

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8008 - Port Charlotte
Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US
Facility Phone: 1+ (941) 999-3122

Description: Entire contents of unit consisting of, but not limited to: Gregory Taylor Taylor- Golf clubs, totes misc. Items. Joseph Lamparello- sofa. Jean Romero Sanches- door, misc. Items.

Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025 at 11:00am. Property will be sold to the highest bidder.

November 21, 28, 202525-01211T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **December 09, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Pauline Brier	11110	Household Items
Kim Jansen	11095	Household Items
Nicola Baker, Nicola A Baker	11131	Household Items
Archold Inc. C/O Matt Hoosier	01010	Household Items
Matthew Hoosier, Matt Hoosier For Archold Inc.		
Dawn Adams	6002	Household Items
Freda Gore	1019	Household Items
Ronnie Chamberlain,		
Ronald Chamberlain	08009	Household Items
Shelia Lucan, Sheila Luncan	10006	Household Items
Willie Johnson	10086	Household Items
Charles Smack	6007	Household Items
Jason Peel, Jason E Peel	10043	Household Items

November 21, 28, 202525-01213T

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE
OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL
DISTRICT

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed Amended and Restated Rules of Procedure (the "Proposed Rule"). The Proposed Rule numbers is 2026-07. Prior notice of rule development relative to the Proposed Rule was published in the Florida Administrative Register on November 7, 2025.

A public hearing will be conducted by the Governing Board ("Board") of the District on the following date, time and place to adopt the Proposed Rule:

Time & Date:
Location:

December 18, 2025, at 4:00 p.m.
Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

Pursuant to Section 6(60)(e) of the Act, the Proposed Rule will not require legislative ratification. The Specific grant of rulemaking authority for the adoption of the Proposed Rule includes Section 6(6)(e), Chapter 2007-306, *Laws of Florida*, as amended. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, *Laws of Florida*, as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

The full text of the Proposed Rule is available upon request from the District Manager's Office. The Amended and Restated Rules of Procedure can be summarized as rules that govern the administration of the District including rulemaking proceedings, purchasing guidelines, and general District business.

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

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

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
November 21, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8353 - Englewood
Facility Address: 4381 Placida Rd., Englewood, FL 34224 US
Facility Phone: 1+ (941) 621-2369

Description: Entire contents of unit consisting of, but not limited to: DONTE VIZ-CARRA- Furniture, clothes, totes, Table, decorations. Kelci Mullins- Clothes, boxes, totes, shelf.

Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.

November 21, 28, 202525-01212T

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Fulton-BSH PCFL I, LLC, 5 Old Lancaster Rd, Malvern, PA 19355, desiring to engage in business under the fictitious name of CubeSmart 6397, with its principal place of business in the State of Florida in the County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

November 21, 202525-01222T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/05/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1988 SPEC HS FLFLH70A14013SE. Last Tenants: GARY RALPH HALLDOW and all unknown parties beneficiaries heirs. Sale to be at MHC TROPICAL PALMS MHP GP, LLC, 17100 TAMIAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.

November 21, 28, 202525-01223T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that JPL & Associates, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of "Commercial Spaces by JPL", located primarily at 1500 State Street, Suite 203, Sarasota, Florida 34236, Sarasota County, and operating within multiple counties, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 12th day of November 2025.

November 21, 202525-01218T

PUBLISH
YOUR
LEGAL NOTICE

We publish all
Public sale, Estate
& Court-related notices

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

1V20878_V22



LEGAL



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE G-SUITE
**Business
Observer**

11/20/2025, 1:20

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-1271-CP
IN RE: ESTATE OF
GARY E. WEBB
A/K/A GARY EDWARD WEBB
Deceased.

The administration of the estate of Gary E. Webb a/k/a Gary Edward Webb, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 November 21, 2025.

Personal Representative:
Gary Martin Buchanan
1498 Demorest Rd.
Columbus, Ohio 43228
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Attorney for the
Personal Representative
KUHN'S LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Alt. E-Mail:
kimberly@kuhnslawfirm.com
November 21, 28, 2025 25-01214T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001280-CP
IN RE: ESTATE OF
META MARIE MCCLARY,
Deceased.

The administration of the estate of META MARIE MCCLARY, deceased, whose date of death was on or around October 7, 2025, File Number 25-001280-CP 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 has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-

VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 November 21, 2025.

Personal Representative:
AUSTIN OSKEY
7332 Ramber Ave
North Point, FL 34291
Attorney for Personal Representative:
JOE A. CATARINEAU
Florida Bar No. 0517291
91750 Overseas Highway
Tavernier, Fl 33070
Telephone: (305) 852-4833
November 21, 28, 2025 25-01215T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025001206CP
IN RE: ESTATE OF
ROBERT DION
Deceased

The administration of the estate of ROBERT DION, deceased, whose date of death was August 26, 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. 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 November 21, 2025.

