

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 08-2025-CP-000752-0001-01 Division PROBATE IN RE: ESTATE OF JANET DANIELS Deceased.	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Faithful Nails, located at 1640 Via Bianca, in the City of Punta Gorda, County of Charlotte, State of FL, 33950, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 25 of November, 2025. Emma Faith Boyle 1640 Via Bianca Punta Gorda, FL 33950 November 28, 2025		The administration of the estate of Janet Daniels, deceased, whose date of death was December 3, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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	
202 Philip Voyer 229 Kyle Tucker 301 Mike Mozzetti 452 Jake Foley 2126 Debra Vance 2215 Alan Itzkoff 2534 Brandy Jackson 403 Shanitra Josey 250 Nicole Loulouides		Boxes, Tools, Clothing Boxes, Furniture Instruments, Boxes, Furniture Furniture, Boxes, Guitar Boxes, Furniture, Sewing Machines Boxes, Tools, Furniture Boxes, Furniture, Sport/Outdoors Boxes, Toys, Electronics Tools	
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. Nov. 28; Dec. 5, 2025		25-01242T	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.			
FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-001305-CP Division: PROBATE IN RE: ESTATE OF JEFFREY THOMAS CHAMBERS, A/K/A JEFFREY T. CHAMBERS, Deceased.		NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-001326-CP Division: Probate IN RE: ESTATE OF HEIDI SCHMITHUESEN a/k/a HEIDIMARIE SCHMITHUESEN Deceased.	
The administration of the estate of Jeffrey Thomas Chambers, a/k/a Jeffrey T. Chambers, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death		by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 28, 2025. Personal Representatives: Jeffrey Michael Chambers P.O. Box 510625 Punta Gorda, FL 33951 Joseph David Chambers P.O. Box 510625 Punta Gorda, FL 33951 Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com Nov. 28; Dec. 5, 2025	
		25-01231T	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION – CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 2025CA000841 Rocket Mortgage, LLC F/K/A Quicken Loans, LLC, Plaintiff, -vs- Mario Jerez, Unknown Spouse of Mario Jerez, Claiidil Garcia Jerez A/K/A Claiidil Jerez, Promenades West Condominium Association, INC., Unknown Tenant 1 and Unknown Tenant 2, Defendant(s) TO: CLAIHDIL GARCIA JEREZ A/K/A CLARIDIL JEREZ Last known Address: 3006 CARING WAY UNIT 326 PORT CHARLOTTE, FL 33952 YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida: UNIT NO. 326, OF PROMENADES WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 682, PAGE 1336, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH THE RIGHT TO USE PARKING SPACE #133. Property Address: 3006 Caring Way Unit 326, Port Charlotte, FL 33952 The action was instituted in the Circuit		NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25000967CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. BELLA G. PLAZA, CESAR W. GARCIA and STEPHANIE G. GARCIA, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF BELLA J. PLAZA; UNKNOWN SPOUSE OF CESAR W. GARCIA; and UNKNOWN SPOUSE OF STEPHANIE G. GARCIA, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to	
		the highest bidder for cash, except as set forth hereinafter, on Friday, January 9, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com , in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 10, Block 2034, Port Charlotte Subdivision, Section Twenty-Four according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 16A through 16E, inclusive, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25967CA, New Vista Properties, Inc., v. Bella G. Plaza, et als. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 11/22/2025 ROGER D. EATON, Clerk (SEAL) By: B. Lackey Deputy Clerk Nov. 28; Dec. 5, 2025	
		25-01238T	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE No. 25000446CA PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. CHRISTOPHER JOHN BILL A/K/A CHRISTOPHER BILL, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 19, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on January 12, 2026 , at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property: Lot 13, Block 4674, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTY-NINE, a subdivision according to the plat thereof recorded in Plat Book 6, Page 43, of the Public Records of Charlotte County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the		clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 11/22/2025. Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk of the Court Prepared by: Tromberg, Miller, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 25-000552/25000446CA/PennyMac Nov. 28; Dec. 5, 2025	
		25-01240T	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25001079CA U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff, v. CAROLINI INVESTMENTS LLC, a Florida Limited Liability Company; CARLOS CAROLINI, an Individual; UNKNOWN SPOUSE OF KELLEY L. BECKMAN; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): UNKNOWN SPOUSE OF KELLEY L. BECKMAN (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 191, BLOCK 1700, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY-FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 68, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 5341 David Boulevard, Port Charlotte, FL 33981		has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before, 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 Plaintiff's attorney or immediately thereafter; 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 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 25 day of November, 2025. As Clerk of the Court By D. Gerace (SEAL) As Deputy Clerk Nov. 28; Dec. 5, 2025	
		25-01243T	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25001224CA CMG MORTGAGE, INC; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF BETTY ROCK A/K/A BETTY ANN ROCK, ET AL Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF BETTY ROCK A/K/A BETTY ANN ROCK Last Known Address unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. G-106, OAK FOREST, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 424, AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 3864, PAGE 673, TOGETHER WITH ANY FURTHER AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 8, PAGES 48-A THROUGH 48- C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UN-		DIVIDED INTEREST IN THE COMMON ELEMENTS AP- PURTENANT THERETO. a/k/a 1515 FORREST NELSON BLVD UNIT G106, PORT CHARLOTTE, FL 33952 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 12/26/25 days after the first publication of this Notice in the Business Observer 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 demand 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 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 20 day of November 2025. Roger D. Eaton As Clerk of the Court by: (SEAL) By: D. Gerace As Deputy Clerk Submitted by: Marinosci Law Group, P.A. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 Nov. 28; Dec. 5, 2025	
		25-01237T	

