CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

BEFORE THE PUBLIC SERVICE COMMISSION
INITIAL CUSTOMER NOTICE
TO THE CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY
AND
ALL OTHER INTERESTED PERSONS
RE: DOCKET NO. 20250137-SU
APPLICATION FOR A LIMITED PROCEEDING RATE INCREASE IN CHARLOTTE COUNTY BY SUNSHINE WATER SERVICES COMPANY
Issued: December 1, 2025

Notice is hereby given, pursuant to Rule 25-30.446, Florida Administrative Code, that Sunshine Water Services Company has filed a petition for a sewer limited proceeding rate increase with the Florida Public Service Commission. The general reason for the requested increase is to recover the cost associated with the replacement of the Mid-County Wastewater Treatment Plant.

Copies of the petition and minimum filing requirements are available for inspection at the following locations:

Management Office 200 Weathersfield Avenue Altamonte Springs, FL 32714-4099	Office Hours: Monday through Friday 8:00 a.m. to 5:00 p.m.

Any person who wishes to comment or provide information to Commission Staff may do so at the meetings, either orally or in writing. Other written comments regarding the Utility and the proposed rates, or requests to be placed on the mailing list for this case, may be directed to this address:

Florida Public Service Commission
Director, Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0870

All correspondence should refer to "Docket No. 20250137-SU, Sunshine Water Services Company". Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Florida Public Service Commission's toll-free facsimile line at 1-800-511-0809, the Commission's email at contact@psc.state.fl.us, or the Commission's website available at http://floridapsc.com/ConsumerAssistance/ComplaintForm.

If you wish to contact the Florida Public Service Commission regarding complaints about service, you may call the Commission's Division of Consumer Assistance and Outreach at the following toll-free number 1-800-342-3552.

The current and proposed rates are as follows:

SCHEDULE OF PRESENT AND PROPOSED WASTEWATER RATES

	Present Rates	Proposed Rates
Residential Service (RS1)		
All Meter Sizes	$40.59	$45.99
Residential Charge per 1,000 gallons 8,000 gallon cap	$6.48	$7.34
Residential Service (RS2) - (Mid-County/Tierra Verde)		
All Meter Sizes (Bi-Monthly)	$81.22	$92.03
Charge per 1,000 gallons 16,000 Gallon Cap	$6.48	$7.34
Residential Service (RS3)		
Flat Rate	$73.19	$82.93
Residential Service (RS4) – Mid-County/Tierra Verde		
Flat Rate (Bi-Monthly)	$146.07	$165.51
General Service (GS1)		
5/8" x 3/4"	$40.59	$45.99
3/4"	$60.89	$68.99
1"	$101.48	$114.99
1 1/2"	$202.95	$229.96
2"	$324.72	$367.94
3"	$649.44	$735.88
4"	$1,014.75	$1,149.81
6"	$2,029.50	$2,299.61
8"	$3,247.20	$3,679.38
10"	$5,885.55	$6,668.88
Charge per 1,000 gallons	$7.79	$8.83
General Service (GS2) (Mid County and Tierra Verde)		
Bi Monthly		
5/8" x 3/4"	$81.38	$92.21
3/4"	$122.07	$138.32
1"	$203.45	$230.53
1 1/2"	$406.90	$461.06
2"	$651.04	$737.69
3"	$1,302.08	$1,475.38
4"	$2,034.50	$2,305.28
6"	$4,069.00	$4,610.56
8"	$6,510.40	$7,376.89
10"	$11,800.10	$13,370.62
Charge per 1,000 gallons	$7.79	$8.83
General Service (GS3)		
Flat Rate	$73.19	$82.93
General Service (GS 4) – (Cross Creek HOA)		
Flat Rate – (905 ERCs)	$66,236.95	$75,052.67
Residential Reuse Service (RRS1)		
All Meter Sizes	$11.84	$13.42
Gallonage Charge per 1,000 gallons	$2.23	$2.53
Bulk Service (BS1) – (DeAnn Estates)		
All Meter Sizes - (58 ERCs)	$2,354.22	$2,667.55
Gallonage Charge per 1,000 gallons	$6.48	$7.34