Personal Representative:
LISA DION
C/O Leslie Lohn, Esq
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) 475-9765
E-Mail: llohn@leslielohnlaw.com
Secondary: office@leslielohnlaw.com
November 21, 28, 2025 25-01216T

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 November 21, 2025.

Personal Representative:
LISA DION
C/O Leslie Lohn, Esq
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) 475-9765
E-Mail: llohn@leslielohnlaw.com
Secondary: office@leslielohnlaw.com
November 21, 28, 2025 25-01216T

FIRST INSERTION

RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897
raygrimm@outlook.com

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No. 25-CP-1247
IN RE: THE ESTATE OF:
ROLSTAN D. KERR,
Deceased;
RODNEY KERR,
Petitioner

The administration of the testate estate of ROLSTAN D. KERR, deceased, whose date of death was August 5, 2025, and the last four digits of whose social security number are 5298, is pending in the 20 th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name of the personal representative is ROLSTAN A. KERR. The name and address of the personal representative's attorney and registered agent 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 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 is November 21, 2025.

DATED this 18TH day of November, 2025.

/S/ RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897
raygrimm@outlook.com
FLA. BAR NO. 0488798
Attorney and Registered Agent for
Personal Representative
November 21, 28, 2025 25-01224T

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-1319-CP
Division Probate
IN RE: ESTATE OF
ILSE JOSEFINE STONE
a/k/a ILSE J. STONE
Deceased.

The administration of the Estate of Ilse Josefine Stone a/k/a Ilse J. Stone, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The administration of the Estate of Ilse Josefine Stone a/k/a Ilse J. Stone, deceased, whose date of death was October 6, 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 date of first publication of this notice is November 21, 2025.

Personal Representative:
Marianne Ilse Cassidy
1205 Riding Rocks Ln.
Punta Gorda, FL 33950
Attorney for Personal Representative:
John B. Mizell, Esq.
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
311 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com
November 21, 28, 2025 25-01229T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-1334-CP
Division Probate
IN RE: ESTATE OF
JAMES P. BLOOMINGDALE
a/k/a JAMES BLOOMINGDALE
Deceased.

The administration of the Estate of James P. Bloomingdale a/k/a James Bloomingdale, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, 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 administration of the Estate of James P. Bloomingdale a/k/a James Bloomingdale, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, 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 date of first publication of this notice is November 21, 2025.

Personal Representative:
Matthew Bloomingdale
3 Forest Dr.
Ballston Lake, NY 12019
Attorney for Personal Representative:
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
November 21, 28, 2025 25-01226T

FIRST INSERTION

FORMAL NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001241CP
IN RE: ESTATE OF
DULCINEA FRIEDEN
Deceased.

TO: Fortiva Mastercard Payment Processing P.O. Box 105555
Atlanta, GA 30348-5555; Capital One P.O. Box 60519
City of Industry, CA 91716-0519; Credit One Bank
P.O. Box 60500 City of Industry, CA 91716-0500;
Concora Credit P.O. Box 4477 Beaverton, OR 97076;
Aneley Hundae Port Charlotte Cardiology LLC
3161 Harbor Blvd., Suite A Port Charlotte, FL 33952;
HCA Fawcett Hospital 21298 Olean Blvd
Port Charlotte, FL 33952; Charlotte County Fire & EMS
PO Box 409335 Atlanta, GA 30384; SW Florida Pain Center
19621 Cochran Blvd., Unit 3 Port Charlotte, FL 33948;
VW Credit1401 Franklin Blvd. Libertyville, IL 60048;
Agency for Health Care Administration
2727 Mahan Drive Tallahassee, FL 32308; Maria Johnson,
Program Director Florida Department of Revenue
5050 W Tennessee St.Tallahassee, FL 32399-01003

The Summary Administration of the estate of Dulcinea Frieden, deceased, whose date of death was June 14, 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 Avenue, Punta Gorda, FL 33950. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

The Petitioner 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 sections 732.216-732.228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes

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 or demands 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 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 November 21, 2025.

