

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RICKY BENEDICT and LORRAINE BENEDICT will, on December 29, 2025, at 10:00 a.m., at 701 AQUI Esta Drive, Lot #80, Punta Gorda, Charlotte County, Florida 33950; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1967 PACE MOBILE HOME, VIN: 7726, TITLE NO.: 0002832741 and all other personal property located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-2413)
December 12, 19, 2025

25-01291T

FIRST INSERTION

AFFIDAVIT OF OWNERSHIP OF CERTIFICATE OF TITLE & REGISTERED SECURITIES REG'D NO : ILLINOIS FILE #112-1972 0109742

In North America)
) ss
Land of Illinois)
[WITH TRUST]

i, Shannon Kay Potts, a living and original native american (wo)man, Affiant (hereinafter Registered Owner), being duly sworn, declare and state that i am of full age and legally competent and to have firsthand knowledge of the facts to be true and Certified Security and/or Bond No: ILLINOIS FILE #112-1972 0109742 whose name also appears on the face of the instrument as SHANNON KAY LOPEZ (Trust/ Estate) by reference to the Official Certificate of Live Birth (Title), recorded and filed dated December 15, 1972, in the Office of the Clerk, County of Madison, Land of Illinois, as the same appears to be held for safekeeping by State Registrar of Titles. Said Certificate is a Valid Trust Instrument and further describes the same property that is an active Trust/ Estate conveyed unto Affiant (Registered Owner) as set forth in the above-mentioned Certificate of Title and all financial assets, accounts, registered securities, entitlements, real and other personal property that are associated with said Trust/ Estate (whether now owned or hereafter acquired), described in the attached Form UCC-1 and Addendum under Notice of Claim. Affiant (Registered Owner) is the one legally entitled and duly authorized to act, appoint, assign, convey, and/or execute said Trust/Estate and no other parties are allowed without consent conveyed, and from Entitlement Holder/ Registered Owner. [AND IT IS SO ORDERED!]

In Witness Whereof; said Affiant (Owner) has hereunto set her hand and seal

Done this day 12TH of December 2025

December 12, 19, 26, 2025; January 2, 2026

25-01283T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001178CP
IN RE: ESTATE OF
DANIEL O. MASON
AKA DANIEL ODEL MASON
Deceased.

The administration of the estate of DANIEL O. MASON AKA DANIEL ODEL MASON), deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
LINDA DARLENE SEVERS
a/k/a **LINDA DARLENE MASON**
257 Rio De Janeiro Ave.
Punta Gorda, FL 33973

Attorney for Personal Representative:

/s/ BISHOP L. TOUPS
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Ave. S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail:
btoups@taxestateplanning.com
December 12, 19, 2025 25-01274T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001311CP
IN RE: ESTATE OF
GEORGE LAMAR
WADSWORTH JR.,
aka GEORGE L. WADSWORTH JR.
Deceased.

The administration of the estate of GEORGE LAMAR WADSWORTH JR., also known as GEORGE L. WADSWORTH JR., deceased, whose date of death was October 13, 2025; is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Avenue, 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.

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

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

The Personal Representatives have 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, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under 732.2211, Florida Statutes.

The date of first publication of this notice is: December 12, 2025.

KELLY S. MOYE
Personal Representative
1102 Interlochen Blvd.
Winter Haven, FL 33884
JOHN M. ULLRICH, JR.
Personal Representative
111 Alafia Estates Lane
Plant City, FL 33567
CARLENE SCHUMANN
Personal Representative
104 E. Orange Street
Wauchula, FL 33873

Erik P. Shuman, Esquire
Attorney for Personal Representatives
Florida Bar No. 990681
Gray/Robinson, P.A.
P.O. Box 1870
Melbourne, FL 32902
Telephone: 31-727-8100
Email:
erik.shuman@gray-robinson.com
Secondary Email:
kim.dexter@gray-robinson.com
December 12, 19, 2025 25-01275T

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 Emanuel Fludd located at 2103 S McCall Rd in the City of Englewood, Charlotte, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of December, 2025

One World of Wonder Group

Joseph Fludd

December 12, 2025

25-01277T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001299CP
IN RE: ESTATE OF
FREDERICK D'AQUILA
(AKA FRED D'AQUILA)
Deceased.

The administration of the estate of FREDERICK D'AQUILA (AKA FRED D'AQUILA), deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte county Justice Center 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
BRYAN D'AQUILA
31 SW 6TH Street,
Dania Beach, FL 33004
Attorney for Personal Representative:
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, Florida 34285
Telephone: (941) 882-0731
E-Mail:
btoups@taxestateplanning.com
December 12, 19, 2025 25-01273T

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25001092CP
Division Probate
IN RE: ESTATE OF
GEORGE EMIL GAVRAN
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of George Emil Gavran, deceased, File Number 25001092CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was August 28, 2024; that the total value of the estate is \$15,300.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
The George Gavran Trust u/a dated October 1, 1999	
c/o Jane L. Gavran	21 Spinning Wheel Road, Unit 4H Hinsdale, IL 60521

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 12, 2025.

Person Giving Notice:
/s/Milan Gavran
Milan Gavran
Attorney for Person Giving Notice:
/s/Mark Martella
Mark Martella, Esq.
Attorney for Petitioner
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: 941-867-6864
Email: mark@martellalaw.com
Secondary Email:
tara@martellalaw.com
December 12, 19, 2025 25-01279T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1342-CP
Division: Probate
IN RE: ESTATE OF
ELIZABETH ANN DIDOMENICO
A/K/A
ELIZABETH A. DIDOMENICO
Deceased.

The administration of the estate of ELIZABETH ANN DIDOMENICO A/K/A ELIZABETH A. DIDOMENICO, deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
Frances Elizabeth Castle f/k/a
Frances Elizabeth Stabler
19104 Cochran Blvd
Port Charlotte, Florida 33948
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: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
December 12, 19, 2025 25-01292T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001405CP
Division Probate
IN RE: ESTATE OF
JINGFENG GAO
Deceased.

The administration of the estate of JINGFENG GAO, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 12, 2025.

Personal Representative:
Jason Song
15555 Owens Glen Terrace
North Potomac, Maryland 20878-2358
Attorney for Personal Representative:
Season A. Spanski
Attorney
Florida Bar Number: 1044362
304 W. Venice Ave, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
December 12, 19, 2025 25-01281T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001252-CP
IN RE: ESTATE OF
RUTH E. REES
Deceased.

Petitioner, Peggy Dickerson, alleges:

The administration of the estate of RUTH E. REES, deceased, whose date of death was January 16, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: December 12, 2025.

/s/ Peggy Dickerson
Peggy Dickerson
Personal Representative
/s/ Allison Cochran
Handling Attorney
Attorney for Personal Representative
Allison L. Cochran, Esq.
Florida Bar Number: 097852
4700 Millenia Blvd, Ste. 500
Orlando, FL 32839
Phone: (407) 504-1020
Email: Allison@cochransquire.com
December 12, 19, 2025 25-01269T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1370-CP
Division: Probate
IN RE: ESTATE OF
BETSY PUGLISE A/K/A
BETSY B. PUGLISE
Deceased.

The administration of the estate of Betsy Puglise a/k/a Betsy B. Puglise, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
Margarita S. Navarrete de Dille
23379 Rosenwood Avenue
Punta Gorda, Florida 33980
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
December 12, 19, 2025 25-01270T



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

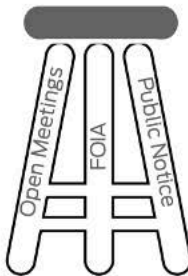


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

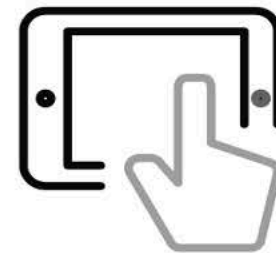
Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

---ESTATE---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001300
IN RE: ESTATE OF MARY JANE FIEDLER
Deceased.

The administration of the estate of Mary Jane Fiedler, deceased, whose date of death was October 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the 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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
Jennifer Fiedler

1057 Southdale Road, Apt. C
Fort Myers, Florida 33919
Attorney for Personal Representative:
Jenny C. Hazel
Attorney
Florida Bar Number: 0163562
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
allee@mccrorylaw.com
December 12, 19, 2025 25-01271T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001390CP
IN RE: ESTATE OF WENDY ELLEN BONNES, A/K/A WENDY E. BONNES,
Deceased.

The administration of the estate of Wendy Ellen Bonnes a/k/a Wendy E. Bonnes, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdoch Circle, Port Charlotte, FL 33948. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

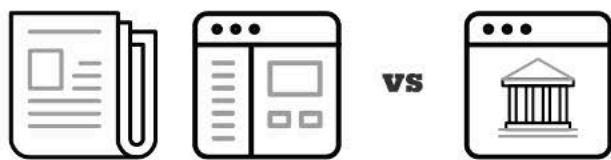
IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
Anthony Bonnes, Jr.