This notice was prepared by the Utility and approved by Commission staff for distribution by the Utility to its customers. If you have any questions, please call the Utility's office at 866-842-8432.
December 5, 2025 25-01258T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Timeless Beauty located at 1015 Bal Harbor Blvd, in the County of Charlotte, in the City of Punta Gorda, Florida 33950 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda, Florida, this 28th day of November, 2025.
PAT CHANCE FITNESS LLC
December 5, 2025 25-01249T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Genial UP Marketing located at 1531 Lumber Ave, in the County of Charlotte, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 28th day of November, 2025.
COSTA'S PRIME SUPPLY INC.
December 5, 2025 25-01248T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Skin Society located at 18174 Miramar Ave in the City of Port Charlotte, Charlotte, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of December, 2025
Nadia Trimble Aesthetics LLC
December 5, 2025 25-01266T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 29TH 2025: KING OF THE ROAD MC LLC DBA: BERT BLACK WIDOW HARLEY DAVIDSON 2224 EL JOBEAN RD PORT CHARLOTTE FL 33948 (941) 883-8000 MV93870 1971 HD 8A10094H2 $1,368.94
December 5, 2025 25-01245T

FIRST INSERTION

BABCOCK RANCH
COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF REGULAR
GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on December 18, 2025 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

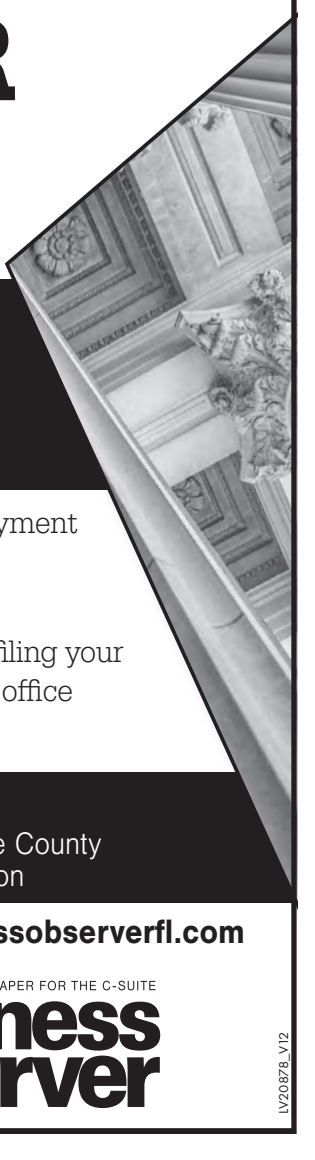
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
December 5, 2025 25-01252T

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

LV20878_V12

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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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

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

LV18237_V21

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25001266CP
IN RE: ESTATE OF
LESTER K. BEHRMAN
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Lester K. Behrman, deceased, File Number 25001266CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950; that the decedent's date of death was June 9, 2025; that the total value of the estate is $17,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Eric L. Behrman 2404 N. Stone Lake Circle Bloomington, IN 47404

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 December 5, 2025.

Person Giving Notice:
Resa Rudolph
12516 E. Co Rd 950 N.
Seymour, IN 47274
Attorney for Person Giving Notice
Heidi M. Brown
Attorney
Florida Bar Number: 48692
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: heidib@omplaw.com
Secondary E-Mail:
hillaryh@omplaw.com
December 5, 12, 2025 25-01259T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE 20th JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
Case No.: 2025 - 001340CP
Section: Judge Lisa Porter
IN RE: THE ESTATE OF
DANIEL R. SWANSON
Decedent

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that a Petition for Administration has been filed in ESTATE OF DANIEL R. SWANSON, deceased, File Number 2025 – 001340 CP; by 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court in duplicate, ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court within THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