Date: November 17, 2025

Andre Frieden, Petitioner
3255 N Tier Court Chicago, IL 60618
For the Petitioner
/s/ Philip F. Filosa
Attorney and Counselor at Law
852 Alderwood Way
Sarasota, FL 34243
FL Bar #0936502
508.397.0525
pfilosa@protonmail.com
November 21, 28, 2025 25-01225T

ACTIONS / SALES

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: CHANTEL HASWELL Last Known Address: 1309 E 105th Street, Brooklyn, NY 11236 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A, Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or before 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief de-
manded in the Complaint. The real property that is the subject of this lawsuit is: Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952 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 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01203T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: DAVID GLASGOW Current Possible Address: 9972 Hunter PI, Warrior, AL 35180 or Last Known Address: 2675 Fort Apache Trail, Dacula GA 30019 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A, Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or before 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, 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. The real property that is the subject of this lawsuit is: Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952 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 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01208T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: BRITTANY HASWELL Possible Current Address: 6843 Patay-an Rd., Las Vegas, NV 89146 or Last Known Address: 1822 Vermont ST, Houston TX 77006 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A, Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or before 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, 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. The real property that is the subject of this lawsuit is: Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952 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 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01209T

FIRST INSERTION
NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25000686CA HANCOCK WHITNEY BANK, a Mississippi state chartered bank, Plaintiff, VS. ANDRES ZELLER and BETH ZELLER, husband and wife; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1, and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2 Defendants Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered on September 26, 2025, the undersigned Clerk of the Circuit Court for Charlotte County, Florida, will offer for sale, by a public online auction, at the time and place of sale to be announced on the court's website, the following described real property: LEGAL DESCRIPTION: Lot 34, Block B, A REPLAT OF CERTAIN PARTS OF CHARLOTTE PARK, a subdivision according to the plat thereof recorded in Plat Book 4, Page(s) 264 and 26B, of the Public Records of Charlotte County, Florida. PROPERTY ADDRESS: 2701 Magnolia Way, Punta Gorda, FL 33950 TIME AND PLACE OF SALE: The Sale will be conducted online on December 1, 2025 at 11:00 a.m. Eastern Time at www.charlotte.realforeclosure.com NOTE: The sale will be made to satisfy the Final Judgment of Foreclosure rendered in the case. The sale is subject to any and all other prior liens, encumbrances, or conditions of sale as set forth in the Final Judgment. 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. This sale is made pursuant to the Final Judgment of Foreclosure entered in the above-styled case. BY: HONORABLE RUSSELL T. KIRSHY Clerk of the Circuit Court Charlotte County, Florida (SEAL) BY: D. Gerace Deputy Clerk November 21, 28, 2025 25-01227T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: WESLEY HASWELL Last Known Address: 3406 Ellington Drive, Sachse TX 75048 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A, Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or before 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief de-
manded in the Complaint. The real property that is the subject of this lawsuit is: Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952 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 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01206T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: EVERSLEY HASWELL Current Possible Address: 1516 Sir Williams Ct., Henrico VA 23075-2452 or Last Known Address: 13982 Chicken Farm Road, Shoals IN 48581 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A, Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or before 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, 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. The real property that is the subject of this lawsuit is: Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952 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 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01210T

FIRST INSERTION
NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY FLORIDA. CASE NO. 21001037CA BANK OF AMERICA, N.A., PLAINTIFF, VS. JOSEPH RIZZUTO A/K/A JOSEPH JOHN RIZZUTO, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 8, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on January 30, 2026 at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property: LOT 11, BLOCK 2, ORANGE GROVE PARK - PART ONE, AS RECORDED IN PLAT BOOK 6, AT PAGES 46-A, 46-B, AND 46-C, ACCORDING TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Clerk of the Circuit Court By: (SEAL) D. Gerace Deputy Clerk of the Court Prepared by: Tromberg, Miller, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case#: 21-000206/21001037CA/ PHH November 21, 28, 2025 25-01217T

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24001858CA 911 CONSTRUCTION, LLC, Plaintiff, vs. STANAN INC, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered 11/17/2025 in the above-styled cause, in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, recorded as Instr. 3588343 of the Public Records of Charlotte County, Florida, the Clerk of Court will sell to the highest and best bidder for cash beginning at 11:00 a.m. on 12/22/2025 at www.Charlotte.RealForeclose.com in accordance with Chapter 45, Florida Statutes, the following described real property situated in Charlotte County, Florida as set forth in the Final Judgment: SANDHILL CROSSINGS LT 4 1701/1475 RES1705/823 E1817/769 E3486/1007 3607/497 E3607/559 4074/1172 E4132/1491 5035/297. Abbreviated: SCR 000 0000 0004 Street Address: 24440 Sandhill Blvd., Punta Gorda, FL 33983 aka 24440 Sandhill Blvd., Port Charlotte, FL 33983 Clerk of the Circuit Court By: (SEAL) D. Gerace Deputy Clerk November 21, 28, 2025 25-01228T

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24000758CA MIDFIRST BANK Plaintiff, v. JESSICA BELCHER; MATTHEW JASON BELCHER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 06, 2025, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as: THE EAST 1/2 OF LOT 18, ALL OF LOT 19 AND THE WEST 10 FEET OF LOT 20, BLOCK B, BAYVIEW TERRACE IN THE SUBDIVISION OF SOLANA, A/K/A BAYVIEW TERRACE NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 2216 MARK AVE, PUNTA GORDA, FL 33950-4222 at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on December 10, 2025 beginning 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 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 11/19/2025. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) D. Gerace Deputy Clerk 1000005779 November 21, 28, 2025 25-01230T

Q&A

Who benefits from legal notices?

