CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE / ACTION ---

FIRST INSERTION

CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Coral Creek Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954 on the following dates:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, during normal business hours or by visiting the District's website, https://coralcreekcdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-01012T

FIRST INSERTION

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954 on the following dates:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, during normal business hours or by visiting the District's website at https://tuckerspointecdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-01013T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer LV4671

FIRST INSERTION

WEST PORT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the West Port Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 12:30 p.m., at Country Inn & Suites by Radisson, Port Charlotte, FL, 24244 Corporate Court, Port Charlotte, FL, 33954 on the following dates:

October 14, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at https://westportcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-01016T

FIRST INSERTION

HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Harbor Village Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 1:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida, 33954 on the following dates

October 14, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website at https://harborvillagecdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-01014T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24001451CC
ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation,
Plaintiff, v.
YIZHENG WANG,
Defendant.

TO: YIZHENG WANG
NO 1 2/F UNIT 2 BLOCK 21,
JINKE 10 YEARS CITY SHIMAHE ST,
JIANGBEI DIST CHONG QING,
CHINA

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

Lots 1207, ROTONDA HEIGHTS, A Subdivision according to the Plat thereof as recorded in Plat Book 8, Pages 26-A through 26-Z, of the Public Records of Charlotte County, Florida.

Which has the address of: 236 Sunset Rd, Rotonda West, FL 33947

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

DATED on October 1, 2025.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
(SEAL) By: D. Gerace
As Deputy Clerk
October 3, 10, 2025 25-01037T

FIRST INSERTION

WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the West Port East Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 12:00 p.m., at Country Inn & Suites by Radisson, Port Charlotte, FL, 24244 Corporate Court, Port Charlotte, FL, 33954 on the following dates:

October 14, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-01015T

FIRST INSERTION

Notice of Meetings Fiscal Year 2026 Annual Meeting Schedule
North Loop Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the North Loop Community Development District shall be held on the 2nd Tuesday of every month at the Punta Gorda Charlotte Library, 401 Shreve Street, Punta Gorda, FL 33950, except where noted. The meeting dates are as follows:

Oct 14, 2025 – 2:30 p.m.
Nov 18, 2025 – 4:00 p.m.
Dec 16, 2025 – 4:00 p.m.
Jan 13, 2026 – 2:30 p.m.
Feb 10, 2026 – 2:30 p.m.
Mar 10, 2026 – 2:30 p.m.
Apr 14, 2026 – 2:30 p.m.
May 12, 2026 – 2:30 p.m.
Jun 9, 2026 – 2:30 p.m.
Jul 14, 2026 – 2:30 p.m.
Aug 11, 2026 – 2:30 p.m.
Sep 8, 2026 – 2:30 p.m.

Please note: Meetings are subject to cancellation or rescheduling due to holidays or other scheduling conflicts.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained by Kai, 2502 Rocky Point Dr Suite 1000 Tampa, FL 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andy Mendenhall,
Kai, District Management
October 3, 2025 25-01029T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25 CP 1116
IN RE: ESTATE OF MARGERY JANE DONNER
Deceased.

The administration of the Estate of Margery Jane Donner., deceased, File Number 25 CP 1116, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

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

Petitioner:
Rolland Bradford Donner
4100 Molly Drive
Punta Gorda, FL 33982
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
October 3, 10, 2025 25-01018T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000448CP
Division Probate
IN RE: ESTATE OF
JOYIE L WRIGHT,
Deceased.

The administration of the estate of Joyie L Wright, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Circuit Court for Charlotte County, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Robert A. Wright
1214 Chesterfield Road SE
Huntsville, AL 35803
Attorney for Personal Representative:
Patrick B. Casey
E-Mail Addresses:
patrick@caseylawoffice.com
Florida Bar No. 979414
Casey Law Group, PL
9990 Coconut Road
Bonita Springs, FL 34135
Telephone: 239.498.6999
October 3, 10, 2025 25-01017T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000576CP
IN RE: ESTATE OF
ERNEST WILLIAM
VANDERMAST, III
Deceased.