/s/ Gary R. Swanson
GARY R. SWANSON, Petitioner /
Personal Representative
1820 Midsummer Lane
Jarrettsville, MD 21084
/s/ Teresa A Perez
TERESA A. PEREZ, Esquire
Attorney for the
Personal Representative
FBN: 388173
2753 Treasure Cove Circle
Ft. Lauderdale, FL 33312
Cell: 305-965-3264
Email: teresaperezlaw@gmail.com
December 5, 12, 2025 25-01254T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 25-001119CP
IN RE: ESTATE OF
DAVID WARREN BRIGGS

The administration of the estate of DAVID WARREN BRIGGS, deceased, whose date of death was February 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

VALERIE D. BRIGGS, Petitioner
MONIQUE M. SADARANGANI, ESQ.
Florida Bar No. 105534
E-mail:
monique@estateandfamilylawyer.com
Monique M. Sadarangani, PLLC
Attorney for Petitioner
66 West Flagler Street, Suite 900
Miami, Florida 33130
Telephone: (786) 638-8777
Facsimile: (786) 513-0713
December 5, 12, 2025 25-01246T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-CP-1251
Division Probate
IN RE: ESTATE OF
GUY D. PFANZ
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Misty Pfanz
1570 S 900 E
Zionsville, Indiana 46077
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
December 5, 12, 2025 25-01265T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1277-CP
IN RE: ESTATE OF
JAMES CLAIR NELSON
A/K/A JAMES C. NELSON
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of James Clair Nelson a/k/a James C. Nelson , deceased, File Number 25-1277-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was April 23, 2025; that the total value of the estate is $[exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Mitchell A. Nelson
1927 Baihly Hills Dr., SW
Rochester, MN 55902
James J. Nelson
21427 715th Ave.
Albert Lea, MN 56007
Elizabeth T. Nelson
2209 Kennedy Dr.
Faribault, MN 55021
Cassidy Marie Furey
14 8th Street, NW
Faribault, MN55021
Brandon John Furey
15484 Shieldsville Blvd.
Shieldsville, MN 55021

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 December 5, 2025.

Petitioner:
Mitchell A. Nelson
1927 Baihly Hills Dr., SW
Rochester, MN 55902
Attorney for Petitioner:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Kuhns Law Firm, PLLC
425 Cross Street, Ste. #312
Punta Gorda, FL 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
December 5, 12, 2025 25-01247T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO. 25001205CP
IN RE: ESTATE OF
MARIO TORRE, Deceased.

The administration of the estate of MARIO TORRE, deceased, File No. 25001205CP, whose date of death was September 21, 2024, is pending in the Twentieth Circuit Court in and 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 Representatives and the Personal Representatives' 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 the first publication of this Notice is: December 5, 2025.

Personal Representatives:
Michael Christianson
3400 Linden Drive
Sarasota, FL 34232
Mikalina Torre
6106 Normandy Court
Fort Collins, CO 80525
Attorney for Personal Representative:
Jason Daniel Quick, Esquire
HARBOR DISABILITY LAW
Florida Bar No. 99951
871 Venetia Bay Blvd., Ste. 226,
Venice, FL 34285
Telephone: 941-244-9960
E-Mail: jason@harbordisability.com
December 5, 12, 2025 25-01255T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001302CP
Division Probate
IN RE: ESTATE OF
BENNETT PETRI
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Joseph C. Petri
1617 Miriam Drive
North Brunswick, New Jersey 08902
Attorney for Personal Representative:
Jeffrey M. Backo
Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
December 5, 12, 2025 25-01263T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001232CP
Division Probate
IN RE: ESTATE OF
KAREN ROACH. CHRISLEY,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of KAREN ROACH CHRISLEY, deceased, File Number 25001232CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950 that the decedent's date of death was August 10, 2025; that the total value of the estate is $39,614.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
JOHNNY LEE CHRISLEY
150 Harborside Ave., Unit 205,
Punta Gorda, FL 33950

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

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

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

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

The date of first publication of this Notice is December 5, 2025.

Person Giving Notice:
JOHNNY LEE CHRISLEY
150 Harborside Ave., Unit 205
Punta Gorda, FL 33950
Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
December 5, 12, 2025 25-01264T

FIRST INSERTION

AMENDED NOTICE TO
CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-001284-CP
Division: PROBATE
IN RE: ESTATE OF
JOSEPHINE TARANTOLA
Deceased.