2772 Auburn Boulevard
Port Charlotte, Florida 33948
Attorney for Personal Representative:
MICHAEL J. SWAN, ESQ.
Attorney for Personal Representative
Florida Bar Number: 509116
ROSSWAY SWAN
2101 Indian River Boulevard, Suite 200
Vero Beach, FL 32960
Telephone: (772) 231-4440
Fax: (772) 231-4430
mswan@rosswayswan.com
medina@rosswayswan.com
December 12, 19, 2025 25-01272T



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

LV0248

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

- Mortgage Foreclosures
- Name Changes
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FIRST INSERTION

NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING FOR PUBLICATION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-CA-001609

PARCELS:
HVR-100; HVR-105; HVR-106; HVR-112; HVR-703; HVR-114; HVR-119; HVR-707; HVR-121; HVR-717; HVR-122; HVR-709; HVR-123; HVR-710; HVR-124; HVR-711; HVR-129; HVR-715; HVR-130; HVR-716; HVR-132A; HVR-132B; HVR-718; HVR-135; HVR-136A; HVR-136B; HVR-140; HVR-721; HVR-141; HVR-142; HVR-722; HVR-143; HVR-146; HVR-724; and HVR-154

CHARLOTTE COUNTY, a Political Subdivision of the State of Florida, Petitioner, vs. JANICE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation; et al., Defendants.

STATE OF FLORIDA:
TO ALL AND SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA:

NOTICE IS HEREBY GIVEN TO ALL WHOM IT MAY CONCERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; that a Petition in Eminent Domain and Declaration of Taking has been filed to acquire certain property interests in Charlotte County, Florida as described in the Petition.

Each Defendant and any other person claiming any interest in, or having a lien upon, the property described in the Petition is required to serve a copy of their written defenses to the Petition on Charlotte County's attorney, whose name and address is shown below and to file the original of the defenses with the Clerk of this Court, on or before January 30, 2026, showing what right, title, interest or lien the Defendant has in or to the property described in the Petition and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so a default will be entered against that Defendant for the relief demanded in the Petition.

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Charlotte County will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Charlotte County, and any other order the Court deems proper before The Honorable Judge Russell T. Kirshy, on Monday, March 2, 2026 at 1:30 p.m. (3.5 hours reserved) at the Charlotte County Justice Center, Courtroom 2C, 350 East Marion Avenue, Punta Gorda, Florida 33950. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

WITNESS MY HAND AND SEAL this 5 day of December, 2025.

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

Robert J. Gill, Esquire
Adams & Reese, LLP
2001 Siesta Drive, Suite 302
Sarasota, Florida 34239
(941) 316-7600
Bob.Gill@arlaw.com

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

EXHIBIT A
ALL PARCELS
VICKIE L. POTTS, CFA, CHARLOTTE COUNTY TAX COLLECTOR
18500 Murdock Circle
Port Charlotte, FL 33948
PAUL L. POLK, CFA, CHARLOTTE COUNTY PROPERTY APPRAISER
18500 Murdock Circle
Port Charlotte, FL 33948
PARCEL HVR-100 - Partial Fee Take - Road Right-of-Way
JANICE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation
c/o Michelle D. Sutherland, G.F.B.S., Inc.
2511 Vasco St, Unit 114
Punta Gorda, FL 33950
ELITE ENTERPRISES OF SWFL, INC., a Florida corporation
c/o Claudio R. Bifaretti, Registered Agent

23375 Janice Ave., Unit 13
Punta Gorda, FL 33980
ELITE STUCCO SYSTEMS, INC., a Florida corporation
c/o Claudio R. Bifaretti, Registered Agent
3431 Melissa Ct.
Port Charlotte, FL 33980
THE HOMETOWN GROUP OF PORT CHARLOTTE, LLC, a Florida limited liability company
c/o Claudio R. Bifaretti, Registered Agent
23375 Janice Ave., Unit 13
Punta Gorda, FL 33980
SEBRING TREE SERVICE, INC., a Florida corporation
c/o John Miceli, Registered Agent
23415 Janice Ave., Suite 27
Punta Gorda, FL 33980
MAI PROPERTIES, L.C., a Florida limited liability company
c/o Jack O. Hackett, II, Registered Agent
Farr Law Firm, 99 Nesbit Street
Punta Gorda, FL 33950
AMERICAN BIOLOGICAL, INC., a Florida corporation
c/o Jack O. Hackett, II, Registered Agent
Farr Law Firm, 99 Nesbit Street
Punta Gorda, FL 33950
KINGSWAY ENERGY, LLC, a Florida limited liability company
c/o Ralph T. King, II, Registered Agent
23415 Janice Ave., Unit 26
Port Charlotte, FL 33980
AMERICAN LEAK DETECTION OF FLORIDA, LLC, a dissolved Florida limited liability company d/b/a American Leak Detection of Southwest Florida
c/o Kevin Wiesman, Last Known Registered Agent
23355 Janice Ave Unit 3
Punta Gorda, FL 33980
AUTO AIR SPECIALISTS OF CHARLOTTE COUNTY, INC., a Florida corporation
c/o Alfredo Moretta, Registered Agent
23355 Janice Ave, Unit 6
Charlotte Harbor, FL 33980
ON POINT PLUMBING, LLC, a Florida limited liability company
c/o Michael A. Lafever, Registered Agent
23104 Donalda Avenue
Port Charlotte, FL 33954
WETHERINGTON RESTORATION & REMODELING, INC., a Florida corporation
c/o Eric L. Wetherington, Registered Agent
2590 Tarpon Cove, Unit 811
Punta Gorda, FL 33950
CONSOLIDATED CABINETS OF CHARLOTTE COUNTY, INC., a Florida corporation
c/o John A. Roose, Jr., Registered Agent
23389 McCandless Ave.
Port Charlotte, FL 33980
ROOFIX OF FLORIDA, INC., a Florida corporation
c/o Devin McMullen, Registered Agent
27400 Voyageur Drive
Punta Gorda, FL 33983
SECOND WIND SIGNS & GRAPHICS, INC., a dissolved Florida corporation
c/o Professional Taxes, Inc., Last Known Registered Agent
c/o Thai Christie, Registered Agent for Professional Taxes, Inc.
425 Cross St., Suite 113
Punta Gorda, FL 33950
MARKETING ARM INTERNATIONAL, INC., a Florida corporation
c/o Jack O. Hackett, II, Registered Agent
Farr Law Firm, 99 Nesbit Street
Punta Gorda, FL 33950
TEKTON BUILDERS, INC. a Nevada Corporation
c/o Zachary Waln, Registered Agent
23415 Janice Ave Unit 28
Port Charlotte, FL 33980
CLUNE'S AUTO BODY, INC., a Florida corporation
c/o Diana E. Clune, Registered Agent
4136 Munson St.
Port Charlotte, FL 33948
DR. D'S AUTO AND MARINE REPAIR, INC., a Florida corporation
c/o Michael True, Registered Agent
1070 Orton
Port Charlotte, FL 33952
RAYMOND TEAM "L.L.C.", a Florida limited liability company
d/b/a Charlotte Harbor Custom Upholstery
c/o Richard F. Raymond, Jr., Registered Agent
440 W. Tarpon Blvd., N.W.
Port Charlotte, FL 33952
KDUB INVESTMENTS LLC, a Florida limited liability company
c/o Kevin M. Wiesman, Registered Agent
23355 Janice Ave, Unit 3
Punta Gorda, FL 33980
AGB PORT JANICE LLC, a Florida limited liability company
c/o George C. Busher, Jr., Registered Agent
8225 Los Pinos Cir.
Coral Gables, FL 33143
ALEM, LLC, a Florida limited liability company
c/o Ernest W. Sturges, Jr., Registered Agent
701 JC Center Court, Suite 3
Port Charlotte, FL 33854
DISCIPLESHIP DRIVEN MINISTRIES, INC., a Florida not for profit corporation
c/o Alexander Scotland, Registered Agent
23375 Janice Ave., Unit 8&9
Port Charlotte, FL 33980