The administration of the estate of ERNEST WILLIAM VANDERMAST, III deceased, whose date of death was April 30, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
KATHRYN M. VANDERMAST
9 Codman Street,
Portland, ME 04103
SARAH A. VANDERMAST
60 N Hummingbird Lane,
Sedona, AZ 86336
ERNEST W. VANDERMAST, IV
247 Notch Rd,
Dover Foxcroft, ME 04426
Attorney for
Personal Representative:
/s/ BISHOP L. TOUPS
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Ave. S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail:
btoups@taxestateplanning.com
October 3, 10, 2025 25-01024T

FIRST INSERTION

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

The administration of the estate of BETTY JANE PULEO, deceased, whose date of death was April 14, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

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

FIRST INSERTION

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

The administration of the estate of CARLTON EARL WALKER, A/K/A CARLTON EARL WALKER, SR., deceased, whose date of death was January 30, 2025; File Number 25001017CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

CARLTON BOOKER
Personal Representative
6220 Ashbury Palms Dr
Tampa, FL 33647
Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENDERS ALVAREZ
DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
October 3, 10, 2025 25-01023T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001079
Division Probate
IN RE: ESTATE OF
ELIZABETH L. HILEMAN
Deceased.

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

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

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

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

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

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

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

Personal Representative:
John C. Lloyd, Jr.
3605 San Sabastian Court
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Brett H. Sifrit, Esq.
Attorney
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail: probate@farr.com
October 3, 10, 2025 25-01030T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001090
Division: Probate
IN RE: ESTATE OF
ANDREW SCOTT BEHRMANN
a/k/a ANDREW BEHRMANN
Deceased.

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

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

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

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

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

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

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

Personal Representative:
Andrea Popielarz
57 Allworthy Street
Port Charlotte, FL 33954
Attorney for Personal Representative:
Forrest J. Bass, Attorney
Florida Bar No.: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941)639-1158
Fax: (941)639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
October 3, 10, 2025 25-01032T

FIRST INSERTION

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

The administration of the estate of GERALD LOUIS BUDNICK, deceased, whose date of death was May 11, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33951. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/Mary Ann Budnick
MARY ANN BUDNICK
254 Rotonda Blvd. N
Rotonda West, Florida 33947
Attorney for Personal Representative:
/s/ Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY,
CECHMAN, RICE, PURTZ, SMITH,
& SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
October 3, 10, 2025 25-01019T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001080CP
IN RE: ESTATE OF
DEBORA ELAINE HAMILTON
a/k/a DEBBIE HAMILTON
a/k/a DEBORA HAMILTON,
Deceased.

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

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

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

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

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

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

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

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

FIRST INSERTION

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

The administration of the estate of David Oldham a/k/a David C. Oldham a/k/a David Craig Oldham, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, 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. The written demand must be filed with the clerk.

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

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

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

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

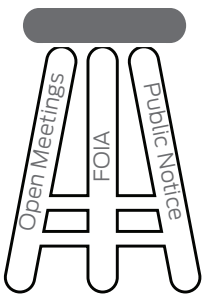
Personal Representative:
David Mark Oldham
10201 Lobley Hill Lane
Raleigh, North Carolina 27613
Attorney for Personal Representative:
Jeffrey R. Kuhns, Florida Bar No.
96026
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
October 3, 10, 2025 25-01022T

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
LV10266
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 24000665CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation,
Plaintiff, v.
FAN YEE YEUNG,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 9/12/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot 8, Block 132, ROTONDA MEADOWS, according to the map or plat thereof, recorded in Plat Book 10, Page(s) 15-A through 15 Z-18, of the Public Records of Charlotte County, Florida.

Commonly known as 40 Thrush Dr., Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on November 17, 2025 at 11:00 AM.

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

If you are a person with a disability who needs any accommodation in 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.

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

DATED this day of 09/24/2025.

By: (SEAL) D. Gerace
Roger D. Eaton, Clerk of Court
Leland Wilson, Esq.
leland@associationlegalservices.com
and
bilma@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 33907
October 3, 10, 2025 25-01021T