The administration of the estate of JOSEPHINE TARANTOLA, 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 Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Josephine Ann Glennon
6 Fieldcrest Lane
Farmingdale, New York 11735
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: eservice@schwarzlaw.net
Secondary E-Mail:
kelley@schwarzlaw.net
December 5, 12, 2025 25-01253T

Q&A

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.

LV18237_V34

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025-CA-000566
NATIONS LENDING CORPORATION,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL J. KELLER, et al.,
Defendants.

TO: Unknown Personal Representative of the Estate of Paul J. Keller
Last known address: Unknown
Unknown Heirs, Beneficiaries, and Devisees of the Estate of Paul J. Keller
Last known address: Unknown

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

Lot 5, Block 47, PORT CHARLOTTE SUBDIVISION SECTION FOUR, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 87A through 87D, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 2 day of December, 2025.

Roger D. Eaton
as Clerk of the Circuit Court of Charlotte County, Florida
By: (SEAL) D. Gerace
DEPUTY CLERK

December 5, 12, 2025 25-01261T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001352CA
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
WILLIAM J. GUENTHER, et. al.
Defendant(s),

TO: WILLIAM J. GUENTHER,
UNKNOWN SPOUSE OF WILLIAM J. GUENTHER,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 15, BLOCK 65, PUNTA GORDA ISLES, SECTION 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 48A THROUGH 48G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1/1/26 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 26 day of November, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-346298
December 5, 12, 2025 25-01257T

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25001402CA
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Phillip J. Gebo a/k/a Phillip Joseph Gebo, Jr. a/k/a Phillip J. Gebo, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Phillip J. Gebo a/k/a Phillip Joseph Gebo Jr. a/k/a Phillip J. Gebo Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant:
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 trustees, 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 particularly described as follows:

LOT 23, BLOCK 2825, OF PORT CHARLOTTE SUBDIVISION, SECTION 45, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 56A THRU 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

more commonly known as 21235 Midway Boulevard, 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 2 day of December, 2025.

Roger D. Eaton
Circuit and County Courts
By: (SEAL) D. Gerace
Deputy Clerk

25-333747 FC01 RFT
December 5, 12, 2025 25-01262T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001354CP
IN RE: ESTATE OF JOHN C. MOREHOUSE
Deceased.

The administration of the estate of John C. Morehouse, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025

Personal Representative:
Dorinda Morehouse Savage
1321 Upland Dr. 4836
Houston, Texas 77043
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
December 5, 12, 2025 25-01267T

FIRST 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. 24-002125-CA
ACI FUND 3, LLC,
Plaintiff, vs.
JONATHAN MATICH A/K/A JONATHAN D. MATICH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2025 in Civil Case No. 24-002125-CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein ACI FUND 3, LLC is Plaintiff and Jonathan Matich a/k/a Jonathan D. Matich, 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 29th day of December, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 11, Block F, Rock Creek Park, 3rd Addition, according to the plat thereof as recorded in Plat Book 6, Page 1, of the Public Records of Charlotte County, Florida.

Address: 848 E 4th St, Englewood, FL 34223

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 11/26/2025

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: M. Hoffman

24-09541FL
December 5, 12, 2025 25-01250T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25001448CA
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC1,
Plaintiff, vs.
DIANE L. WILSON A/K/A DIANE WILSON; JACK DENNIS WILSON, JR.; ALBERT L. WILSON A/K/A ALBERT WILSON; MICHAEL D. WILSON; BRENDA J. TERRY; SUNNOVA SLA MANAGEMENT LLC; GOODLEAP, LLC; GULF ELECTRICAL SERVICE LLC,
Defendant(s).

TO: Brenda J. Terry
Residence Unknown

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

LOT 29, BLOCK 1341, PORT CHARLOTTE SUBDIVISION SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 22A THRU 22E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Street Address: 3181 Crestwood Drive, Port Charlotte, Florida 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, 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 25, 2025.