Michael & Christine Sheran
d/b/a Safety Kleen
12222 SW Austin,
Lake Suzy, FL 34269
ZOPHIA ZAK RHODES, as Trustee of the Zophia Zak Rhodes Revocable Trust
18146 S. Petoskey Cir.
Port Charlotte, FL 33948
WILLIAM L. STAMP & KENDRA L. STAMP, as Trustees of the Stamp Family
1400 Thrasher Dr.
Punta Gorda, FL 33950
FRANK R. LEGGIO, as Trustee of the Frank R. Leggio Family Trust
287 San Cristobal Ave.
Punta Gorda, FL 33983
PARCEL HVR-105 - Partial Fee Take - Road Right-of-Way
DAVID GUTIERREZ and ROSANA FERNANDEZ
c/o Blake H. Gaylord, Esquire
Gaylord Merlin Ludovici & Diaz
5001 W. Cypress Street
Tampa, FL 33607
bgaylord@gaylordmerlin.com
UNKNOWN TENANT IN POSSESSION
24010 Harborview Road
Port Charlotte, FL 33980
PARCEL HVR-106 - Partial Fee Take - Road Right-of-Way
TRINITY COMMUNITY CHURCH OF PORT CHARLOTTE, INC., a Florida non-profit corporation, f/k/a Trinity Church of God of Port Charlotte, Inc.
c/o Blake H. Gaylord, Esquire
Gaylord Merlin Ludovici & Diaz
5001 W. Cypress Street
Tampa, FL 33607
CENTENNIAL BANK, an Arkansas banking corporation
c/o CT Corporation System, Registered Agent
1200 South Pine Island Road
Plantation, FL 33324
PARCEL HVR-112 - Partial Fee Take - Right of Way
PARCELHVR-703 - Temporary Construction Easement
CHRISTINA RUFFER
c/o Paul A. Blucher, Esquire
Blucher Law Group, PLLC
7300 Delaine Court
Sarasota, FL 34240
PARCEL HVR-114 - Partial Fee Take - Right of Way
STEPHANIE MANERE LAWRENCE
c/o Paul A. Blucher, Esquire
Blucher Law Group, PLLC
7300 Delaine Court
Sarasota, FL 34240
ALL IN FEDERAL CREDIT UNION, an Alabama non-profit corporation
c/o Robert Michael, Registered Agent
238 Virginia Avenue
Daleville, AL 36322
PARCEL HVR-119 - Partial Fee Take - Right of Way
PARCEL HVR-707 - Temporary Construction Easement
THOMAS A. WILLINGHAM and JANET M. WILLINGHAM
c/o Rachael M. Crews, Esquire
Gray Robinson, P.A.
P.O. Box 3068
Orlando, FL 32802-3068
CHASE MANHATTAN MORTGAGE CORPORATION, a New Jersey corporation
c/o CT Corporation System, Registered Agent
820 Bear Tavern Road
West Trenton, NJ 08628
PARCEL HVR-121 - Partial Fee Take - Right of Way
PARCEL HVR-717 - Temporary Construction Easement
LARRY WOSICK and LISE WOSICK
24246 Harborview Road
Port Charlotte, FL 33980
CALIBER HOME LOANS, INC., a Delaware corporation
By Serving: CT Corporation System, Last Known Registered Agent
1200 S. Pine Island Road
Plantation, FL 33324
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation, as nominee for Lender, Rocket Mortgage, LLC, a Michigan corporation
c/o CT Corporation System, Registered Agent
1200 South Pine Island Road
Plantation, FL 33324
PUNTA GORDA HMA, LLC, a Florida limited liability company d/b/a Shorepoint Health Punta Gorda
c/o Corporation Service Company, Registered Agent
1201 Hays Street
Tallahassee, FL 32301-2525
BEILER PREMIER ROOFING & CONST., LLC, a Florida limited liability company
c/o Matthew Beiler, Registered Agent
5330 Palmer Blvd., Unit 5
Sarasota, FL 34232
THE AFRICAN MARKET, INC., a Florida corporation
c/o Lise P. Wosick, Registered Agent
24246 Harborview Road
Port Charlotte, FL 33980
LISE WOSICK, LLC, a Florida limited liability company
c/o Lise P. Wosick, Registered Agent
24246 Harborview Road
Port Charlotte, FL 33980
MOTOMUCK NORTH AMERICA, INC., a Florida corporation
c/o Lise P. Wosick, Registered Agent
24246 Harborview Road
Port Charlotte, FL 33980
CLL INVESTMENT, INC., a Florida corporation
c/o Larry Wosick, Registered Agent
24246 Harborview Road
Port Charlotte, FL 33980

FLORIDA POWER & LIGHT COMPANY, a Florida corporation
c/o David M. Lee, Registered Agent
700 Universe Blvd.
Juno Beach, FL 33408
PARCEL HVR-122 - Partial Fee Take - Right of Way
PARCEL HVR-709 - Temporary Construction Easement
RODGER J. RICHARDSON
c/o Kenneth A. Jones, Esquire
Hahn Loeser Parks, LLP
2400 First Street, Suite 300
Fort Myers, FL 33901-2982
MATTHEW LOUIS RICHARDSON
c/o Blake H. Gaylord, Esquire
Gaylord Merlin Ludovici & Diaz
5001 W. Cypress Street
Tampa, FL 33607
PARCEL HVR-123 - Partial Fee Take - Right of Way
PARCEL HVR-710 - Temporary Construction Easement
FRANK GROSS and PAMELA GROSS
c/o Kenneth A. Jones, Esquire
Hahn Loeser Parks, LLP
2400 First Street, Suite 300
Fort Myers, FL 33901-2982
GENERX GENERATORS, LLC, a Florida limited liability company
c/o Sean A. Costis, P.A., Registered Agent
c/o Sean A. Costis, Registered Agent for Sean A. Costis, P.A.
4055 Central Avenue
St. Petersburg, FL 33713
PARCEL HVR-124 - Partial Fee Take - Right of Way
PARCEL HVR-711 - Temporary Construction Easement
BLUE INTERNATIONAL GROUP, LLC, a Florida limited liability company
c/o Lucrecia Delmonte, Registered Agent
8065 SW 107 Avenue, Apt. 112
Miami, FL 33173
LMD GROUP INVESTMENTS CORP, a Florida corporation
c/o Anais Aragon, Registered Agent
8845 NW 116 Street
Hialeah, FL 33018
WILMINGTON SAVINGS FUND SOCIETY, FSB, a dissolved Florida corporation, as Trustee for the SG Alternative Trust 2022-RTL2
By serving: Andrew Strong, Last Known Registered Agent and Director
1727 Aberdeen Court
Palm Harbor, FL 34684
JENNIFER M. VAZQUEZ
c/o Peter A. Tappert, Esq.
Weissman & Dervishi, P.A.
One SE Third Avenue, Suite 1700
Miami, FL 33131
UNKNOWN TENANT IN POSSESSION
24167 Harborview Road
Port Charlotte, FL 33980
PARCEL HVR-129 - Partial Fee Take - Right of Way
PARCEL HVR-715 - Temporary Construction Easement
JOSHUA W. BRUCE f/k/a JOSHUA M. JOHNS and AMANDA CHRISTINE HAY BRUCE
c/o Jackson H. Bowman, Esquire (Co-Counsel)
Moore Bowman & Reese, P.A.
4100 W. Kennedy Blvd., Suite 221
Tampa, FL 33609
and
Edward L. Wotitzky, Esquire (Co-Counsel)
Wotitzky, Wotitzky & Young, P.A.
1107 W. Marion Avenue, Unit 111
Punta Gorda, FL 33950
941.639.2171
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation, as nominee for Lender, Together Credit Union Inc., a Missouri corporation
c/o CT Corporation System, Registered Agent
1200 South Pine Island Road
Plantation, FL 33324
PARCEL HVR-130 - Partial Fee Take - Right of Way
PARCEL HVR-716 - Temporary Construction Easement
GREGORY MISLOW a/k/a GREGORY JOHN MISLOW, III
c/o D. Mark Natirboff, Esq.
The Law Office of D. Mark Natirboff, P.A.
130 SE Sylvan Way
Keystone Heights, FL 32656
ENCLOSURE PROS, LLC, a Florida limited liability company
c/o Anthony Rasmusen, Registered Agent
3878 Partridge Avenue
North Port, FL 34286
UNKNOWN TENANT IN POSSESSION
24251 Harborview Road
Port Charlotte, FL 33980
PARCEL HVR-132A - Partial Fee Take - Right of Way
PARCEL HVR-132B - Partial Fee Take - Right of Way
PARCEL HVR-718 - Temporary Construction Easement
PF POINCIANA LLC, a Florida limited liability company
c/o Rachael M. Crews, Esquire
Gray Robinson, P.A.
P.O. Box 3068
Orlando, FL 32802-3068
PARCEL HVR-135 - Partial Fee Take - Right of Way
BRIAN E. JONES, As Trustee of The Jones Family Irrevocable Trust
c/o Rachael M. Crews, Esquire
Gray Robinson, P.A.
P.O. Box 3068
Orlando, FL 32802-3068
UNKNOWN TENANT IN POSSESSION