FIRST INSERTION

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

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

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

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

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

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

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

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

Personal Representative:
STEPHEN K. BOONE
1001 Avenida Del Circo
Venice, Florida 34285
Attorney for Personal Representative:
STUART S. BOONE, Esq.
Attorney
Florida Bar Number: 119073
BOONE BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: stuart.boone@boone-law.com
October 3, 10, 2025 25-01034T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25000850CA
PUNTA GORDA 2020 L.L.C., a Michigan limited liability company,
Plaintiff, v.
MARY WILEY BIDWELL a/k/a MARY W. BIDWELL, individually and as trustee and beneficiary of the MARY WILEY BIDWELL TRUST; BIDWELL PROPERTIES, a Florida corporation; FRANK F. FORTH, individually and as Trustee for MARY WILEY BIDWELL; and FANNIE MAY BIDWELL a/k/a FANNIE MAY FORTH; and if dead, their unknown spouses, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against said Defendants and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their respective unknown spouses, heirs, devises, grantees, and creditors or other parties claiming by, through or under such unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any to the above-named or described defendants or parties claiming to have any right, title or interest in the property hereafter described,
Defendants.

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

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

LEGAL DESCRIPTION
Lot 18, Block 15, VISTA DEL CIUDAD, a subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 48 1/2, Public Records, Charlotte, Florida, located in Section Seventeen (17), Township Forty-One South (Twnp41S), Range Twenty-Three East (R23E) lying and being in Charlotte County, Florida.
PARCEL ID
412317405003
ADDRESS
No street address assigned

has been filed against you, and you are required to serve your written defenses, if any, on Plaintiff's attorney, Roger H. Miller III, Esq., Farr Law Firm P.A., whose address is 99 Nesbit Street, Punta Gorda, Florida 33950, on or before 11-5-2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED this 9-30-25.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001098CP
IN RE: ESTATE OF THOMAS CODY UNGER
Deceased.

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

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

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

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

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

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

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

Personal Representative:
TARA UNGER
18090 Garvin Avenue
Port Charlotte, Florida 33948
Attorney for Personal Representative:
JOHN FERRARI, JR., Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
October 3, 10, 2025 25-01031T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2500420CA
EF MORTGAGE LLC,
Plaintiff, vs.
GRANTED15 PROPERTIES LP, an Ohio Limited Partnership; DESTINY NICOLLE LUNZ, an Individual; MITCHELL JAMES GRANT an Individual; 2779789 ONTARIO INC; OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated the 10th day of September 2025 and entered in Case No. 2500420CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein SCO I FUND LLC is the Plaintiff, GRANTED15 PROPERTIES LP, a Ohio Limited Partnership; DESTINY NICOLLE LUNZ, an Individual; MITCHELL JAMES GRANT an Individual; 2779789 ONTARIO INC; OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. Roger D. Eaton the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 8th day of December 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 5307, FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION, SECTION NINETY-SIX, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 52A THRU 52F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 20016 BEHAN CT, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this day of 09/30/2025.

Roger D. Eaton
Clerk of The Circuit Court
By: (SEAL) D. Gerace
Deputy Clerk
25-06673-1
October 3, 10, 2025 25-01026T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24002003CA
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN SPOUSE OF JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

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

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

PROPERTY ADDRESS: 655 RUTLAND CIR, PORT CHARLOTTE, FL 33954

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

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

Dated this day of 09/30/2025.

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

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02052
October 3, 10, 2025 25-01027T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23003015CA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, vs.
RACHELLE SINCLAIR, ET AL.,
DEFENDANTS.

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

Lot 4, Block 4627, Port Charlotte Subdivision, Section 85, according to the Plat thereof, recorded in Plat Book 6, Page(s) 60A to 60Q of the Public Records of Charlotte County, Florida.

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

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

Dated this day of 09/30/2025.

Roger D. Eaton
Clerk of The Circuit Court
By: (SEAL) B. Lackey
Deputy Clerk
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
23FL373-0703
October 3, 10, 2025 25-01025T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25000907CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation,
Plaintiff, v.
JOSHUA TUBONEMI BENJAMIN,
Defendant.

TO: JOSHUA TUBONEMI BENJAMIN
27 MACAW DR,
PLACIDA, FL 33946

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

Lot 13, Block 135, ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Page(s) 15-A through 15-Z-18, of the Public Records of Charlotte County, Florida.

Which has the address of: 27 Macaw Dr., Placida, FL 33946

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, 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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on October 1, 2025.

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

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24001453CC
ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation,
Plaintiff, v.
HANI DANIELA GRINSPUN GOLDENBERG,
Defendant.