--- SALES / ACTIONS ---

FIRST INSERTION

QUIET TITLE SUMMONS
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA IN AND FOR
THE COUNTY OF MOHAVE
NO. CV-2025-02314
BENJAMIN E GANGLOFF,
Plaintiff vs. –
Francisco Ramirez, Luz V Ramirez
and Mohave County Treasurer; et.
al., the unknown heirs of all the
above named defendants if any of
them be deceased; and all other
persons claiming any right, title,
estate, lien or interest in the real
property described in the Complaint
adverse to Plaintiff; title thereto
Defendants To The Above Named
Defendants and each of them.
YOU ARE HEREBY SUMMONED
AND REQUIRED to appear and defend
in the above entitled action in the
above entitled court, within THIRTY
DAYS, exclusive of the day of service,
if served without the State of Arizona,
and you are hereby notified that in case
you fail so to do, Judgment by Default
WILL BE rendered against you for the
relief demanded in the Complaint. The
Complaint is to foreclose a lien and to

Quiet Title to real property in Mohave
County, Arizona. If you do not want a
judgment or order taken against you
without your input, you must file an
“Answer” or a “Response” in writing
with the Court, and pay the filing fee.
If you do not file an “Answer” or “Re-
sponse” the other party may be given
the relief requested in his or her Peti-
tion or Complaint. To file your “Answer”
or Response” take, or send, the “Answer”
or “Response” to the Office of the Clerk
of the Superior Court, 415 East Spring
Street, Kingman, AZ 86401 (P.O. Box
7000, Kingman, AZ 86402-7000 Mail
a copy of your “Answer” or “Response”
to the other party at the address listed
on the top of this Summons. Benjamin
Gangloff, Plaintiff 1308 Stockton Hill
A194, Kingman AZ 86401, Phone (928)
530-1235. GIVEN under my hand and
the Seal of the Superior Court of the
State of Arizona, in and for the County
of MOHAVE, this 7th day of October,
2025.
CLERK OF SUPERIOR COURT
By: Christina Spurlock, Clerk
Nov. 28; Dec. 5, 12, 19, 2025

25-01235T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 241452CA
CONSTRUCTION
PROFESSIONALS, INC,
a Florida corporation,
Plaintiff, vs.
JAMES FROMMERT and
JESSICA FROMMERT,
Defendants.
NOTICE IS HEREBY GIVEN that I,
the undersigned Clerk of the Circuit
Court of Charlotte County, Florida,
shall sell the property at public sale to
the highest bidder for cash, except as set
forth hereinafter, on Friday, January 9,
2026, at 11:00 a.m. at www.charlotte.
realforeclose.com, in accordance with
Chapter 45 Florida Statutes, the follow-
ing-described real property:
Lot 876, Rotonda Heights, ac-
cording to the Plat thereof, re-
corded in Plat Book 8, Page 26, of
the Public Records of Charlotte
County, Florida
The said sale will be made pursuant to
the Final Judgment of Foreclosure of

the Circuit Court of Charlotte County,
Florida, in Civil Action No. 241452CA,
Construction Professionals, Inc., v.
James Frommert and Jessica From-
mert.
Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim with-
in 60 days after the sale.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated 11/19/2025
ROGER D. EATON, Clerk
(SEAL) By: D. Gerace
Deputy Clerk
Nov. 28; Dec. 5, 2025 25-01233T