SION
24267 Harborview Road
Port Charlotte, FL 33980
PARCEL HVR-136A - Partial Fee Take - Right of Way
PARCEL HVR-136B - Partial Fee Take - Right of Way
UB PROPERTIES, LLC, a Florida limited liability company
c/o Blake H. Gaylord, Esquire
Gaylord Merlin Ludovici & Diaz
5001 W. Cypress Street
Tampa, FL 33607
FLORIDA POWER & LIGHT COMPANY, a Florida corporation
c/o David M. Lee, Registered Agent
700 Universe Blvd.
Juno Beach, FL 33408
PARCEL HVR-140 - Partial Fee Take - Right of Way
PARCEL HVR-721 - Temporary Construction Easement
HARBORVIEW ACRES, INC., a Florida corporation
c/o Joseph D. Ort, Esquire
The Ort Law Firm
1305 East Plant Street
Winter Garden, FL 34787
PARCEL HVR-141 - Partial Fee Take - Right of Way
SANDRA BETTS
3400 Rowland Drive
Port Charlotte, FL 33980
PARCEL HVR-142 - Partial Fee Take - Road Right-of-Way
PARCEL HVR-722 - Temporary Construction Easement
SNYDER REAL ESTATE, LLC, a Florida limited liability company
c/o Blake H. Gaylord, Esquire
Gaylord Merlin Ludovici & Diaz
5001 W. Cypress Street
Tampa, FL 33607
UNKNOWN TENANT IN POSSESSION
24494 Harborview Road - Unit 1
Port Charlotte, FL 33980
UNKNOWN TENANT IN POSSESSION
24494 Harborview Road - Unit 2
Port Charlotte, FL 33980
UNKNOWN TENANT IN POSSESSION
24494 Harborview Road - Unit 3
Port Charlotte, FL 33980
UNKNOWN TENANT IN POSSESSION
24494 Harborview Road - Unit 4
Port Charlotte, FL 33980
PARCEL HVR-143 - Partial Fee Take - Road Right-of-Way
PF COLLIER, LLC, a Florida limited liability company
c/o Rachael M. Crews, Esquire
Gray Robinson, P.A.
P.O. Box 3068
Orlando, FL 32802-3068
PARCEL HVR-146 - Partial Fee Take - Road Right-of-Way
PARCEL HVR-724 - Temporary Construction Easement
SEATUIT VACATION CONDOS, LLC, a Florida limited liability company
c/o Joseph D. Ort, Esquire
The Ort Law Firm
1305 East Plant Street
Winter Garden, FL 34787
joe@ortlawfirm.com
SANIBEL CAPTIVA COMMUNITY BANK, a Florida corporation
c/o John Wright, Registered Agent
9311 College Parkway
Fort Myers, FL 33919
AMERICAN SOLAR INSTALLATION COMPANY, LLC, a Florida limited liability company
c/o Suchet Singh, Registered Agent
2085 NW 2nd Avenue, Suite 101
Miami, FL 33127-4824
UNKNOWN TENANT IN POSSESSION
24493 Harborview Road - Unit 1
Port Charlotte, FL 33980
UNKNOWN TENANT IN POSSESSION
24493 Harborview Road - Unit 2
Port Charlotte, FL 33980
UNKNOWN TENANT IN POSSESSION
24493 Harborview Road - Unit 3
Port Charlotte, FL 33980
UNKNOWN TENANT IN POSSESSION
24503 Harborview Road - Unit 1
Port Charlotte, FL 33980
UNKNOWN TENANT IN POSSESSION
24503 Harborview Road - Unit 2
Port Charlotte, FL 33980
PARCEL HVR-154 - Partial Fee Take - Right of Way
GREGORY MISLOW a/k/a GREGORY JOHN MISLOW, III
c/o D. Mark Natirboff, Esq.
The Law Office of D. Mark Natirboff, P.A.
130 SE Sylvan Way
Keystone Heights, FL 32656
EXHIBIT B

PARCEL HVR-100 - Partial Fee Take - Road Right-of-Way
LEGAL DESCRIPTION HVR-100: That portion of Janice Commercial Condominium Phase II, a condominium lying in Section 25, Township 40 South, Range 22 East, according to the Declaration of Condominium thereof recorded in Official Records Book 779, Page 1269, and amendment adding Phase II in Official Records Book 1021, Page 1639, as further described in Official Records Condominium Plat Book 8, Page 55A, Public Records of Charlotte County, Florida, and any amendments thereto.
Being described as follows:
Commence at the southeast corner of the northeast 1/4 of said Section 25, said corner also being the northeast

corner of the southeast 1/4 of said Section 25; thence along the east line of said southeast 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the left a distance of 210.05 feet through a central angle of 04°12'04" with a chord bearing South 84°36'51" West and a chord distance of 210.00 feet to the end of said curve; thence continue along said survey baseline South 82°30'49" West a distance of 809.67 feet; thence North 00°47'28" East a distance of 40.42 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to the southeast corner of said Janice Commercial Condominium Phase II for a POINT OF BEGINNING; thence along said north existing right of way line and the south line of said Janice Commercial Condominium Phase II, South 82°30'49" West a distance of 170.00 feet to the southwest corner of said Janice Commercial Condominium Phase II; thence along the west line of said Janice Commercial Condominium Phase II North 00°47'28" East a distance of 4.27 feet; thence North 82°02'54" East a distance of 160.10 feet; thence North 74°15'10" East a distance of 10.42 feet to the east line of said Janice Commercial Condominium Phase II; thence along said east line South 00°47'28" West a distance of 7.10 feet to the POINT OF BEGINNING.

Containing 843 square feet
Property Account No(s):
40225656000
OWNED BY: Janice Commercial Condominium Association, Inc., a Florida not for profit corporation
PARCEL HVR-105 - Partial Fee Take - Road Right-of-Way
LEGAL DESCRIPTION HVR-105: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:

Commence at the southwest corner of the northwest 1/4 of said Section 30, said corner also being the northwest corner of the southwest 1/4 of said Section 30; thence along the west line of said southwest 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road); thence along said west line North 00°09'22" East a distance of 7.77 feet to said northwest corner and said southwest corner; thence along the west line of said northwest 1/4, North 00°09'55" East a distance of 32.31 feet to the north existing right of way of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence continue along said west line North 00°09'55" East a distance of 45.87 feet to the beginning of a curve having a radius of 3,076.00 feet; thence along the arc of said curve to the right a distance of 205.73 feet through a central angle of 03°49'55" with a chord bearing North 88°35'26" East and a chord distance of 205.69 feet to the end of said curve; thence North 00°07'31" East a distance of 36.57 feet; thence South 89°52'40" East a distance of 3.00 feet to the west existing right of way line of Cortez Drive (per Revised Plat of Bay View, Official Records Plat Book 2, Page 36, Public Records of Charlotte County, Florida); thence along said west existing right of way line South 00°07'31" West a distance of 53.21 feet to said north existing right of way line; thence continue along said north existing right of way line South 33°59'11" West a distance of 35.89 feet to the beginning of a curve having a radius of 2,904.79 feet; thence continuing along said north existing right of way line the arc of said curve to the left a distance of 188.75 feet through a central angle of 03°43'23" with a chord bearing South 88°37'25" West and a chord distance of 188.72 feet to the end of said curve to the POINT OF BEGINNING.

Containing 9,443 square feet
Property Account No:
402330154004
OWNED BY: David Gutierrez and Rosana Fernandez, husband and wife
PARCEL HVR-106 - Partial Fee Take - Road Right-of-Way
LEGAL DESCRIPTION HVR-106: Those portions of Lots 1 thru 5, Block 1 and that portion of a 20' strip of land south and adjacent to said Lots 1 thru 5, Revised Plat of Bay View, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 2, Page 36, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the southwest corner of the northwest 1/4 of said Section 30, said corner also being the northwest corner of the southwest 1/4 of said Section 30; thence along the west line of said southwest 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the right a distance of 210.98 feet through a central angle of 04°13'11" with a chord bearing North 88°49'28" East and a chord distance of 210.93 feet to the end of said curve; thence continue along said survey baseline South 89°03'57" East a distance of 47.80 feet; thence North

Ad Continues on next page

--- SALES ---

FIRST INSERTION

Ad Cont'd from previous page

00°07'31" East a distance of 80.00 feet to a point on the west line of said Lot 1 and to the intersection of the east existing right of way line of Cortez Drive (per said plat) and the north existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence South 55°51'57" East a distance of 38.78 feet; thence South 89°03'57" East a distance of 194.60 feet; thence North 41°12'31" East a distance of 28.07 feet; thence North 00°05'49" West a distance of 42.08 feet; thence North 89°54'11" East a distance of 3.95 feet to the east line of said Lot 5 and the west existing right of way line of De Leon Drive (per said plat); thence along said east line and said west existing right of way line South 00°13'44" West a distance of 82.33 feet to said north existing right of way line of County Road 776; thence along said north existing right of way line North 89°03'57" West a distance of 222.17 feet; thence continue along said north existing right of way line North 33°19'05" West a distance of 48.39 feet to the POINT OF BEGINNING.

Containing 4,915 square feet
Property Account No: 402330155011
OWNED BY: Trinity Community Church of Port Charlotte, Inc., a Florida non-profit corporation f/k/a Trinity Church of God of Port Charlotte, Inc. PARCEL HVR-112 - Partial Fee Take - Right of Way
PARCEL HVR-703 - Temporary Construction Easement

LEGAL DESCRIPTION HVR-112: That portion of Lot 1, Block A, Harbor Pines, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 3, Page 85, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the southwest corner of the northwest 1/4 of said Section 30; thence along the west line of said Section 30, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the following three (3) courses; 1) the arc of said curve to the right a distance of 210.98 feet through a central angle of 04°13'11" with a chord bearing North 88°49'28" East and a chord distance of 210.93 feet to the end of said curve; 2) South 89°03'57" East a distance of 902.64 feet to the beginning of a curve having a radius of 572.96 feet; 3) along the arc of said curve to the left a distance of 341.73 feet through a central angle of 34°10'25" with a chord bearing North 73°50'51" East and a chord distance of 336.69 feet to the end of said curve and to the end of said courses; thence North 00°21'32" East a distance of 48.85 feet to the intersection of the north existing right of way line of said County Road 776 (per Section 01560-2601) and the west existing right of way line of Laverne Street (per said plat) and to a point on the east line of said Lot 1 and to the beginning of a curve having a radius of 532.96 feet for a POINT OF BEGINNING; thence along said north existing right of way line the arc of said curve to the right a distance of 137.72 feet through a central angle of 14°48'21" with a chord bearing South 61°15'23" West and a chord distance of 137.34 feet to the west line of said Lot 1 and to the end of said curve; thence along said west line North 00°24'50" East a distance of 68.90 feet to the beginning of a curve having a radius of 1,134.62 feet; thence along the arc of said curve to the left a distance of 130.46 feet through a central angle of 06°35'16" with a chord bearing North 67°15'39" East and a chord distance of 130.39 feet to said east line of Lot 1 and said west existing right of way line to the end of said curve; thence along said east line and said west existing right of way line South 00°21'32" West a distance of 53.26 feet to the POINT OF BEGINNING.