TO: HANI DANIELA GRINSPUN GOLDENBERG
CAMINO INTERIOR SANTA CAROLINA,
SITIO 2 PARCELA 2H BATUCO LAMPA, SANTIAGO, CHILE

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

LOT 1812, ROTONDA HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 26A THROUGH 26Z, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 131 West Dr, Rotonda West, FL 33947

Which has the address of: 131 West Dr, Rotonda West, FL 33947

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

DATED on October 1, 2025.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
(SEAL) By: D. Gerace
As Deputy Clerk
October 3, 10, 2025 25-01036T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/10/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2005 WOOD HS GMHGA40432284A & GMHGA40432284B. Last Tenants: DONALD EDMUND TEETS; MARY PATRICIA TEETS; ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF MARY TEETS; AND UNKNOWN PARTY OR PARTIES IN POSSESSION, AND DONALD EDMUND TEETS and all unknown parties beneficiaries heirs. Sale to be at PALMS & PINES MHC, LLC, 5400 RIVERSIDE DRIVE, PUNTA GORDA, FL 33982. 813-241-8269.

Sept. 26; Oct. 3, 2025 25-01006T

SECOND INSERTION

Notice of Public Sale

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

Sale Date October 17, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13246 1988 BLG Hull ID#: BJGA26EMA888 DO#: 1035031 inboard pleasure diesel fiberglass 45ft R/O William & Suzanne Brock Lienor: Charlotte Harbor Boat Storage 13101 Appleton Blvd Placida

V13247 1975 Dusky FL0067DA Hull ID#: DUS600080576 inboard pleasure gas fiberglass 26ft R/O Jason Lee Futch Lienor: Charlotte Harbor Boat Storage 13101 Appleton Blvd Placida

Sept. 26; Oct. 3, 2025 25-00993T

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 23001607CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. ALEXANDER WILBORN and ELIZA M. WILBORN, Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/2/2025 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(s) 41, Block 58, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Pages 15Z through 15Z18 , of the Public Records of Charlotte County, Florida.

Commonly known as: 66 Carnation Dr, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on November 17, 2025 at 11:00 AM.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45 .031.

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

DATED this day of 09/18/2025.

By: (SEAL) B. Lackey
Roger D. Eaton, Clerk of Court

Sept. 26; Oct. 3, 2025 25-00999T

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-1068 CP
Division Probate
IN RE: ESTATE OF DONNA MAKI PLUMMER, 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 Donna Maki Plummer, deceased, Case Number 25-1068 CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Putnta Gorda, FL 33950; that the decedent's date of death was October 21, 2024; that the total value of the estate is less than $75,000 and that the names and address of those to whom it has been assigned by such order are:

David Bruce Plummer Sr
2338 Brookwood Drive
Englewood, FL 34224

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is September 26, 2025.

Person Giving Notice:
Douglas R. Maki
25204 Recife Drive
Punta Gorda, FL 33983

Attorney for Person Giving Notice:
Brett H. Sifrit, Esquire
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
jrose@farr.com

Sept. 26; Oct. 3, 2025 25-00986T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **October 14, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Rashida Arscott	12002	Household Items
Robin Hickey	11148	Household Items
Michael Venezia	01014	Household Items
Brenan Kosarue	08026	Household Items
Sheila Luncan	10006	Household Items

Sept. 26; Oct. 3, 2025 25-00984T

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 10/16/2025 at 2:00pm. Contents include personal property along with the described belongings to those individuals listed below.

663	Wyatt Allard	boxes, tools, furniture
228	Bonnie Grauer	artwork, furniture

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.

Sept. 26; Oct. 3, 2025 25-00982T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001018CP
Division Probate
IN RE: ESTATE OF GEORGE M. LAWLESS Deceased.

The administration of the estate of George M. Lawless, deceased, whose date of death was November 3, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Judy M. Lawless
9416 El Campo Avenue
Englewood, Florida 34224

Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com

Sept. 26; Oct. 3, 2025 25-01011T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-1069CP
Division Probate
IN RE: ESTATE OF EDWARD M. LEAFFER, Deceased.

