.

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

02/27/2025

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

Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com March 7, 14, 2025 25-00207T

FOURTH INSERTION

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

Case No. 2024CA002210 COASTWIDE SERVICES LLC, A FLORIDA LIABILITY COMPANY, Plaintiff, vs. CHRISTINA A. BROOKER,

JAMES P. BROOKER, VANTAGE FBO RICHARD SOOKRAMSING ROTH IRA #0031316 ROMOLUS INVESTMENT IRA LLC, A FLORIDA LIMITED LIABILITY COMPANY. Defendant.

TO DEFENDANTS: CHRISTINA A. BROOKER Address Unknown JAMES P. BROOKER Address Unknown FBO VANTAGE RICHARD ROTH SOOKRAMSING #0031316 ROMOLUS INVESTMENT IRA LLC, A FLORIDA LIMITED LI-ABILITY COMPANY Address Unknown

YOU ARE HEREBY NOTIFIED that an action to QUIET TITLE to the following property in Charlotte County Florida:

A vacant lot, located at 29387 Goodhue St, Punta Gorda, FL 33982. Being more particularly de-

scribed as: Lot 10, Block F, PEACE RIVER SHORES. UNIT 9, according to the plat thereof, recorded in Plat Book 7, Pages 40A thru 40B, of the Public Records of Charlotte

County, Florida. Parcel No. 402301207010

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie Lohn, Esq, the plaintiff's attorney, whose address is 1460 S. McCall Rd, Ste 2E, Englewood, FL 34223, on or before 3/24/2025 (a date not less than 28, nor more than 60 days after the first publication of this notice) and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; 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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 2/14/2025

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

Leslie Lohn, Esq the plaintiff's attorney 1460 S. McCall Rd, Ste 2E, Englewood, FL 34223 Feb. 21, 28; Mar. 7, 14, 2025

25-00170T

THIRD INSERTION

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

CIVIL DIVISION CASE NO. 2024CA001991 MICHAEL J. PALAZA and LINDA

PALAZA Plaintiffs, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ROBERT E. SMITH, DECEASED THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, LUCILLE SMITH. DECEASED, AND ROBERT E. SMITH, JR., RANDALL J. SMITH,

Defendants

To: THE UNKNOWN HEIRS DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, ROBERT E. SMITH, DE-CEASED 6300 ORIOLE BLVD

JEFFREY S. SMITH, DEBORAH A.

ENGLEWOOD, FL 34224 THE UNKNOWN HEIRS DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST, LUCILLE SMITH, DECEASED 6300 Oriole Blvd Englewood, FL 34224

You are notified of the institution of this action by Plaintiffs, Michael J. Palaza and Linda Palaza for Declaratory Judgment regarding the following property in Charlotte County, Florida:

Lot 100, LEMON BAY ISLES PHASE I, according to the Plat thereof, recorded in Plat Book 15, Page 34, of the Public Records of Charlotte County, Florida.

Together with the certain 1981 Celtic VIN KBFLSNA143265 Title No. 19720900, KBFLSNB143265, Title No, 19720901, being 48 feet in length.

Parcel Identification Number: 412004405004

and you are required to serve a copy of your written defenses, if any to it on Branden M. Henderson, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, by 4-2-2025 and file the original with the Clerk of this Court either before service upon Plaintiff's attorney or immediately thereafter; Otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 25th day of February, 2025.

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

Branden M. Henderson, Esq., the Plaintiff's attorney, 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607 Feb. 28; Mar. 7, 14, 21, 2025

25-00191T

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 24000362CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL9 TRUST,

Plaintiff, vs. MICHAEL C. WELBORN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROG-ER 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 11:00 AM on the 31 day of March, 2025, the following described property as set forth in said Final Judg-

ment, to wit: LOT 4, BLOCK 20, HOLYMAN'S SUBDIVISION, SOUTH CLEVE-LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTER-SECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTH-EASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14' EAST ALONG THE SOUTH-EASTERLY RIGHT-OF-WAY OF THE SECOND STREET, A DISTANCE OF 86.84 FEET; THENCE SOUTH 40° 41' 46" EAST, A DISTANCE OF 157.76 FEET TO THE SOUTH SOUTH-EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 57° 35' 54" WEST ALONG SAID SOUTHEASTERLY LOT LINE A DISTANCE OF 87.07 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISTY AVENUE; THENCE NORTH 40° 57' 55' WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 145.20 FEET TO THE POINT OF BE-GINNING. PROPERTY ADDRESS: 5411

BEECHWOOD ST, PUNTA GOR-DA, FL 33982

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

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

Dated this day of 03/03/2025, 2025. ROGER D. EATON Clerk Of The Circuit Court (SEAL) By: B. Lackey Deputy Clerk

Boxes, Furniture

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 22-00480 March 7, 14, 2025 25-00212T

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 03/29/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below. Allen Wood Fredrika Reed Couch, Boxes 2221

Dominick Francis

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

March 7, 14, 2025 25-00211T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/21/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 BUDD HS BF275B Last Tenants: DOUGLAS CRAIG AKA DOUGLAS CRAIG, ALBERT CARL LUNSFORD, AND PATRICIA ANN PLEAS and all unknown parties beneficiaries heirs . Sale to be at PALMS AND PINES MHC LLC, 5400 RIVERSIDE DRIVE, PUNTA GORDA, FL 33982. 813-241-8269. 25-00221T

March 7, 14, 2025

SECOND INSERTION

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 27th day of March, 2025 at 10:00 AM. Said property is iStorage, 7001 Gasparilla Road, Port Charlotte, FL, 33981 Charlotte County Nathaniel Kruger- totes, kids bike, misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. March 7, 14, 2025

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 27th day of March, 2025 at 10:00 AM. Said property is iStorage, 6221 Marlympia Way, Punta Gorda, FL, 33950 Michelle Staples- Totes, printer, crockpot, shop vac, tank, misc tools shoes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancella-tion in the event of settlement between owner and obligated party. 25-00215T March 7, 14, 2025

SECOND INSERTION PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the

undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 27th day of March, 2025 at 10:00 AM. Said property is iStorage, 10500 Winborough Drive, Port Charlotte, FL, 33981 Charlotte County William Hoffman- Bowes, Globe, Backpack, Boogie Board, Tool,. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated

March 7, 14, 2025 25-00217T