CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/02/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1992 TROP HS N14392A & N14392B. Last Tenants: ROBERT FRANCIS MOLLOY and all unknown parties beneficiaries heirs. Sale to be at MHC TROPICAL PALMS MHP GP, LLC, 17100 TAMIAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.

December 19, 26, 2025 25-01319T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Genealogical Solutions, located at 14864 White Pearl Road, in the City of Punta Gorda, County of Charlotte, State of FL, 33982, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15 of December, 2025.
Richard Tollef Novy
14864 White Pearl Road
Punta Gorda, FL 33982

December 19, 2025 25-01311T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1411-CP
Division Probate
IN RE: ESTATE OF
MICHAEL HOLOWIAK
Deceased.

The administration of the Estate of Michael Holowiak, deceased, whose date of death was September 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 19, 2025.

Personal Representative
Raimonda Ramona Holowiak
23368 Van Buren Ave.
Port Charlotte, Florida 33980
Attorney for Personal Representative
John B. Mizell, Esq.
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
311 Sullivan St., Punta Gorda, Florida 33950 Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com

December 19, 26, 2025 25-01324T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Morgan Duryea will engage in business under the fictitious name LITTLE LIGHT BAKERY, with a physical address 525 Azalea Dr NW Port Charlotte, FL 33952, with a mailing address 525 Azalea Dr NW Port Charlotte, FL 33952, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 19, 2025 25-01299T

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 JayColtWay located at 21500 Argosy Ave in the City of Port Charlotte, Charlotte, FL 33954 intends to register the said name with the Division of Corporations of the Department of
State, Tallahassee, Florida.

Dated this 12th day of December, 2025
Shauna Shows

December 19, 2025 25-01307T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25001426CP
Probate Division
IN RE: ESTATE OF
JUANITA J. JACOBSON,
Deceased.

The administration of the estate of JUANITA J. JACOBSON, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:
RICHARD W. JACOBSON
4110 Gardner Dr.
Port Charlotte, FL 33952
Attorney for Personal Representative:
ARIANA R. FILEMAN
Florida Bar No.0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Telephone: 941-833-5560
Email address:
afileman@filemanlaw.com
Secondary email:
gfileman@filemanlaw.com

December 19, 26, 2025 25-01327T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1381-CP
Division Probate
IN RE: ESTATE OF
Dena Marie Simone
a/k/a Dena M. Simone,
Deceased.

The administration of the estate of Dena Marie Simone, a/k/a Dena M. Simone, deceased, whose date of death was August 4, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Denise Namowicz
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone

December 19, 26, 2025 25-01296T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.
Facility Name: iStorage - 3505 - North Port
Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US
Facility Phone: 1+ (941) 390-3132
Description: Entire contents of unit consisting of, but not limited to: MIldred Amado- Bins, bags, fake flowers, chair. boxes of linens. Leeann Pinnock- Boxes, fish tank, speaker, rumba vacuum, bags, clothes, bed frame, mattress and box spring, decorations and toys. Mabel Disla- Mattresses and Box springs.
Bidding: All bidding will take place online at StorageTreasures.com on January 09, 2026 at 11:00am. Property will be sold to the highest bidder.

December 19, 26, 2025 25-01330T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.
Facility Name: iStorage - 7016 - Punta Gorda
Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US
Facility Phone: 1+ (941) 505-8777
Description: Entire contents of unit consisting of, but not limited to: Staci Croft- Lawn ornaments, flower pot, decorations. Angela Clevenger-TV, mattress, box spring, rugs, vacuum, lamp, furniture, bins, art work, chairs, misc, household items boxes.
Bidding: All bidding will take place online at StorageTreasures.com on January 09, 2026, at 11:00am. Property will be sold to the highest bidder.

December 19, 26, 2025 25-01331T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.
Facility Name: iStorage - 8008 - Port Charlotte
Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US
Facility Phone: 1+ (941) 999-3122
Description: Entire contents of unit consisting of, but not limited to: MERRITT DARNA- Totes, lamps, tables, bean bag chairs, shade umbrella
Bidding: All bidding will take place online at StorageTreasures.com on January 09, 2026 at 11:00am. Property will be sold to the highest bidder.

December 19, 26, 2025 25-01329T

FIRST INSERTION

REQUEST FOR PROPOSALS (“RFP”)
MULCH SERVICES FOR BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING
Charlotte & Lee Counties, Florida
REQUEST FOR PROPOSALS

Notice is hereby given that Babcock Ranch Community Independent Special District (the “District”) will accept proposals from all qualified companies interested in providing a one-time mulch installation services (the “Project”).