The administration of the estate of EDWARD M. LEAFFER, deceased, whose date of death was September 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Jean Rose
25388 Palisade Road
Punta Gorda, FL 33950

Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Avenue, Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz

Sept. 26; Oct. 3, 2025 25-01007T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on October 13, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction date 10/13/2025
COUNTY Charlotte
FACILITY 23950 Veterans Blvd Port Charlotte, FL 33954

NAME	UNIT	BALANCE
Jason Chalder	1116	837.35
Joy Boyer	3130	365.60
Raymond Jones	3012	522.80

Sept. 26; Oct. 3, 2025 25-00983T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001034CP
Division Probate
IN RE: ESTATE OF JEFFREY B. BILOTTA Deceased.

The administration of the estate of Jeffrey B. Bilotta, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is PO Box 3079, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Joanna Bilotta Simeone
362 Sunset Lane
Lunenburg, Massachusetts 01462

Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com

Sept. 26; Oct. 3, 2025 25-01008T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025 CP 001050
IN RE: ESTATE OF MICHELLE MCCOACH

The administration of the estate of Michelle McCoach, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk and Comptroller, 350 E. Marion Avenue, Punta, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representatives
/s/ Kimberly McCoach
555 Hoffman Road
Harleysville, PA 19438
/s/ Kevin McCoach
503 Heather Drive
Telford, PA 18969

Attorney for Personal Representative
s/ Marc J. Soss
Marc J. Soss, Esq
FBN: 0927045
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Telephone: (941) 928-0310
Email: mjs@fl-estateplanning.com

Sept. 26; Oct. 3, 2025 25-01009T

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24002346CA
PACIFIC LIFE INSURANCE COMPANY, Plaintiff, vs. CMZIES LLC, a Florida Limited Liability Company, DOUGLAS SOPHA, BECKY SOPHA, FREEMODEL, INC, HARPERS 1980 LLC, CHARLES MICHAEL ZIES, ALL UNKNOWN PARTIES CLAIMING INTEREST 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, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant of to an Amended Order of Final Judgment Foreclosure dated September 16, 2025, and in Case No. 24002346CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which PACIFIC LIFE INSURANCE COMPANY, Plaintiff and CMZIES LLC, a Florida Limited Liability Company, DOUGLAS SOPHA, BECKY SOPHA, FREEMODEL, INC, HARPERS 1980 LLC, CHARLES MICHAEL ZIES, ALL UNKNOWN PARTIES CLAIMING INTEREST 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, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, being Defendants, the Charlotte County Clerk of Court will sell to the highest and best bidder for cash at: www.charlotte.realforeclose.com, the Clerk's website for on-line Auctions at 11 a.m., on November 17, 2025 the following described property set forth in the Final Judgment:

Lots 26, and 27, SOUTHERNAIRE SUBDIVISION, according to the Map or Plat thereof as recorded in Plat Book 9, Pages 6A and 6B, of the Public Records of Charlotte County, Florida.

Less and Except the following described property:

A parcel of land within Lot 26, of the Amended Plat of Southernaire Subdivision, as recorded in Plat Book 4, Pages 35A & 35B, Charlotte County, Florida, being specifically described as follows: Commence at the center line intersection of Klispie Drive and Bayidge Place; thence bear 45°39'51" W along the center line of Bayridge Place, a distance of 340.00 feet to the center of the Cul De Sac; thence S 88°21 '05" W, a distance of 35.00 feet, to a point on the arc of a circular curve concave to the East, having a radius of 35.00 feet, and to the point of beginning; thence Southerly along the arc of said curve, having a chord bearing and distance of S 29°54'54" E, 33.15 feet, through a central angle of 56°31'58", a distance of 34.53 feet, to the Southeast comer of said Lot 26; thence S 31 °49'07" W, along the Southeasterly line of said lot, a distance of 137.28 feet, to the West line of said Lot; thence N 14°01'38" W, along said West line, a distance of 126.68 feet; thence N 75°26'20" E, 89.42 feet to the point of beginning.

a/k/a: 321 Bayridge Place, Punta Gorda, Florida 33950

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.

WITNESS my hand and the seal of this court on this 09/19/2025 day of September 2025.

By: (SEAL) B. Lackey, Deputy Clerk

WITNESS my hand this 17th day of September 2025.