Containing 7,570 square feet
And
LEGAL DESCRIPTION HVR-703: That portion of Lot 1, Block A, Harbor Pines, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 3, Page 85, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the southwest corner of the northwest 1/4 of said Section 30; thence along the west line of said Section 30, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the following three (3) courses; 1) the arc of said curve to the right a distance of 210.98 feet through a central angle of 04°13'11" with a chord bearing North 88°49'28" East and a chord distance of 210.93 feet to the end of said curve; 2) South 89°03'57" East a distance of 902.64 feet to the beginning of a curve having a radius of 572.96 feet; 3) along the arc of said curve to the left a distance of 341.73 feet through a central angle of 34°10'25" with a chord bearing North 73°50'51" East and a chord distance of 336.69 feet to the end of said curve and to the end of said courses; thence North 00°21'32" East a distance of 102.11 feet to a point on the west existing right of way line of Laverne Street (per said plat) and the east line of said Lot 1

and to the beginning of a curve having a radius of 1,134.62 feet for a POINT OF BEGINNING; thence along the arc of said curve to the right a distance of 6.68 feet through a central angle of 00°20'14" with a chord bearing South 64°08'08" West and a chord distance of 6.68 feet to the end of the curve; thence North 01°51'11" East a distance of 31.91 feet; thence South 89°38'28" East a distance of 5.16 feet to said east line and said west existing right of way line; thence along said east line and said west existing right of way line South 00°21'32" West a distance of 28.95 feet to the POINT OF BEGINNING.

Containing 169 square feet
Property Account No: 402330177003
OWNED BY: Christina Ruffer
PARCEL HVR-114 - Partial Fee Take - Right of Way
LEGAL DESCRIPTION HVR-114: Those portions of Lots 10 and 11, Block D, Harbor Pines, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 3, Page 85, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the southwest corner of the northwest 1/4 of said Section 30; thence along the west line of said Section 30, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the following four (4) courses; 1) the arc of said curve to the right a distance of 210.98 feet through a central angle of 04°13'11" with a chord bearing North 88°49'28" East and a chord distance of 210.93 feet to the end of said curve; 2) South 89°03'57" East a distance of 902.64 feet to the beginning of a curve having a radius of 572.96 feet; 3) along the arc of said curve to the left a distance of 341.73 feet through a central angle of 34°10'25" with a chord bearing North 73°50'51" East and a chord distance of 336.62 feet to the end of said courses; thence North 00°21'32" East a distance of 50.35 feet to the intersection of the north existing right of way line of said County Road 776 (per Section 01560-2601) and the east existing right of way line of Laverne Street (per said plat) and to a point on the west line of said Lot 11 for a POINT OF BEGINNING; thence along said west line and said east existing right of way line continue North 00°21'32" East a distance of 79.66 feet; thence South 89°38'28" East a distance of 3.00 feet; thence South 00°21'32" West a distance of 42.10 feet to the beginning of a curve having a radius of 1,136.02 feet; thence along the arc of said curve to the left a distance of 152.61 feet through a central angle of 07°41'50" with a chord bearing North 56°35'43" East and a chord distance of 152.50 feet to the end of said curve; thence North 52°43'10" East a distance of 56.19 feet to the east line of said Lot 10 and the west line of Lot 9 (per said plat); thence along said east line and said west line South 00°20'53" West a distance of 23.41 feet to said north existing right of way line; thence along said north existing right of way line South 52°57'50" West a distance of 219.37 feet to the POINT OF BEGINNING.

Containing 4,711 square feet
Property Account Nos: 402330181006
OWNED BY: Stephanie Manere Lawrence.

PARCEL HVR-119 - Partial Fee Take - Right of Way
PARCEL HVR-707 - Temporary Construction Easement
LEGAL DESCRIPTION HVR-119: That portion of Simmons Addition to Charlotte Harbor (vacated per Official Records Book 565, Page 68, Public Records of Charlotte County, Florida), a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 2, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 577.98 feet; thence North 00°16'40" East a distance of 50.29 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to a point on the west line of said Simmons Addition to Charlotte Harbor for a POINT OF BEGINNING; thence along said west line continue North 00°16'40" East a distance of 25.20 feet; thence North 52°44'48" East a distance of 157.39 feet; thence South 19°43'50" East a distance of 21.62 feet to said north existing right of way line; thence along said north existing right of way line South 52°57'50" West a distance of 166.24 feet to the POINT OF BEGINNING.

Containing 3,288 square feet
And
LEGAL DESCRIPTION HVR-707: That portion of Simmons Addition to Charlotte Harbor (vacated per Official Records Book 565, Page 68, Public Records of Charlotte County, Florida), a

subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 2, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 412.97 feet; thence North 37°02'10" West a distance of 60.49 feet for a POINT OF BEGINNING; thence North 37°15'12" West a distance of 12.74 feet; thence North 52°44'48" East a distance of 30.13 feet; thence South 37°15'12" East a distance of 12.74 feet; thence South 52°44'48" West a distance of 30.13 feet to the POINT OF BEGINNING.

Containing 384 square feet
Property Account Nos: 402330182006

OWNED BY: Thomas A. Willingham and Janet M. Willingham, husband and wife

PARCEL HVR-121 - Partial Fee Take - Right of Way
PARCEL HVR-717 - Temporary Construction Easement

LEGAL DESCRIPTION HVR-121: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 314.21 feet; thence North 00°16'40" East a distance of 50.29 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to a point on the east line of Simmons Addition to Charlotte Harbor [per Official Records Plat Book 1, Page 2 (portion vacated per Official Records Book 565, Page 68) all being of the Public records of Charlotte County, Florida] for a POINT OF BEGINNING; thence along said east line continue North 00°16'40" East a distance of 26.46 feet; thence North 52°44'48" East a distance of 151.32 feet to the west line of Eagle Lakes Estates Condominium (per Official Records Condominium Book 7, Page 35A, Public Records of Charlotte County, Florida); thence along said west line South 00°16'40" West a distance of 27.18 feet to said north existing right of way line; thence along said north existing right of way line South 52°57'50" West a distance of 150.88 feet to the POINT OF BEGINNING.

Containing 3,218 square feet
And
LEGAL DESCRIPTION HVR-717: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 144.74 feet; thence North 37°02'10" West a distance of 61.51 feet for a POINT OF BEGINNING; thence North 00°57'48" East a distance of 32.89 feet; thence South 89°02'12" East a distance of 21.16 feet; thence South 00°57'48" West a distance of 16.23 feet; thence South 52°44'48" West a distance of 26.93 feet to the POINT OF BEGINNING.

Containing 520 square feet
Property Account Nos: 402330182008

OWNED BY: Larry Wosick and Lise Wosick, Husband and Wife
PARCEL HVR-122 - Partial Fee Take - Right of Way
PARCEL HVR-709 - Temporary Construction Easement

LEGAL DESCRIPTION HVR-122: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 1,388.69 feet; thence South 23°39'18" East a distance of 46.26 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence continue South 23°39'18" East a distance of 22.02 feet to the beginning of a curve having a radius of 1,273.93 feet; thence along the arc of said curve to the right a distance of 131.63 feet through a central angle of 05°53'13" with a chord bearing South 64°09'30" West and a chord distance of 131.57 feet to said south existing right of way line and to the end of said curve and to the beginning of a curve having a radius of 617.96 feet; thence along said south existing right of way line the arc of said curve to the left a distance of 71.41 feet through a central angle of 06°37'14"

with a chord bearing North 56°16'27" East and a chord distance of 71.37 feet to the end of said curve; thence continue along said south existing right of way line North 52°57'50" East a distance of 62.92 feet to the POINT OF BEGINNING.

Containing 1,418 square feet
And

LEGAL DESCRIPTION HVR-709: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 1,418.60 feet; thence South 37°02'10" East a distance of 64.30 feet for a POINT OF BEGINNING; thence South 28°09'36" East a distance of 18.86 feet to the beginning of a curve having a radius of 1,292.79 feet; thence along the arc of said curve to the right a distance of 95.07 feet through a central angle of 04°12'49" with a chord bearing South 63°56'49" West and a chord distance of 95.05 feet to the end of said curve; thence North 23°56'47" West a distance of 18.86 feet to the beginning of a curve having a radius of 1,273.93 feet; thence along the arc of said curve to the left a distance of 93.69 feet through a central angle of 04°12'49" with a chord bearing North 63°56'49" East and a chord distance of 93.66 feet to the end of said curve and to the POINT OF BEGINNING.