The project manual (“Project Manual”) will be made available upon request to the District Project Engineer at Bid@babcockranchcommunityisd.com beginning on December 19, 2025 at 9:00 a.m. (EST). The Project Manual will consist of a completed PDF document of the proposal forms with scope of services and specifications, containing all available information for the Project. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any.

Any and all questions relative to this request for proposals shall be only directed in writing to the District Manager, Andrew Kantarzhi, at Bid@babcockranchcommunityisd.com with email copies to kantarzhia@whhassociates.com. All questions must be submitted on or before **12:00 p.m. (EST) on January 6, 2026.**

Firms desiring to submit proposals must submit one (1) original, two (2) hard copies, and (1) electronic copy of the required proposal no later than **January 19, 2026, at 12:45 p.m. (EST) at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982, attention: Sheena Tamburino**. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of five-thousand dollars ($5,000.00) with its proposal.

Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as “Babcock Ranch Community Independent Special District Mulch Services Proposal.” Proposals may be either mailed or handdelivered. No facsimile, telephonic, electronic, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal will not be considered but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District or returned to the proposer.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project Manual; however, please note that in order to be qualified, each bidder must (1) be authorized to do business in Florida, and (2) hold all applicable required state and federal licenses, including but not limited to Charlotte and Lee Counties, as applicable, in good standing, as well as meet any other requirements of the District as further detailed in the Project Manual. The District reserves the right in its sole discretion to make amendments, supplements, or changes to the Project Manual up until the time of the proposal submittal, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the issuance of this Notice for Request for Proposal. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents pursuant to Florida Law and District's Rule 3.11 of its Rules of Procedure. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars ($10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars ($10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

Rankings will be made based on the evaluation criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, provide for the delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion that it is in the best interest of the District to do so.

Notice of Public Meeting for Bid Opening

A public meeting will be held on **January 19, 2026, at 1:00 p.m. (EST)** at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, FL 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the received Mulch Services RFP proposals(s). The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.

Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **January 22, 2026, at 3:00 p.m.** at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.

December 19, 2025 25-01314T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

LV4671

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1349-CP
Division: PROBATE
IN RE: ESTATE OF
MARION DAVI
Deceased.

The administration of the estate of Marion Davi, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 19, 2025.

Personal Representative:
Joann Perri
1471 Red Oak Lane
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: ellie@schwarzlaw.net
Secondary E-Mail:
kelley@schwarzlaw.net
December 19, 26, 2025 25-01317T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001347
Division: Probate
IN RE: ESTATE OF
CATHERINE A. SCHILLING
Deceased.

The administration of the estate of Catherine A. Schilling, deceased, whose date of death was September 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 19, 2025.

Personal Representative:
Christopher Schilling
1816 Santa Barbara Street
Santa Barbara, CA 93101
Attorney for Personal Representative:
Forrest J. Bass, Attorney
Florida Bar No.: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941)639-1158
Fax: (941)639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
December 19, 26, 2025 25-01302T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001121CP
IN RE: ESTATE OF
CAROL ANN GILEWSKI
Deceased.

The administration of the estate of Carol Ann Gilewski, deceased, whose date of death was July 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.

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 19, 2025.

Personal Representative:
Peter Nesbitt
5023 Weatherton Street
Northport, Florida 34288
Attorney for Personal Representative:
AARON W. SAOUD,
ESQUIRE Attorney
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd. Suite 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail:
service@awslaw.org
December 19, 26, 2025 25-01295T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001363
IN RE: ESTATE OF
LINDA M. SULLIVAN A/K/A
LINDA A. SULLIVAN A/K/A
LINDA SULLIVAN
Deceased.

The administration of the estate of Linda M. Sullivan A/K/A Linda A. Sullivan A/K/A Linda Sullivan, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, 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 19, 2025.

Personal Representative:
Robert Dodge
117 John Street
Wilmington, Massachusetts 01887
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:
debbie@mccrorylaw.com
December 19, 26, 2025 25-01306T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
File No. 25-001403-CP
Division Probate
IN RE: ESTATE OF
NICHOLAS DENVER KNOWLTON
Deceased.

The administration of the estate of Nicholas Denver Knowlton, deceased, whose date of death was November 1, 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 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 19, 2025.

Personal Representative:
Janette S. Knowlton
602 Santa Margerita Lane
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Brett H. Sifrit, Esq., Attorney
Florida Bar Number: 105564
Farr Law Firm, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
jjacobson@farr.com;
probate@farr.com
December 19, 26, 2025 25-01320T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001263
IN RE: ESTATE OF
MERLE EUGENE PHEASANT, JR.
A/K/A MERLE E. PHEASANT, JR.
Deceased.