FIRST INSERTION

CLERK’S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 25000086CA
DIVISION: CIRCUIT CIVIL
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
TARA M. SALOVITZ A/K/A TARA
SALOVITZ;
et. al.,
Defendants.
NOTICE IS GIVEN that, in accordance
with the Final Judgment of Foreclo-
sure entered on November 12, 2025 in
the above-styled cause, I will sell to the
highest and best bidder for cash on De-
cember 19, 2025 at 11:00 a.m., at www.
charlotte.realforeclose.com:
LAND SITUATED IN THE
COUNTY OF CHARLOTTE
IN THE STATE OF FL LOT
50, BLOCK 788, PORT CHAR-
LOTTE SUBDIVISION, SEC-
TION 18, ACCORDING TO
THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
5, PAGES 8A THROUGH 8E
OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA
Property Address: 21010 Mid-
way Boulevard, Port Charlotte,
FL 33952.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated: 11/22/2025.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
(SEAL) By: B. Lackey
Deputy Clerk
Matter No.: FL-007923-24
Nov. 28; Dec. 5, 2025 25-01239T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-001329
Division Probate
IN RE: ESTATE OF
ELINORE P. SOUZA Deceased.
The administration of the estate of Eli-
nore P. Souza, deceased, whose date of
death was July 12, 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 ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
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.
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 written demand
must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED. NOTWITHSTANDING
THE TIME PERIODS SET FORTH
ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED.
The date of first publication of this
notice is November 28, 2025.
Personal Representative:
Robert N. Cleveland
23033 Westchester Blvd., Apt. D209
Port Charlotte, Florida 33980
Attorney for Personal Representative:
Forrest J. Bass, Esq.
Attorney
Florida Bar Number: 68197
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
E-Mail: fuass@farr.com
Secondary E-Mail: probate@farr.com
Nov. 28; Dec. 5, 2025 25-01244T



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

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

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

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

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

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

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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 FLFL-H70A14013SE. 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **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, 2025		25-01213T



Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

SECOND 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 all others claiming by, through and under 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 claiming by, through and under KATHLEEN POYER, deceased and MARLEEN MANGLE, deceased and all others claiming by, through and under MARLEEN 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, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 23, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 12/20/25, 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 this 14 day of November 2025.

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

Nov. 21, 28; Dec. 5, 12, 202525-01220T

SECOND 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 Avenue, 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 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, 202525-01207T

SECOND 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 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, 202525-01205T

SECOND 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 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, 202525-01204T

SECOND 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 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, 202525-01202T

SECOND 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, DEVISEES, 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, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES 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 following described property:

LOT 1, BLOCK 3195, OF PORT CHARLOTTE SUBDIVISION, SECTION 51, A SUBDIVISION

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 17 day of November, 2025.

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

November 21, 28, 202525-01221T

ACTIONS / SALES

SECOND INSERTION

NOTICE OF FORECLOSURE SALE #20286

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

CASE No. 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.

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Date: 11/12/2025

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

Prepared by:
Tromberg, Miller, Morris & Partners, PLLC
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Our Case#: 21-000206/21001037CA/PHH
November 21, 28, 2025 25-01217T

SECOND 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 Char-

lotte, FL 33983

Property ID: 402306428005

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 PEND ENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Date 11/18/2025

ROGER D. EATON CLERK OF COURT AND COMPTROLLER (SEAL) BY: D. Gerace
Deputy Clerk

November 21, 28, 2025 25-01228T

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 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 Sanchez- 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, 2025 25-01211T

SECOND 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

SECOND 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 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 25-01208T

SECOND 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 Patayan 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 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 25-01209T

SECOND 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 Gor-

da, 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

SECOND 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

SECOND 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 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 25-01210T

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 10240

SECOND 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

SECOND 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

SECOND 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 de-	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

SECOND 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

SECOND 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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: jimizell@mizell-law.com, ndotres@mizell-law.com November 21, 28, 2025 25-01229T

SECOND 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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

SECOND 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 732.2211, 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

SECOND INSERTION	
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 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, 2025 25-01212T	
THIRD 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 DORIS DEPP, 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

THIRD 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 MENDEZ MCLEGGON, deceased, LUCY MCLEGGON, deceased and all others claiming by, through and under LUCY MCLEGGON, deceased, ROY MCLEGGON, deceased and all others claiming by, through and under ROY MCLEGGON, deceased, VIVIENNE MCLEGGON, 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 MENDEZ MCLEGGON, deceased, LUCY MCLEGGON, deceased and all others claiming by, through and under LUCY MCLEGGON, deceased, VIVIENNE MCLEGGON, and all others claiming by, through and under VIVIENNE MCLEGGON, DELORES OLAMBIWONNU, and all others claiming by, through and under DELORES OLAMBIWONNU and 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 25-01194T