Containing 1,780 square feet
Property Account Nos: 402330326002
OWNED BY: Rodger J. Richardson and Matthew Louis Richardson
PARCEL HVR-123 - Partial Fee Take - Right of Way
PARCEL HVR-710 - Temporary Construction Easement

LEGAL DESCRIPTION HVR-123: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 1,294.14 feet; thence South 20°41'17" East a distance of 41.69 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence continue South 20°41'17" East a distance of 37.57 feet to the beginning of a curve having a radius of 1,273.93 feet; thence along the arc of said curve to the right a distance of 88.58 feet through a central angle of 03°59'03" with a chord bearing South 59°12'23" West and a chord distance of 88.56 feet to the end of said curve; thence North 23°39'18" West a distance of 22.02 feet to said south existing right of way line; thence along said south existing right of way line the following three (3) courses; 1) North 52°57'50" East a distance of 20.52 feet; 2) North 37°02'10" West a distance of 5.00 feet; 3) North 52°57'50" East a distance of 73.00 feet to the end of said courses and to the POINT OF BEGINNING.

Containing 2,804 square feet
And
LEGAL DESCRIPTION HVR-710: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 1,351.43 feet; thence South 37°02'10" East a distance of 72.97 feet to the beginning of a curve having a radius of 1,273.93 feet for a POINT OF BEGINNING; thence along the arc of said curve to the left a distance of 26.60 feet through a central angle of 01°11'47" with a chord bearing North 58°11'44" East and a chord distance of 26.60 feet to the end of said curve; thence South 32°24'09" East a distance of 26.15 feet to the beginning of a curve having a radius of 1,300.08 feet; thence along the arc of said curve to the right a distance of 27.14 feet through a central angle of 01°11'47" with a chord bearing South 58°11'44" West and a chord distance of 27.14 feet to the end of said curve; thence North 31°12'22" West a distance of 26.15 feet to the POINT OF BEGINNING.

Containing 703 square feet
Property Account Nos: 402330183001

OWNED BY: Frank J. Gross and Pamela L. Gross, Husband and Wife
PARCEL HVR-124 - Partial Fee Take - Right of Way
PARCEL HVR-711 - Temporary Construction Easement
LEGAL DESCRIPTION HVR-124: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:

Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 1,294.14 feet; thence South 20°41'17" East a distance of 41.69 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said south existing right of way line North 52°57'50" East a distance of 177.34 feet; thence South 01°40'20" West a distance of 48.69 feet to the beginning of a curve having a radius of 1,273.93 feet; thence along the arc of said curve to the right a distance of 157.58 feet through a central angle of 07°05'14" with a chord bearing South 53°40'14" West and a chord distance of 157.48 feet to the end of said curve; thence North 20°41'17" West a distance of 37.57 feet to the POINT OF BEGINNING.

Containing 6,473 square feet
And
LEGAL DESCRIPTION HVR-711: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 1,308.15 feet; thence South 37°02'10" East a distance of 76.64 feet to the beginning of a curve having a radius of 1,273.93 feet for a POINT OF BEGINNING; thence along the arc of said curve to the left a distance of 56.81 feet through a central angle of 02°33'18" with a chord bearing North 55°33'46" East and a chord distance of 56.81 feet to the end of said curve; thence South 35°42'53" East a distance of 21.35 feet to the beginning of a curve having a radius of 1,295.28 feet; thence along the arc of said curve to the right a distance of 57.76 feet through a central angle of 02°33'18" with a chord bearing South 55°33'46" West and a chord distance of 57.76 feet to the end of said curve; thence North 33°09'34" West a distance of 21.35 feet to the POINT OF BEGINNING.

Containing 1,223 square feet
Property Account Nos: 402330183002
OWNED BY: Blue International Group, LLC, a Florida limited liability and LMD Group Investments Corp, a Florida corporation
PARCEL HVR-129 - Partial Fee Take - Right of Way
PARCEL HVR-715 - Temporary Construction Easement
LEGAL DESCRIPTION HVR-129: Those portions of Lots 5, 7, 8, 9, and 10, Block 3, and those portions of unimproved roads, Simmons Addition to Charlotte Harbor, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records of Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 574.80 feet; thence South 00°02'46" West a distance of 50.14 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) and to a point on the west line of said Simmons Addition to Charlotte Harbor for a POINT OF BEGINNING; thence along said south existing right of way line North 52°57'50" East a distance of 260.73 feet to a point on the east line of said Simmons Addition to Charlotte Harbor; thence along said east line South 00°02'46" West a distance of 35.53 feet; thence South 52°44'48" West a distance of 261.48 feet to said west line; thence along said west line North 00°02'46" East a distance of 36.77 feet to the POINT OF BEGINNING.

Containing 7,519 square feet
And
LEGAL DESCRIPTION HVR-715: That portion of Lot 1, Block 4, and those portions of unimproved roads, Simmons Addition to Charlotte Harbor, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 2, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 607.83 feet; thence South 37°02'10" East a distance of 69.26 feet for a POINT OF BEGINNING; thence North 52°44'48" East a distance of 28.97 feet; thence South 17°27'38" East a distance of 22.96 feet; thence

South 67°53'38" West a distance of 27.36 feet; thence North 17°28'53" West a distance of 15.36 feet to the POINT OF BEGINNING.

Containing 522 square feet
Property Account Nos: 402330184001

OWNED BY: Joshua W. Bruce f/k/a Joshua M. Johns and Amanda Christine Hay Bruce, Husband and Wife
PARCEL HVR-130 - Partial Fee Take - Right of Way
PARCEL HVR-716 - Temporary Construction Easement
LEGAL DESCRIPTION HVR-130: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence continue along said east line South 00°16'54" West a distance of 50.30 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence continue along said east line South 00°16'54" West a distance of 34.14 feet; thence South 52°44'48" West a distance of 314.53 feet to a point on the east line of Simmons Addition to Charlotte Harbor (per Official Records Plat Book 1, Page 2, Public Records of Charlotte County, Florida); thence along said east line North 00°02'46" East a distance of 35.53 feet to said south existing right of way line; thence along said south existing right of way line North 52°57'50" East a distance of 313.81 feet to the POINT OF BEGINNING.

Containing 8,705 square feet
And
LEGAL DESCRIPTION HVR-716: That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 277.50 feet; thence South 37°02'10" East a distance of 68.01 feet for a the POINT OF BEGINNING; thence North 52°44'48" East a distance of 24.85 feet; thence South 09°54'27" East a distance of 35.08 feet; thence South 80°05'33" West a distance of 22.08 feet; thence North 09°54'27" West a distance of 23.67 feet to the POINT OF BEGINNING.

Containing 649 square feet
Property Account Nos: 402330184003
OWNED BY: Gregory John Mislou, III
PARCEL HVR-132A - Partial Fee Take - Right of Way
PARCEL HVR-132B - Partial Fee Take - Right of Way
PARCEL HVR-718 - Temporary Construction Easement
LEGAL DESCRIPTION HVR-132A: That portion of Proposed Phase "X", Eagle Lakes Estates Condominium, a condominium lying in Section 30, Township 40 South, Range 23 East, as recorded in Official Records Condominium Plat Book 7, Page 35A, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 44.76 feet; thence North 37°02'10" West a distance of 40.00 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to the west line of said Proposed Phase "X", and to the east line of Oakview Drive (per said plat) and to the beginning of a curve having a radius of 25.00 feet for a POINT OF BEGINNING; thence along said west line and said east line the following three (3) courses; 1) the arc of said curve to the right a distance of 39.29 feet through a central angle of 90°02'34" with a chord bearing North 82°00'53" West and a chord distance of 35.37 feet to the end of said curve; 2) North 36°59'35" West a distance of 0.78 foot to the beginning of a curve having a radius of 175.00 feet; 3) the arc of said curve to the right a distance of 3.11 feet through a central angle of 01°01'05" with a chord bearing North 36°28'58" West and a chord distance of 3.11 feet to the end of said curve and to the end of said courses; thence North 53°12'13" East a distance of 222.80 feet; thence North 61°17'11" East a distance of 46.98 feet; thence North 53°50'41" East a distance of 300.96 feet; thence North 50°26'16" East a distance of 230.04 feet to the west existing right of way line of Rowland Drive (per said Section 01560-2601); thence along said west existing right of way line South 00°44'12" West a distance of 33.76 feet to said north existing right of way line; thence along said north existing right of way line South 52°57'50" West a distance of 754.37 feet to the POINT OF BEGINNING.

Containing 17,713 square feet.
LEGAL DESCRIPTION HVR-132B:

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--- SALES / ACTIONS ---

FIRST INSERTION

Ad Cont'd from previous page

That portion of Rowland Drive and that portion of Proposed Phase "X", Eagle Lakes Estates Condominium, a condominium, as recorded in Official Records Condominium Plat Book 7, Page 35A, all lying in Section 30, Township 40 South, Range 23 East Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 792.93 feet; thence North 00°44'12" East a distance of 50.60 feet to the intersection of the west existing right of way line of Rowland Drive (per Section 01560-2601) and the north existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said west existing right of way line continue North 00°44'12" East a distance of 84.72 feet; thence North 89°15'48" West a distance of 7.33 feet; thence North 00°44'12" East a distance of 56.49 feet; thence South 89°29'45" East a distance of 25.31 feet to the east line of said Proposed Phase "X"; thence along said east line South 01°06'03" West a distance of 128.01 feet to said north existing right of way line; thence along said north existing right of way line South 52°57'50" West a distance of 21.71 feet to the POINT OF BEGINNING. Containing 2,777 square feet.