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

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

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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

BusinessObserver

FL 33950

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25001551CA EDITH WRIGHT, Plaintiff, vs. FRED J. FISCHER, deceased and all others claiming by, through and under FRED J. FISCHER, deceased, FAE O. FISCHER, deceased and all others claiming by, through and under FAE O. FISCHER, deceased, KATHLEEN POYER, deceased and all others claiming by, through and under KATHLEEN POYER, deceased and MARLEEN MANGLE, deceased and MARLEEN MANGLE, deceased, Defendant, TO: FRED J. FISCHER, deceased and all others claiming by, through and under FRED J. FISCHER, deceased, FAE O. FISCHER, deceased and all others claiming by, through and under FAE O. FISCHER, deceased, KATHLEEN POYER, deceased and all others claim- ing by, through and under KATHLEEN POYER, deceased and MARLEEN MANGLE, deceased and all others claiming by, through and under MAR- LEEN MANGLE, deceased YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Charlotte County, Florida: Lots 25 and 26, Block 1138, Port Charlotte Subdivision, accord- ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 23, of the Public Records of	Charlotte County, Florida. a/k/a 434 Avella St, Port Char- lotte, FL 33954. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, tele- phone number (407) 514-2692, on or before 12/20/25, and file the original with the Clerk of this Court either be- fore 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 14 day of November 2025. Clerk of the Circuit Court By: D. Gerace (SEAL) As Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01220T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: ASHTON HASWELL Possible Current Address: 1210 Fox Chase Dr., Mansfield, TX 76063 or Last Known Address: 714 Fairview Ave- nue, Seagoville TX 75159 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A. Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or be- fore 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately	thereafter, otherwise a default will be entered against you for the relief de- manded in the Complaint. The real property that is the sub- ject of this lawsuit is: Lot 16, Block 525, PORT CHAR- LOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Char- lotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Flor- ida 33952 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01207T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: DAMON GLASGOW Last Known Address: 6658 Saddle Shoals Drive, Lawrenceville GA 30043 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A. Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or be- fore 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief de-	manded in the Complaint. The real property that is the sub- ject of this lawsuit is: Lot 16, Block 525, PORT CHAR- LOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Char- lotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Flor- ida 33952 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please con- tact Jon Embury, Administrative Ser- vices 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 ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. WITNESS my hand and the seal of this Court this 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01205T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: CURTIS HASWELL Last Known Address: 1690 NE 33rd Avenue, Unit 110, Homestead FL 33033 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A. Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or be- fore 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be	entered against you for the relief de- manded in the Complaint. The real property that is the sub- ject of this lawsuit is: Lot 16, Block 525, PORT CHAR- LOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Char- lotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Flor- ida 33952 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01204T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 082025CA000447000101 RITA ROSE, Plaintiff, vs. ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW, Defendants. TO: GAIL HASWELL Current Possible Address: 2358 Pate Brook, Rd., Snellville GA 30078-5010 or Last Known Address: 2358 Pate Brook, Road, Snellville GA 30078 YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A. Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or be- fore 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately	thereafter, otherwise a default will be entered against you for the relief de- manded in the Complaint. The real property that is the sub- ject of this lawsuit is: Lot 16, Block 525, PORT CHAR- LOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Char- lotte County, Florida. Parcel Identification No.: 0002685-000000-8 Street Address: 22420 Elmira Boulevard, Port Charlotte, Flor- ida 33952 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 11/13, day of 2025. ROGER D. EATON CLERK OF CIRCUIT COURT BY: D. Gerace (SEAL) Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-01202T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25001304CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WINNIFRED SIMPSON, DECEASED; ELLEN LUCILLE SIMPSON; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PAR- TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WINNIFRED SIMPSON, DECEASED (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 1, BLOCK 3195, OF PORT CHARLOTTE SUBDIVISION, SECTION 51, A SUBDIVISION	ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 65A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 22266 Alcorn Ave, Port Charlotte, FL 33952 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen- berg, Attorney for Plaintiff, whose ad- dress is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/23/25, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plain- tiff's attorney or immediately thereaf- ter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifica- tion if the time before the scheduled ap- pearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 17 day of November, 2025. As Clerk of the Court By D. Gerace (SEAL) As Deputy Clerk November 21, 28, 2025 25-01221T