Roger D. Eaton
Clerk of said Court
(SEAL) By: D. Gerace
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400464
December 5, 12, 2025 25-01260T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25001065CA
EF MORTGAGE, LLC,
Plaintiff, v.
RC RIVERA INVESTMENTS LLC; et al,
Defendant(s).

To the following Defendant(s):
RC RIVERA INVESTMENTS LLC
(Last Known Address: 13564 VILLAGE PARK DR SUITE 0250, ORLANDO, FL 32837)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 6, BLOCK 2427, PORT CHARLOTTE SUBDIVISION SECTION THIRTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 29, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 15456 PIEDMONT AVENUE, PORT CHARLOTTE, FL 33954

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 1/1/26, a date which is within thirty (30) 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 demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

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

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

December 5, 12, 2025 25-01256T

FIRST 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. 24-001812-CA
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC,
Plaintiff, vs.
MONACO MADRID HOLDINGS LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2025 in Civil Case No. 24-001812-CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC is Plaintiff and Monaco Madrid Holdings LLC, 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 29th day of December, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Parcel 1:
Lot 21, Block 265, Punta Gorda Isles, Section 15, according to the map or plat thereof, as recorded in Plat Book 8, Pages 20-A through 20-Z-5, of the Public Records of Charlotte County, Florida.
Parcel 2:
Lot 28, Block 283, Punta Gorda Isles, Section 15, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 20A through 20-Z-5, of the Public Records of Charlotte County, Florida.
Address: 507 Madrid Boulevard, Punta Gorda, FL 33950

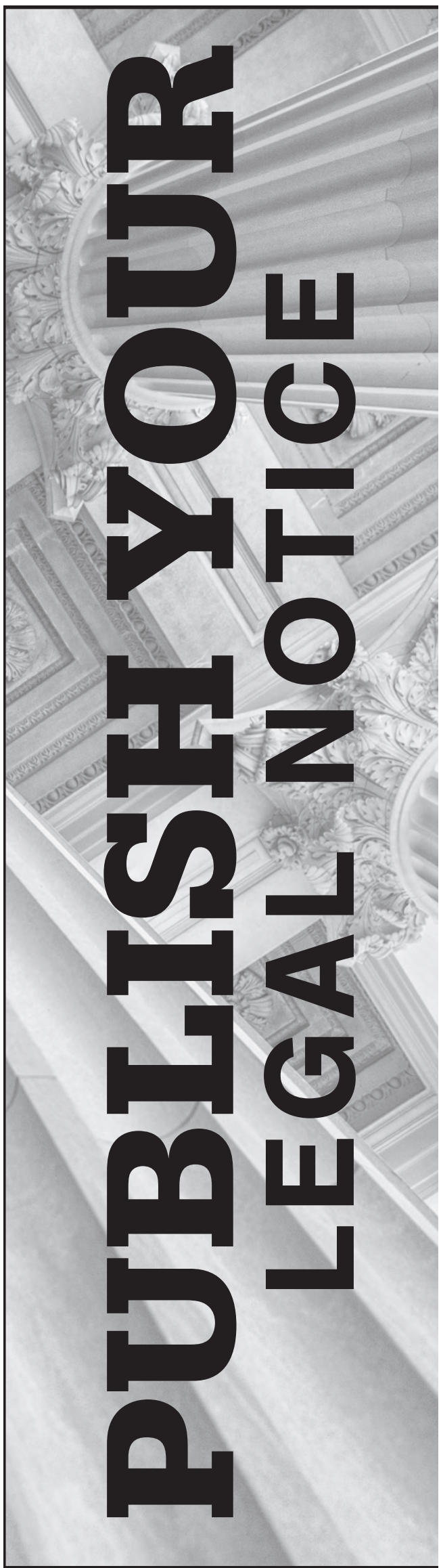
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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 11/26/2025

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: M. Hoffman

24-09931FL
December 5, 12, 2025 25-01251T



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

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATE ---

SECOND 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 Elinore 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 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 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

SECOND 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 "Response" the other party may be given the relief requested in his or her Petition 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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 following-described real property:

Lot 876, Rotonda Heights, according to the Plat thereof, recorded 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 Frommert.