And LEGAL DESCRIPTION HVR-718: That portion of Proposed Phase "X", Eagle Lakes Estates Condominium, a condominium lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Condominium Book 7, Page 35A, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 417.39 feet; thence North 37°02'10" West a distance of 59.20 feet for a POINT OF BEGINNING; thence North 12°37'24" West a distance of 24.59 feet; thence North 77°22'36" East a distance of 27.71 feet; thence South 15°53'55" East a distance of 12.24 feet; thence South 53°50'41" West a distance of 30.98 feet to the POINT OF BEGINNING. Containing 519 square feet.

Property Account Nos: 402330210001 OWNED BY: PF Poinciana LLC, a Florida limited liability company PARCEL HVR-135 - Partial Fee Take - Right of Way LEGAL DESCRIPTION HVR-135: That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 322.78 feet; thence South 37°02'10" East a distance of 40.00 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said south existing right of way line South 61°26'11" East a distance of 28.21 feet; thence South

52°44'48" West a distance of 183.17 feet; thence North 00°17'39" East a distance of 33.18 feet to said south existing right of way line; thence along said south existing right of way line North 52°57'50" East a distance of 151.39 feet to the POINT OF BEGINNING. Containing 4,354 square feet

Property Account Nos: 402330251001 OWNED BY: Brian E. Jones, as Trustee of The Jones Family Irrevocable Trust PARCEL HVR-136A - Partial Fee Take - Right of Way PARCEL HVR-136B - Partial Fee Take - Right of Way LEGAL DESCRIPTION HVR-136A: Those portions of Lots 4, 5, 6, 9, 10 and 11, Block 4, William Curry's Addition to Hickory Bluff, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 21, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 465.59 feet; thence South 37°02'10" East a distance of 40.00 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said south existing right of way line South 52°57'50" East a distance of 266.46 feet; thence continue along said south existing right of way line South 46°38'58" East a distance of 19.06 feet; thence South 52°44'48" West a distance of 300.81 feet to said south existing right of way line; thence along said south existing right of way line North 20°22'06" East a distance of 36.99 feet to the POINT OF BEGINNING. Containing 5,483 square feet.

And LEGAL DESCRIPTION HVR-136B: That portion of an unimproved road, William Curry's Addition to Hickory Bluff, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 21, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 792.93 feet; thence South 00°44'12" West a distance of 50.60 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said south existing right of way line North 52°57'50" East a distance of 29.60 feet; thence South 00°44'12" West a distance of 23.57 feet; thence South 52°44'48" West a distance of 29.69 feet; thence North 00°44'12" East a distance of 23.71 feet to the POINT OF BEGINNING. Containing 553 square feet.

Property Account Nos: 402330251004 OWNED BY: UB Properties, LLC, a Florida limited liability company PARCEL HVR-140 - Partial Fee Take - Right of Way PARCEL HVR-721 - Temporary Construction Easement LEGAL DESCRIPTION HVR-140: Those portions of Lots 5 thru 7, Block 46, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records

Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 739.57 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 726.80 feet to the end of said curve; thence North 01°15'00" East a distance of 40.01 feet to the intersection of the north existing right of way line of said County Road 776 (per Section 01560-2601) and the west existing right of way line of Date Street (per said plat) and to a point on the east line of said Lot 7 and to the beginning of a curve having a radius of 1,185.92 feet for a POINT OF BEGINNING; thence along said north existing right of way line the arc of said curve to the left a distance of 197.14 feet through a central angle of 09°31'29" with a chord bearing South 85°13'27" West and a chord distance of 196.92 feet to a point on the north line of Lime Street (per said plat) and the south line of said Lot 5 and to the end of said curve; thence along said north line and said south line North 88°59'54" West a distance of 65.52 feet to the beginning of a curve having a radius of 1,403.72 feet; thence along the arc of said curve to the right a distance of 242.84 feet through a central angle of 09°54'43" with a chord bearing North 81°04'16" East and a chord distance of 242.53 feet to the end of said curve; thence North 00°58'27" East a distance of 60.87 feet; thence South 89°01'33" East a distance of 22.92 feet to said east line and to said west existing right of way line; thence along said east line and said west existing right of way line South 01°15'00" West a distance of 82.88 feet to the POINT OF BEGINNING. Containing 5,695 square feet.

And LEGAL DESCRIPTION HVR-721: That portion of Lot 6, Block 46, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 585.14 feet through a central angle of 29°15'25" with a chord bearing North 67°35'33" East and a chord distance of 578.81 feet to the end of said curve; thence North 07°46'44" West a distance of 56.58 feet for a POINT OF BEGINNING; thence North 09°45'21" West a distance of 36.62 feet; thence North 80°14'39" East a distance of 25.63 feet; thence South 09°45'21" East a distance of 36.86 feet to the beginning of a curve having a radius of 1,403.72 feet; thence along the arc of said curve to the left a distance of 25.63 feet through a central angle of 01°02'47" with a chord bearing South 80°46'41" West and a chord distance of 25.63 feet to the end of said curve and to the POINT OF BEGINNING. Containing 941 square feet.

Property Account No: 402330229002 OWNED BY: Harborview Acres, Inc., a Florida corporation PARCEL HVR-141 - Partial Fee Take - Road Right-of-Way LEGAL DESCRIPTION HVR-141: That portion of Lot 3, Block 47, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northeast corner of the northeast 1/4 of said Section 30; thence along the east line of said northeast 1/4, South 00°50'49" West a distance of 658.30 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 737.57 feet; thence North 01°12'15" East a distance of 40.00 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to a point on the east line of said Lot 3 and the west line of Lot 4 (per said plat) for a POINT OF BEGINNING; thence along said north existing right of way line North 88°59'54" West a distance of 99.48 feet to an intersection with the east existing right of way line of Date Street (per said plat) and to the west line of said Lot 3; thence along said west line and said east existing right of way line North 01°15'00" East a distance of 33.72 feet; thence South 89°39'59" East a distance of 99.47 feet to said east line of Lot 3 and to the west line of said Lot 4; thence along said east line and said west line South 01°12'15" West a distance of 34.88 feet to the POINT OF BEGINNING. Containing 3,412 square feet.

Property Account No(s): 402330230004 OWNED BY: Sandra Betts PARCEL HVR-142 - Partial Fee Take - Road Right-of-Way PARCEL HVR-722 - Temporary Construction Easement LEGAL DESCRIPTION HVR-142: That portion of Lot 4, Block 47, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northeast corner of the northeast 1/4 of said Section 30; thence along the east line of said northeast 1/4, South 00°50'49" West a distance of 658.30 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 737.57 feet; thence North 01°12'15" East a distance of 40.00 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to a point on the west line of said Lot 4 and to the east line of Lot 3 (per said plat) for a POINT OF BEGINNING; thence along said west line and said east line continue North 01°12'15" East a distance of 30.62 feet; thence South 89°12'09" East a distance of 99.57 feet to the east line of said Lot 4 and to the west line of Lot 5 (per said plat); thence along said east line and said west line South 01°08'24" West a distance of 30.97 feet to said north existing right of way line; thence along said north existing right of way line North 88°59'54" West a distance of 99.60 feet to the POINT OF BEGINNING. Containing 3,067 square feet.

Property Account No: 402330230001 And LEGAL DESCRIPTION HVR-722: That portion of Lot 4, Block 47, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township

40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northeast corner of the northeast 1/4 of said Section 30; thence along the east line of said northeast 1/4, South 00°50'49" West a distance of 658.30 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 737.57 feet; thence North 01°12'15" East a distance of 70.62 feet to a point on the west line of said Lot 4 and the east line of Lot 3 (per said plat) for a POINT OF BEGINNING; thence along said west line and said east line continue North 01°12'15" East a distance of 8.42 feet; thence South 88°45'38" East a distance of 28.24 feet; thence South 01°14'22" West a distance of 8.20 feet; thence North 89°12'09" West a distance of 28.24 feet to the POINT OF BEGINNING. Containing 235 square feet.

Property Account No: 402330230001 OWNED BY: Snyder Real Estate, LLC, a Florida limited liability company PARCEL HVR-143 - Partial Fee Take - Road Right-of-Way LEGAL DESCRIPTION HVR-143: Those portions of Lots 5 and 6, Block 47, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northeast corner of the northeast 1/4 of said Section 30; thence along the east line of said northeast 1/4, South 00°50'49" West a distance of 658.30 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 438.63 feet; thence North 01°00'42" East a distance of 40.00 feet to the intersection of the north existing right of way line of said County Road 776 (per Section 01560-2601) and the west existing right of way line of Coconut Street (per said plat) and to a point on the east line of said Lot 6 for a POINT OF BEGINNING; thence along said north existing right of way line North 88°59'54" West a distance of 199.20 feet to the west line of said Lot 5 and to the east line of Lot 4 (per said plat); thence along said west line and said east line North 01°08'24" East a distance of 35.71 feet; thence South 89°57'21" East a distance of 194.36 feet; thence North 00°39'24" East a distance of 36.80 feet; thence South 88°47'28" East a distance of 5.02 feet to said east line of Lot 6 and to said west existing right of way line; thence along said east line and said west existing right of way line South 01°00'42" West a distance of 75.74 feet to the POINT OF BEGINNING. Containing 7,624 square feet.