By: /s/ Jorge Isaac
Jorge Isaac, Esq (Attorney for Plaintiff)
267 Minorca Ave, Suite 100
Coral Gables, Florida 33134
Florida Bar No.:845841
E-Mail for service:
jorge@isglawfirm.com and
assistant@isglawfirm.com
(P) 305-444-7087 (F) 305-444-7703

Sept. 26; Oct. 3, 2025 25-01000T

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-002149-CC
GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
JESSE JONES; et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated September 22 , 2025, and entered in Case No. 24-002149-CC of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Court, Roger D. Eaton will publicly sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m., on November 24, 2025, the following described property:

LOT 24, BLOCK 5288, SECOND REPLAT OF A PORTION OF SECTION 66, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13 PAGE 12A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Postal address: 6496 Coliseum Boulevard, Port Charlotte, FL 33981

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

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

WITNESS my hand and the seal of said Court on 09/23/2025.

ROGER D. EATON
CLERK OF COURT
By: (SEAL) D. Gerace
As Deputy Clerk

Sept. 26; Oct. 3, 2025 25-01010T

THIRD INSERTION

Public Notice

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) Request for Qualifications (RFQ) 25-09
Project Name: College Wide General Contractor Prequalification pursuant to State Requirements for Educational Facilities (SREF) section 14.
Prequalification Effective Date: January 1, 2026 through December 31, 2026
Interested Applicants must possess a minimum of $1M in current bonding capacity and $1M in general liability and property damage policy.
Interested Applicants may obtain more information and submit the Application electronically for RFQ 25-09 at https://www.bidnetdirect.com/florida/floridasouthwestern.
RFQ Timeline: RFQ Issued September 15, 2025; Deadline for Applicants to Submit written questions September 29, 2025 2:00pm ET; Applications due through https://www.bidnetdirect.com/florida/floridasouthwestern October 10, 2025 at 2:00pm ET; Intent to award to be posted on or about October 16, 2025.

Sept. 19, 26; Oct. 3, 2025 25-00955T

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR Charlotte COUNTY, FLORIDA
Case No.: 25-1040 DR
Donna J. Jameison
Petitioner, and
Sean P. Gibson,
Respondent,

TO: Sean P. Gibson
13606 SW 114th Pl. Dunnellon, Fl 34432

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Donna J. Jameison whose address is Confidential on or before 10/17/25, and file the original with the clerk of this Court at 350 E. Marion Ave, Punta Gorda, FL 33950 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: 9/10/25

CLERK OF THE CIRCUIT COURT
By: C. Holland
(SEAL) Deputy Clerk

Sept. 19, 26; Oct. 3, 10, 2025
25-00959T

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO: 25-645CA
GRETCHEN TUXHORN, an individual,
Plaintiff, v.
JOSE R. RODRIGUEZ, an individual, REBECCA K. RODRIGUEZ, an individual, and JORDAN DWAYNE RODRIGUEZ an individual, MICHELE MARIE WEED, an individual, SAVANNAH SHEPPARD LLC, D/B/A SELLSTATE VISION REALTY, a Florida Limited Liability Company.
Defendants.

TO THE DEFENDANTS: REBECCA K. RODRIGUEZ, JOSE R. RODRIGUEZ, and JORDAN DWAYNE RODRIGUEZ

YOU ARE HEREBY NOTIFIED that an action for Fraudulent Nondisclosure, Negligent Misrepresentation, Violation of The Florida Deceptive And Unfair Trade Practices Act, Breach Of Contract, And Declaratory Relief

Related to the following property in Charlotte County, Florida has been filed against you:

SPG 008 0000 0018 S P G HTS 8TH ADD LT 18 RP/VIN-FLFL570A32164BH31&B(2006) 385/337 564/911 588/2101 796/1078 1524/1343 3840/1177 3872/126 4392/389 4698/1608
More commonly known as: 15316 Mapletree Drive, Punta Gorda, Florida 33955

The last known address for Defendant REBECCA K. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.

The last known address for Defendant JOSE R. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.

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

YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Charlotte County Justice Complex Center, 350 E. Marion Avenue Punta Gorda, FL 33950, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before October 22, 2025. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

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

DATED at Charlotte County, Florida, this 16 day of September, 2025.

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

Plaintiff's attorney,
Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: Irina@spearinglaw.com,
Vanessa@spearinglaw.com

Sept. 19, 26; Oct. 3, 10, 2025
25-00978T

SECOND INSERTION

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 Motion to Cancel and Reschedule Foreclosure Sale entered on September 9, 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 24th day of October, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 2, BLOCK 47, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, OF THE PUBLIC RECORDS OF CHARLOTTE 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.