SUBSEQUENT INSERTIONS

--- ESTATE ---	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1019-CP Division Probate IN RE: ESTATE OF JEFFREY THOMAS RUNYEN, Deceased. The administration of the Estate of JEFFREY THOMAS RUNYEN, de- ceased, whose date of death was July 27, 2025, file number 25-1019-CP, is pend- ing in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The date of first publication of this notice is November 14, 2025. SCOTT DAVID COPENHARVE Personal Representative 414 Gold Tree Punta Gorda, FL 33955 Season A. Spanski, Esq. Attorney for Personal Representative Florida Bar No.: 1044362 SPANSKI LAW, PLLC 304 W Venice Ave., Ste. 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: Season@spanskilaw.com November 14, 21, 2025 25-01198T

SECOND INSERTION																																	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1022 Division Probate IN RE: ESTATE OF MARK T. HAMILTON, SR. Deceased. The administration of the estate of Mark T. Hamilton, Sr., deceased, whose date of death was July 2, 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 Petition 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 file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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. Pursuant to the Order of Summary Administration entered on September 25, 2025, the total value of the assets of the estate, excluding the homestead exempt property, are as follows: <table><tr><th>ASSET</th><th>VALUE</th></tr><tr><td>First State Bank Checking Account</td><td>\$3,077.37</td></tr><tr><td>First State Bank Checking Account</td><td>\$961.99</td></tr><tr><td>2007 Chevrolet Colorado</td><td></td></tr><tr><td>[Exempt Property Petition Pending]</td><td>\$2,000.00</td></tr><tr><td>Zero Turn Lawnmower</td><td></td></tr><tr><td>[Exempt Property Petition Pending]</td><td>\$4,000.00</td></tr><tr><td>ASSET</td><td>VALUE</td></tr><tr><td>Misc. Personal Property</td><td></td></tr><tr><td>[Exempt Property Petition Pending]</td><td>\$1,000.00</td></tr><tr><td colspan="2">The above-referenced assets have been distributed to the following beneficiaries:</td></tr><tr><td>NAME & ADDRESS</td><td>SHARE</td></tr><tr><td>Mark T. Hamilton, Jr. 12430 Attrill Rd Jacksonville, FL 32258</td><td>25%</td></tr><tr><td>Regina Pleasanton 1853 Shower Tree Way Wellington, FL 33414</td><td>25%</td></tr><tr><td>Katie Abramczyk 338 Country Orchard Dr Lake St. Louis, MO 63367</td><td>25%</td></tr><tr><td>Emily Strain 443 Lime Dr Key Largo, FL 33037</td><td>25%</td></tr></table> The attorney's fees and costs incurred in this administration exceed the amount of non-exempt assets distributed to the beneficiaries. The date of first publication of this notice is November 14, 2025. Petitioner Mark T. Hamilton, Jr. c/o BOYER & BOYER PA 46 N Washington Blvd, Ste 21 Sarasota, FL 34236	ASSET	VALUE	First State Bank Checking Account	\$3,077.37	First State Bank Checking Account	\$961.99	2007 Chevrolet Colorado		[Exempt Property Petition Pending]	\$2,000.00	Zero Turn Lawnmower		[Exempt Property Petition Pending]	\$4,000.00	ASSET	VALUE	Misc. Personal Property		[Exempt Property Petition Pending]	\$1,000.00	The above-referenced assets have been distributed to the following beneficiaries:		NAME & ADDRESS	SHARE	Mark T. Hamilton, Jr. 12430 Attrill Rd Jacksonville, FL 32258	25%	Regina Pleasanton 1853 Shower Tree Way Wellington, FL 33414	25%	Katie Abramczyk 338 Country Orchard Dr Lake St. Louis, MO 63367	25%	Emily Strain 443 Lime Dr Key Largo, FL 33037	25%	
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Attorney for Petitioner Katherine M. Fall, Esq. Attorney for Personal Representative Florida Bar Number: 1008504 BOYER & BOYER PA 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: kate@boyerboyer.com Secondary Email: service@boyerboyer.com November 14, 21, 2025	25-01200T
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Email your Legal Notice
legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_L V12

PUBLIC SALES / ESTATE ---

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001175CP IN RE: ESTATE OF MIRIAM RAQUEL SIMANCAS, Deceased. The administration of the estate of MIRIAM RAQUEL SIMANCAS, Deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is November 14, 2025. CARLOS SIMANCAS, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com November 14, 21, 202525-01196T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001133CP IN RE: ESTATE OF WANDA LOUISE MCAMIS, Deceased. The administration of the estate of WANDA LOUISE MCAMIS, 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 10 East Jefferson St., Quincy, FL 32351. 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: November 14, 2025. KAYLA MCKAY Personal Representative 5204 Anderson Road Port Charlotte, FL 33981 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com November 14, 21, 202525-01182T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1212-CP Division: Probate IN RE: ESTATE OF THOMAS JAMES HORANOFF A/K/A THOMAS J. HORANOFF Deceased. The administration of the estate of Thomas James Horanoff a/k/a Thomas J. Horanoff, deceased, whose date of death was September 30, 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: Brian A. Horanoff 656 Jackson Rd Blanchard, Michigan 49310 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. 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 November 14, 21, 202525-01186T