Property Account No: 402330230002 OWNED BY: PF Collier, LLC, a Florida limited liability company PARCEL HVR-146 - Partial Fee Take - Road Right-of-Way PARCEL HVR-724 - Temporary Construction Easement LEGAL DESCRIPTION HVR-146: That portion of Coconut Park, Block 44, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 738.75 feet; thence South 00°56'47" West a distance of 40.00 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said south existing right of way line South 88°59'54" East a distance of 200.05 feet; thence South 00°58'29" West a distance of 10.17 feet; thence North 89°29'45" West a distance of 200.05 feet; thence North 00°56'47" East a distance of 11.91 feet to the POINT OF BEGINNING. Containing 2,209 square feet.

Property Account No: 402330234002 and 402330234003 And LEGAL DESCRIPTION HVR-724: That portion of Coconut Park, Block 44, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northeast corner of the northeast 1/4 of said Section 30; thence along the east line of said northeast 1/4, South 00°50'49" West a distance of 658.30 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 635.32 feet; thence South 01°00'06" West a distance of 51.01 feet for a POINT OF BEGINNING; thence South 00°30'15" West a distance of 5.92 feet; thence North 89°29'45" West a distance of 32.46 feet; thence North 00°30'15" East a distance of 5.92 feet; thence South 89°29'45" East a distance of 32.46 feet to the POINT OF BEGINNING. Containing 192 square feet.

Property Account No: 402330234003 OWNED BY: Seatuit Vacation Condos, LLC, a Florida limited liability company PARCEL HVR-154 - Partial Fee Take - Road Right-of-Way LEGAL DESCRIPTION HVR-154: That portion of Coconut Park, Block 44, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows: Commence at the northeast corner of the northeast 1/4 of said Section 30; thence along the east line of said northeast 1/4, South 00°50'49" West a distance of 658.30 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 438.83 feet; thence South 00°58'29" West a distance of 40.00 feet to the intersection of the south existing right of way line of said County Road 776 (per Section 01560-2601) and the west existing right of way line of Coconut Street (per said plat) and to a point on the east line of said Coconut Park for a POINT OF BEGINNING; thence along said west existing right of way line and said east line continue South 00°58'29" West a distance of 52.43 feet; thence North 89°29'45" West a distance of 5.00 feet; thence North 00°58'29" East a distance of 43.13 feet; thence North 89°29'45" West a distance of 94.85 feet; thence North 00°58'29" East a distance of 10.17 feet to said south existing right of way line; thence along said south existing right of way line South 88°59'54" East a distance of 99.84 feet to the POINT OF BEGINNING. Containing 1,188 square feet.

Property Account No: 402330234004 OWNED BY: Gregory Mislow Dec. 12, 19, 2025 25-01268T

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. **082025CA001240000101**
Wells Fargo Bank, N.A.
Plaintiff, vs.
Gene S. Spencer a/k/a Gene Steven Spencer; Unknown Spouse of Gene S. Spencer a/k/a Gene Steven Spencer; United States of America on behalf of the Secretary of Housing and Urban Development; Clerk of the Court, Charlotte County, Florida Defendants.
TO: Gene S. Spencer a/k/a Gene Steven Spencer and Unknown Spouse of Gene S. Spencer a/k/a Gene Steven Spencer
Last Known Address: 19873 Midway Boulevard, Port Charlotte, FL 33948
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:
LOT 18, BLOCK 160, PORT CHARLOTTE SUBDIVISION, SECTION EIGHT, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 16A THROUGH 16Y AND 16Z-1 THROUGH 16Z-7, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before January 10, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated on December 5, 2025.
Roger Eaton
As Clerk of the Court
By D. Gerace (SEAL)
As Deputy Clerk
File # 23-F01479
December 12, 19, 2025 25-01282T

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 25001351CA
FREDOM MORTGAGE CORPORATION, Plaintiff, vs. JEREMY KOCH; et al Defendants.
TO: JEREMY KOCH; 17123 STATE ROUTE 104 ASHVILLE, OH 43103 UNKNOWN SPOUSE OF JEREMY KOCH; 17123 STATE ROUTE 104 ASHVILLE, OH 43103
YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:
LOT 130, ROTONDA WEST, PEBBLE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 13A THROUGH 13L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Also known as 113 MARK TWAIN LANE, ROTONDA WEST, FL 33947.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof/Remtulla, LLP, the plaintiff's attorney, whose

address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before Jan 10, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated on Dec 5, 2025.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace (SEAL)
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
December 12, 19, 2025 25-01280T

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24000614CA
DIVISION: CIRCUIT CIVIL
SELENE FINANCE LP, Plaintiff, vs. JAMIE NICOLE BARNES F/K/A JAMIE NICOLE STRATICO A/K/A JAMIE N. STRATICO, A/K/A JAMIE NICOLE STRATICO, A/K/A JAMIE N. STRATICO; et al., Defendants.
NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on November 13, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on January 12, 2026 at 11:00 a.m., at www.charlotte.realestate.com:
LOT 18, BLOCK 1286, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 23221 Elmira Boulevard, Punta Gorda, FL 33980
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: 12/09/2025.
ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT (SEAL) By: B. Lackey Deputy Clerk
Matter No.: FL-004618-24
December 12, 19, 2025 25-01286T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 dece-

dent 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.

Personal 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

**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; and 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 unmaturred, 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 unmaturred, 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

SECOND 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

SECOND 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

SECOND 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 Baily 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, MN 55021
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 Baily 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

SECOND 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

SECOND 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

SECOND 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.

--- ACTIONS / SALES / ESTATE ---

SECOND 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 Devises 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

SECOND 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

SECOND 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, Devises, 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 Defen-
dant (s); et al.
Defendant(s).

TO: Unknown Heirs, Devises, 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 FCO1 RFT
December 5, 12, 2025 25-01262T

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 oth-

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

All other creditors of the decedent and other persons having claims or 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

THIRD 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 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

FOURTH 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, WESLEY 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

Last Known Address: 2675 Fort Apache Trail, Dacula GA 30019

YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A. Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or before 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately

thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

The real property that is the subject of this lawsuit is:

Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida.

Parcel Identification No.: 0002685-000000-8
Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952

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

WITNESS my hand and the seal of this Court this 11/13, day of 2025.

ROGER D. EATON
CLERK OF CIRCUIT COURT
BY: D. Gerace (SEAL)
Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2025
25-01208T

SECOND INSERTION

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

SECOND 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 VIL-LAGE 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,

SECOND INSERTION

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

CASE NO. 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

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 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

--- ACTIONS / SALES / ESTATE ---

FOURTH 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

FOURTH 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, 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

FOURTH 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 76063or
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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA**Case No: 082025CA000447000101**
RITA ROSE,
Plaintiff, vs.**ASHTON HASWELL, BRITTANY HASWELL, CHANTEL HASWELL, CURTIS HASWELL, ERNEST HASWELL, JR., GAIL HASWELL, MARVA HASWELL BROWN, WESLY HASWELL, EVERSLEY HASWELL, DAMON GLASGOW, DUANE GLASGOW, DANA GLASGOW, and DAVID GLASGOW,**
Defendants.
TO: CHANTEL HASWELL
Last Known Address: 1309 E 105th Street, Brooklyn, NY 11236

YOU ARE NOTIFIED that an action to Quiet Title has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAW OFFICE OF TANIQUEA C. REID, P.A., Attorney for Plaintiff, whose address is 505 Royal Palm Beach Blvd., Royal Palm Beach FL 33411, on or before 12/19/25 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief de-

manded in the Complaint.

The real property that is the subject of this lawsuit is:

Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida.
Parcel Identification No.: 0002685-000000-8
Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952

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

WITNESS my hand and the seal of this Court this 11/13, day of 2025.

ROGER D. EATON
CLERK OF CIRCUIT COURT
BY: D. Gerace (SEAL)
Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2025
25-01203T

FOURTH 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 de-

manded in the Complaint.

The real property that is the subject of this lawsuit is:

Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida.
Parcel Identification No.: 0002685-000000-8
Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952

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

WITNESS my hand and the seal of this Court this 11/13, day of 2025.

ROGER D. EATON
CLERK OF CIRCUIT COURT
BY: D. Gerace (SEAL)
Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2025
25-01205T

FOURTH 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 Patayon Rd., Las Vegas, NV 89146or
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

FOURTH 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

FOURTH 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

manded in the Complaint.

The real property that is the subject of this lawsuit is:

Lot 16, Block 525, PORT CHARLOTTE SUBDIVISION, Section 7, A Subdivision according to the Plat thereof as recorded in Plat Book 4, Pages 11-A through 11-G, of the Public Records of Charlotte County, Florida.
Parcel Identification No.: 0002685-000000-8
Street Address: 22420 Elmira Boulevard, Port Charlotte, Florida 33952

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

WITNESS my hand and the seal of this Court this 11/13, day of 2025.

ROGER D. EATON
CLERK OF CIRCUIT COURT
BY: D. Gerace (SEAL)
Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2025
25-01206T

FOURTH 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 23075-2452or
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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