09/22/2025

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-006741-2

Sept. 26; Oct. 3, 2025 25-01005T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001025CP
Division Probate
IN RE: ESTATE OF LOUIS HENRY DIEKE, III
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
SUSAN McGARRY DIEKE
1013 San Mateo Drive
Punta Gorda, Florida 33950

Attorney for Personal Representative:
DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 484-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail:
jpainchaud@farr.com

Sept. 26; Oct. 3, 2025 25-01003T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25000598CA
SNYDER REAL ESTATE, LLC,
Plaintiff, vs.
EDWARD S. BENCSIK; AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANT,
Defendant(s).

TO: EDWARD S. BENCSIK ("DEFENDANT")
Last Known Address: 3109 ROCK CREEK DRIVE, PORT CHARLOTTE, FL 33948
Current Address: Unknown
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER THE HEREIN NAMED INDIVIDUAL DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANT,
Last Known Address: Unknown
Current Address: Unknown

YOU ARE HEREBY NOTIFIED of the institution of this action by the above-named Plaintiff, against you seeking to foreclose a mortgage on the following real property located in Charlotte Country, Florida:

Lot 14, Block 216, Port Charlotte Subdivision, Section 8, as per the Plat thereof at Plat Book 4, Pages 16A-16Y and 16-Z-1 thru 16-Z-7 of the Public Records of Charlotte County, Florida.

and you are required to serve a copy of your written defenses, if any, on or before October 13, 2025 on Scott D. Stamatakis, Platintiff's attorney, whose address is P.O. Box 341499, Tampa, Florida 33694, and file the original with 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. This notice shall be published in Charlotte County once each week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this Court on this 5th day of September, 2025.

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

Sept. 26; Oct. 3, 2025 25-00985T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24001356CC
ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation,
Plaintiff, v.
HALLMARK PLACE INCORPORATION COMPANY LIMITED, A Hong Kong Company,
Defendant.

TO: HALLMARK PLACE INCORPORATION COMPANY LIMITED, A Hong Kong Company
4B UNITED BUILDNG, 145 KINGS RD,
NORTH POINT, HONG KONG

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

Lot(s) 132, in ROTONDA HEIGHTS, according to the Plat thereof, as recorded in Plat Book 8, Page(s) 26G, in the Public Records of Charlotte County, Florida. Property address: 140 SWAN DR, ROTONDA WEST, FL 33947
Which has the address of: 140 SWAN DR, ROTONDA WEST, FL 33947

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, 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 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 September 23, 2025.

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

Sept. 26; Oct. 3, 2025 25-01004T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25001025CA
Fifth Third Bank, National Association
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John R. Skutt a/k/a John Robert Skutt, Deceased; Nancy A. Skutt, to serve as Personal Representative of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased; Nancy A. Skutt; Stacie A. Kyle as Trustee of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased; Kayla Kyle; Johnny Kyle a/k/a John W. Kyle VI
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John R. Skutt a/k/a John Robert Skutt, Deceased
Last Known Address: Unknown

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

LOT 48 AND THE EAST 1/2 OF LOT 49, BLOCK "H", SEMINOLE LAKES PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 2A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 10-27-2025, 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 9-19-2025.

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

File # 25-F01101
Sept. 26; Oct. 3, 2025 25-01001T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24001487CA
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VALERIE D. FORGE A/K/A VALERIE DONA FORGE, ET AL., DEFENDANT(S).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VALERIE D. FORGE A/K/A VALERIE DONA FORGE
Last Known Address: 533 Encarnacion St, Punta Gorda, FL 33983
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 23, BLOCK 524, PUNTA GORDA ISLES, SECTION 20, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 2A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before October 1, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 26 day of August, 2025.

ROGER D. EATON
As Clerk of Court
(SEAL) By: B. Lackey
As Deputy Clerk

24FL801-0052
Sept. 26; Oct. 3, 2025 25-01002T

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-241-CP
Division PROBATE
IN RE: ESTATE OF
CATHERINE ANN JORDAN
Deceased.

The administration of the estate of CATHERINE ANN JORDAN, deceased, whose date of death was August 28, 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. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Robin Vazquez
6230 Scott Street, Suite 211
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: elise@schwarzlaw.net
Secondary: e-service@schwarzlaw.net
Sept. 26; Oct. 3, 2025 25-00988T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000975CP
Division Probate
IN RE: ESTATE OF
SANDRA MCGREGOR Deceased.