FOURTH INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25 DR 1440 CAROL MCKOY Petitioner v. MARK MCKOY, Respondent.	TO: Mark McKoy, Address Unknown YOU ARE NOTIFIED than an action for Dissolution of Marriage has been filed by Carol McKoy against you and that you are required to serve a copy of your written defenses, if any, to it on Ruhl Law P.A., whose address is 20020 Veterans Blvd Suite 1 Port Charlotte Florida 33952 on or before 2025, and file the original with the Clerk of this Court at 350 E. Marion Avenue, Punta Gorda, Florida 33950 either before ser-

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1229-CP Division Probate IN RE ESTATE OF Katheryn JoAnn Nolan, a/k/a Katheryn J. Nolan Deceased The administration of the estate of Katheryn JoAnn Nolan, a/k/a Katheryn J. Nolan, deceased, whose date of death was August 27, 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. 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 November 14, 2025. Personal Representative: Rebecca Nicole Blalock Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigvlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone November 14, 21, 202525-01184T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25- CP-1225 IN RE: THE ESTATE OF TRICIA CRETECOS, Deceased. The administration of the estate of TRICIA CRETECOS, deceased, whose date of death was June 21, 2025 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, as File No. 25-CP-1225, 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. 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 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 November 14, 2025. Personal Representative: Mark Cretecos 32030 Washington Loop Road Punta Gorda, FL 33982 Attorney for Personal Representative: Paul P. Pacchiana, Esq Florida Bar No. 0990541 5621 Strand Blvd, Ste 210 Naples, FL 34110-7303 Telephone: (239) 596-0777 E-mail: paul@pppfloridalaw.com November 14, 21, 202525-01191T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No: 25001217CP Division: Probate IN RE: ESTATE OF DANIEL SCOTT BURCH Deceased. The administration of the estate of Daniel Scott Burch, deceased, whose date of death was September 24, 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. 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 November 14, 2025. Personal Representative: Emily Burch 19171 Raymond Avenue Port Charlotte, Florida 33954 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 November 14, 21, 202525-01181T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1262-CP Division Probate IN RE: ESTATE OF Judith A. Murphy, Deceased The administration of the estate of Judith A. Murphy, deceased, whose date of death was August 19, 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. 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 November 14, 2025. Personal Representative: Diane Vitale Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigvlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone November 14, 21, 202525-01185T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001215CP IN RE ESTATE OF PATRICIA F. CHASE, Deceased. The administration of the Estate of PATRICIA F. CHASE, deceased, whose date of death was December 9, 2023, file number 25001215CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER TIME	OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The date of first publication of this notice is November 14, 2025. Deidre Marie Clingen Personal Representative 677 Boca Bay Drive, Boca Raton, FL 33921 Kenneth W. Clingen Attorney for Personal Representative Florida Bar No. 111934 Clingen Callow & McLean, LLC 2300 Cabot Drive, Suite 500 Lisle, IL 60532 (630) 871-2600 Email: clingen@cmlawyer.com November 14, 21, 202525-01183T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1125 IN RE: ESTATE OF HOWARD M. GOLDSTONE, JR. Deceased. The administration of the estate of Howard M. Goldstone, Jr., deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 November 14, 2025. Personal Representative: Craig Goldstone 898 Gallery Court Lenoir City, TN 37772 Attorney for Personal Representative: Ryan J. Beadle, Esq. Florida Bar Number: 45340 Gulf Coast Counsel 5692 Strand Court, Suite 1 Naples, FL 34110 Telephone: (239) 593-7900 Fax: (239) 593-7909 E-Mail: ryan@naples.law Secondary E-Mail: camden@naples.law Tertiary E-Mail: service@naples.law November 14, 21, 202525-01187T

Q&A

Who benefits from legal notices?