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 11/19/2025

ROGER D. EATON, Clerk
(SEAL) By: D. Gerace
Deputy Clerk
Nov. 28; Dec. 5, 2025 25-01233T

SECOND 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

SECOND 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 Foreclosure entered on November 12, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on December 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 CHARLOTTE SUBDIVISION, SECTION 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORDA

Property Address: 21010 Midway Boulevard, Port Charlotte, FL 33952.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

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

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

THIRD 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 Apachee 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

THIRD 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, 2025
25-01205T

--- ACTIONS / SALES / ESTATE ---

THIRD 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, 2025
25-01204T

THIRD 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 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
25-01203T

THIRD 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, 2025
25-01202T

THIRD 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.
a/k/a 434 Avella St, Port Charlotte, 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, 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, 2025
25-01220T

SECOND 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.

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. 732.2211, 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 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 25-01234T

THIRD 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 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
25-01206T

THIRD 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, 2025
25-01207T

THIRD 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 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

THIRD 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

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--- ACTIONS / SALES / ESTATE ---

SECOND 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 Jarez, Promenades West Condominium Association, INC., Unknown Tenant 1 and Unknown Tenant 2,
Defendant(s)
TO: CLAIIDIL 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 AMENDENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGTHER 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 Court, Twentieth Judicial Circuit in and for Charlotte, County, Florida; Case No. 2025CA000841; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Mario Jerez. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308 within Thirty (30) days of the first date of publication on or before 12/26/25, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the 20 day of November, 2025

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

Matter No.: FL-009071-25
Nov. 28; Dec. 5, 2025 25-01236T

SECOND INSERTION

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.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Heidi Schmithuesen a/k/a Heidimarie Schmithuesen, deceased, File Number 25-001326-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was March 29, 2024; that the total value of the estate is $8,492.22 and that the names and addresses of those to whom it has been assigned by such order are:

Estate of Hans J. Schmithuesen
c/o Claudia Ellwood, Executor
409 Westgate Drive,
Cleves, Ohio 45002

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is: November 28, 2025.

Person Giving Notice:
Claudia Ellwood, Executor
Estate of Hans J. Schmithuesen
409 Westgate Drive Cleves, Ohio 45002
Attorney for Person Giving Notice:
Jeffrey Briscoe
Florida Bar No. 0127501
3440 Conway Blvd., Suite 1A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
Email: jeff@jeffbriscoe.com
Nov. 28; Dec. 5, 2025 25-01232T

SECOND INSERTION

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

SECOND INSERTION

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.

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 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 28, 2025.

Personal Representative:
Bruce C. Daniels
425 Ridgeway Road
Lexington, Kentucky 40502
Attorney for Personal Representative:
T. Renee Mussetter
Email Addresses:
renee@trmussetter.com
Florida Bar No. 0384186
1021 Majestic Drive, Suite 130
Lexington, Kentucky 40513
Telephone: 859-268-1047
Nov. 28; Dec. 5, 2025 25-01241T

SECOND 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

SECOND 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 UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT 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 your 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

202	Philip Voyer	Boxes, Tools, Clothing
229	Kyle Tucker	Boxes, Furniture
301	Mike Mozzetti	Instruments, Boxes, Furniture
452	Jake Foley	Furniture, Boxes, Guitar
2126	Debra Vance	Boxes, Furniture, Sewing Machines
2215	Alan Itzkoff	Boxes, Tools, Furniture
2534	Brandy Jackson	Boxes, Furniture, Sport/Outdoors
403	Shanitra Josey	Boxes, Toys, Electronics
250	Nicole Louloudes	Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

Nov. 28; Dec. 5, 2025 25-01231T

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE No.: 25001275CA
CEEPORT 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

FOURTH 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, ROY MCLEGGON, deceased and all others claiming by, through and under ROY 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, 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
25-01194T