The administration of the estate of Sandra McGregor, deceased, whose date of death was August 28, 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. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Anne Zalbowitz
2606 Arroyo Drive
Durango, Colorado 81301
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Sept. 26; Oct. 3, 2025 25-00997T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000812CP
Division PROBATE
IN RE: ESTATE OF
LINDA MARIE MILLS, Deceased.

The administration of the estate of LINDA MARIE MILLS, deceased, whose date of death was July 7, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. MARION AVE, PUNTA GORA, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.
Attorney for Personal Representative:
LESLIE LOHN, ESQ.
Attorney for Personal Representative
Florida Bar Number: 0181579
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
Fax: (941) 246-0351
E-Mail: llohn@leslielohnlaw.com
Secondary E-Mail:
office@leslielohnlaw.com
Sept. 26; Oct. 3, 2025 25-00996T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001032CP
Division Probate
IN RE: ESTATE OF
CHRISTOPHER THOMAS BOYD
Deceased.

The administration of the estate of Christopher Thomas Boyd, deceased, whose date of death was April 23, 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 forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Christina Matthews
625 S. Hedgecock Square
Satelite Beach, Florida 32937
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
Sept. 26; Oct. 3, 2025 25-00987T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY
FLORIDA
PROBATE DIVISION
File Number: 25-000993-CP
Division: Probate
IN RE: ESTATE OF
JANET A. WYRSCH
Deceased.

The administration of the estate of JANET A. WYRSCH, deceased, whose date of death was June 5, 2025, 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 below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
DAVID L. WYRSCH
1068 Whispering Oak Lane
Stafford, NJ 08050
Alan Reinfeld
Florida Bar Number: 91602
Reinfeld & Cabrera, P.A.
9625 W. Sample Rd.
Coral Springs, FL 33065
Telephone: (954) 334-1520
Fax: (954) 334-1526
E-Mail: ajr@lawrct.com
E-Mail: probate@lawrct.com
Sept. 26; Oct. 3, 2025 25-00990T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000841CP
Division: Probate
IN RE: ESTATE OF
GARY LANGEVIN Deceased.

The administration of the estate of Gary Langevin, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Christin Rossow
PO Box 494558
Port Charlotte, Florida 33949
Attorney for Person Giving Notice:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
Sept. 26; Oct. 3, 2025 25-00995T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1039-CP
Division Probate
IN RE: ESTATE OF
RICK A. TIDD A/K/A RICK TIDD
Deceased.

The administration of the estate of RICK A. TIDD a/k/a RICK TIDD, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
PATRICIA A. TIDD
12720 Short Street
Crown Point, Indiana 46307
Attorney for Personal Representative:
MICHAEL M. WILSON
Attorney
Florida Bar Number: 076244
Olmsted & Wilson, P.A.
17801 Murdock Circle, Suite A
Port Charlotte, FL 33948
Telephone: (941) 624-2700
Fax: (941) 624-5151
E-Mail: mike@owpa.com
Secondary E-Mail: kathy@owpa.com
Sept. 26; Oct. 3, 2025 25-00998T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 001043 CP
IN RE: ESTATE OF
MYRTLE HAUSENFLUCK
Deceased.

The administration of the estate of Myrtle Hausenfluck, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Rose Garrett
1436 Harbell Road
Pineville, Kentucky 41001
Attorney for Personal Representative:
Kirk T. Bauer, Esquire
Florida Bar Number: 471305
Nicolas A. Garcia, Esquire
Florida Bar Number: 1058039
Bauer & Associates
Attorneys at Law, P.A.
P.O. Box 459 DeLand, FL 32721
Telephone: (386) 734-3313
Fax: (386) 738-0424
E-Mail:
kbauer@delandattorneys.com
Secondary E-Mail:
service@delandattorneys.com
Sept. 26; Oct. 3, 2025 25-00989T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001037CP
IN RE: ESTATE OF
GERARD T. MARTELL
Deceased.

The administration of the estate of GERARD T. MARTELL, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
JESSICA MARTELL
39 Hillside Court
Clinton, New Jersey 08809
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
Sept. 26; Oct. 3, 2025 25-00994T

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
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