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

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

lv/B237_V13

--- ACTIONS / SALES ---

SECOND 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 November 12, 2025 Foreclosure Sale dated the 10th day of November, 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 9th day of January, 2026, 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 11/12/2025. Roger D. Eaton Clerk of The Circuit Court (SEAL) By: D. Gerace 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 November 14, 21, 2025	25-01199T

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24002283CA DON PIZZUTI Plaintiffs, v. 925 W. MARION/960 W. OLYMPIA FL, LLC a Delaware limited liability company Defendant. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment dated August 20, 2025 and an Order to Cancel and Reschedule Foreclosure Sale dated October 10, 2025 entered in Civil Case No. 24-CA-2283 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, will sell to the Highest and Best Bidder for Cash at www.charlotte.realforeclose.com at 11:00 a.m. on the 10th day of December 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 4, BLOCK 25, CITY OF PUNTA GORDA, according to the map or plat thereof as recorded in Plat Book 1, Page 23, Public Records of Charlotte County, Florida. LOT 1, BLOCK 25, CITY OF PUNTA GORDA, according to the map or plat thereof as recorded in Plat Book 1, Page 23, Public Records of Charlotte County, Florida. (the "Property") Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated day of 11/07/2025. Clerk of Court, Roger D. Eaton (SEAL) By: D. Gerace Deputy Clerk November 14, 21, 2025		

SECOND INSERTION		
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 25000438CC PNC Bank, National Association Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James Russell Wilson a/k/a James R. Wilson a/k/a James Wilson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); James Phillip Wilson a/k/a James Philip Wilson; Unknown Spouse of James Phillip Wilson a/k/a James Philip Wilson; Vel Gardens Condominium Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: Unknown Spouse of James Philip Wilson a/k/a James Philip Wilson: 1007 Anglers Cove, Marco Island, FL 34145 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Charlotte County, Florida, more par-	ticularly described as follows: UNIT NO. 320 OF VEL GARDENS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 672, PAGE 1063, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 3, PAGE 23A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. more commonly known as 2395 Harbor Boulevard, Unit B 320, Port Charlotte, FL 33952. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 6 day of November, 2025. Roger D. Eaton Circuit and County Courts BY: D. Gerace (SEAL) Deputy Clerk 25-332470 FC01 NCM November 14, 21, 2025	25-01188T

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025 CA 000792 THE FEDERAL SAVINGS BANK, Plaintiff, vs. SIDNEY W. PHILLIPS;GLORIA PHILLIPS;ALFRED PHILLIPS;LORRAINE PHILLIPS; et al., Defendant(s). TO: Sidney W. Phillips Last Known Residence: 7192 Summer		
St Englewood, FL 34224 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida: LOT 4, BLOCK 3647, PORT CHARLOTTE SUBDIVISION, SECTION 64, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 78A THRU 78F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written		
SECOND INSERTION		
VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 is the Plaintiff and BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, CAROL LYNN HAGEMANN, UNKNOWN TENANT #1, UNKNOWN TENANT #2 the Defendants. Roger D Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at https://charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on 12/10/2025, the following described property as set forth in said Order of Final Judgment, to wit: LOT 4, ENGLEWOOD SHORES, A REPLAT OF LOT 1, BLOCK A AND ALL OF BLOCK C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MPLAT BOOK 2, PAGE 100, PUBLIC RECORDS OF CHARLOTTE COUNTY,		
SECOND INSERTION		

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24001352CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 Plaintiff, vs. BEACHCOMBER BUN MANASOTA, et al, Defendants NOTICE IS HEREBY GIVEN pursuant to an Order dated October 10, 2025, and entered in Case No. 24001352CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 is the Plaintiff and BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, CAROL LYNN HAGEMANN, UNKNOWN TENANT #1, UNKNOWN TENANT #2 the Defendants. Roger D Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at https://charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on 12/10/2025, the following described property as set forth in said Order of Final Judgment, to wit: LOT 4, ENGLEWOOD SHORES, A REPLAT OF LOT 1, BLOCK A AND ALL OF BLOCK C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MPLAT BOOK 2, PAGE 100, PUBLIC RECORDS OF CHARLOTTE COUNTY,		
corted in Plat Book 5, Pages 35A thru 35F, of the Public Records of Charlotte County, Florida. Address: 21553 Gibraltar Dr, 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. Dated this day of 11/07/2025. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) D. Gerace 24-09985FL November 14, 21, 2025		
25-01193T		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24001574CA TRUIST BANK, Plaintiff, vs. ANNE C JIMERSON A/K/A ANNE JIMERSON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 29, 2025 in Civil Case No. 24001574CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein TRUIST BANK is Plaintiff and Anne C Jimerson a/k/a Anne Jimerson, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of December, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 22, Block 2794, Port Charlotte Subdivision, Section 33, according to the plat thereof, as recorded in Plat Book 5, Pages 35A thru 35F, of the Public Records of Charlotte County, Florida. Address: 21553 Gibraltar Dr, 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. Dated this day of 11/07/2025. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) D. Gerace 24-09985FL November 14, 21, 2025		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25001396CA GERALD BORTZ, Plaintiff, vs. HAM DIN CHEW, and all others claiming by, through and under HAM DIN CHEW, CHEW CHAU CHUI KUEN, and all others claiming by, through and under CHEW CHAU CHUI KUEN, MENDEZ MCLEGGON, deceased and all others claiming by, through and under LUCY MCLEGGON, deceased, ROY MCLEGGON, deceased and all others claiming by, through and under LUCY MCLEGGON, deceased and all others claiming by, through and under ROY MCLEGGON, deceased, VIVienne MCLEGGON, deceased, DELORES OLAMBIWONNU and BEVERLY BRAITHWAITE, Defendant, TO: HAM DIN CHEW, and all others claiming by, through and under HAM DIN CHEW, CHEW CHAU CHUI KUEN, and all others claiming by, through and under CHEW CHAU CHUI KUEN, MENDEZ MCLEGGON, deceased and all others claiming by, through and under LUCY MCLEGGON, deceased and all others claiming by, through and under ROY MCLEGGON, deceased, VIVienne MCLEGGON, deceased and all others claiming by, through and under LUCY MCLEGGON, deceased and all others claiming by, through and under ROY MCLEGGON, deceased, DELORES OLAMBIWONNU, and all others claiming by, through and under DELORES OLAMBIWONNU and BEVERLY BRAITHWAITE, and all others claiming by, through and under BEVERLY BRAITHWAITE YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Charlotte County, Florida: Parcel 1: Lot 5, Block 2194, Port Charlotte		

Subdivision Section Thirty Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 41A through 41H, inclusive, of the Public Records of Charlotte County, Florida a/k/a 4240 Kilpatrick St. Port Charlotte, FL 33948 ("Parcel 1"). Parcel 2:
Lot 2, Block 893, Port Charlotte Subdivision Section Nineteen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 9A through 9C, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 151 Kirby St. Port Charlotte, FL 33954 ("Parcel 2").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 12/13, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this 7 day of November 2025.

Clerk of the Circuit Court
By: D. Gerace (SEAL)
As Deputy Clerk
Nov. 14, 21, 28; Dec. 5, 2025

SECOND INSERTION		
defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 12/13/25, 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 November 7, 2025. As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk 1221-16238B Ref# 13104 November 14, 21, 2025		

SECOND INSERTION		
FLORIDA.. IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.		

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025-CA-000332 UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. VERA LASTOVSKIY, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 11, 2025 and entered in Case No. 2025-CA-000332 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which United Wholesale Mortgage, LLC, is the Plaintiff and Vera Lastovskiy; are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 1st day of December, 2025, the following described property as set forth in said Final Judgment of Foreclosure: LOTS 14 AND 15, BLOCK 2193, PORT CHARLOTTE SUBDIVISION, SECTION 37, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 41A THRU 41H, OF THE PUBLIC RECORDS OF CHAR-		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25001275CA CEEPOT PAINTING INC, Plaintiff, vs. NORMA GALURA PERALTA, deceased and all others claiming by, through and under NORMA GALURA PERALTA, deceased, BENJAMIN PERALTA, ROBERT ALAN RICE, JUAN A. DELBREY, deceased and all others claiming by, through and under JUAN A. DELBREY, deceased, ILLIAN VARGAS, deceased and all others claiming by, through and under ILLIAN VARGAS, deceased, DORIS DEPP, deceased and all others claiming by, through and under DORIS DEPP, deceased, CAROL CARTER, and WILLIAM DEPP JR., Defendant, TO: NORMA GALURA PERALTA, deceased and all others claiming by, through and under NORMA GALURA PERALTA, deceased, JUAN A. DELBREY, deceased and all others claiming by, through and under JUAN A. DELBREY, deceased, ILLIAN VARGAS, deceased and all others claiming by, through and under ILLIAN VARGAS, deceased and all others claiming by, through and under DORIS DEPP, deceased YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Charlotte County, Florida: Parcel 1: Lot 14, Block 2357, Port Charlotte Section Thirty Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42-A through 42-H, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 255 Liden St Port Charlotte, FL 33953 ("Parcel 1"). Parcel 4: Lot 8, Block 1905, Port Charlotte Subdivision Section Sixty,		

according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 74A through 74K, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 12396 Mayer Ter Port Charlotte, FL 33981 ("Parcel 4").

Parcel 5:
Lot 11, Block 2739, Port Charlotte Subdivision Section Thirty One, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 17150 Constance Ln Port Charlotte, FL 33948 ("Parcel 5").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before December 12, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this 6 day of October 2025.

Clerk of the Circuit Court
BY: D. Gerace (SEAL)
As Deputy Clerk
Nov. 14, 21, 28; Dec. 5, 2025

25-01189T