The administration of the estate of Merle Eugene Pheasant, Jr. A/K/A Merle E. Pheasant, Jr., deceased, whose date of death was May 18, 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 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 19, 2025

Personal Representative:
Adolph Migliano
10178 Arrowhead Drive
Punta Gorda, Florida 33955
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 19, 26, 2025 25-01310T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1308-CP
Division: PROBATE
IN RE: ESTATE OF
DONALD BREARE FONTAINE
A/K/A DONALD B. FONTAINE
Deceased.

The administration of the estate of Donald Breare Fontaine a/k/a Donald B. Fontaine, deceased, whose date of death was September 10, 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 IS BARRED.

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Deborah Fontaine
12897 N. Marsh Drive
Port Charlotte, Florida 33953
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: eservice@schwarzlaw.net
Secondary E-Mail:
kelly@schwarzlaw.net
December 19, 26, 2025 25-01315T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-1359-CP
Division: Probate
IN RE: ESTATE OF
DENNIS LESLIE GREEDY A/K/A
DENNIS GREEDY
Deceased.

The administration of the estate of Dennis Leslie Greedy a/k/a Dennis Greedy, deceased, whose date of death was October 31, 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 DECEDENTS DATE OF DEATH BARRED.

The date of first publication of this notice is December 19, 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 19, 26, 2025 25-01305T

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-001184-CP
Division: Probate
IN RE: ESTATE OF
LILLIAN T. JANKOWSKI
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 Lillian T. Jankowski, deceased, File Number 25-001184-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was April 1, 2025; that the total value of the estate is $65,615.40 and that the names and addresses of those to whom it has been assigned by such order are:

Chase Card Services
P.O. Box 858
Minneapolis, Minnesota 55440
Edward P. Chesnavich
7467 Snow Drive
Englewood, Florida 34224
Elizabeth Gut
38 Baptist Hill Road
Conway, Massachusetts 01341

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is: December 19, 2025.

Person Giving Notice:
Edward P. Chesnavich
7467 Snow Drive
Englewood, Florida 34224
Attorney for Person Giving Notice:
Jeffrey Briscoe
Florida Bar No. 0127501
3440 Conway Blvd., Suite 1A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
Email: jeff@jeffbriscoe.com
December 19, 26, 2025 25-01294T

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Friday Publication
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Business Observer
LV20906_V33

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000620CP
IN RE: ESTATE OF
SHEILA KATHLEEN PLACEK
Deceased.

The administration of the estate of SHEILA KATHLEEN PLACEK, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 19, 2025.

Personal Representative:
KIMBERLY ANN PLACEK
(**aka Kimberley Placek**)
10179 Arrowhead Drive,
Punta Gorda, FL 33955
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 19, 26, 2025 25-01300T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001371-CP
Division Probate
IN RE: ESTATE OF
ROBERT JOHN KENDALL A/K/A
ROBERT J. KENDALL A/K/A
ROBERT KENDALL
Deceased.

The administration of the estate of Robert John Kendall a/k/a Robert J. Kendall a/k/a Robert Kendall, deceased, whose date of death was October 4, 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 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 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 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 19, 2025.

Personal Representatives:
John Robert Kendall
1901 Epler Court
Three Lakes, Wisconsin 54562
Jena Marie Kendall
1901 Epler Court
Three Lakes, Wisconsin 54562
Attorney for Personal Representatives:
Brett H. Sifrit, Esq.
Florida Bar Number: 105564
Farr Law Firm, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
jjacobson@farr.com;
probate@farr.com
December 19, 26, 2025 25-01301T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1230-CP
IN RE: ESTATE OF
JOHN M. GALLAGHER
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 John M. Gallagher, deceased, File Number 25-1230-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was September 28, 2025; that the total value of the estate is $0.00 (homestead and exempt property) and that the names and addresses of those to whom it has been assigned by such order are:

Kathleen Delaunay Moerler
2005 River Basin Terrace
Punta Gorda, FL 33982

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 19, 2025.

Person Giving Notice:
Kathleen Delaunay Moerler
2005 River Basin Terrace
Punta Gorda, Florida 33982
Attorney for Person Giving Notice:
Jeffrey R. Kuhns, Attorney
Florida Bar Number: 96026
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
kimberly@kuhnslawfirm.com
December 19, 26, 2025 25-01308T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1375-CP
Division: Probate
IN RE: ESTATE OF
ROBERT A. PUTNAM, JR.
Deceased.

The administration of the estate of Robert A. Putnam, Jr., deceased, whose date of death was May 12, 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 DECEDENTS DATE OF DEATH BARRED.

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Stephen Pahno
3052 Holcomb Road
Port Charlotte, Florida 33981
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: ellie@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
December 19, 26, 2025 25-01304T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1265-CP
Division: Probate
IN RE: ESTATE OF
PENELOPE DIANE BRYAN
A/K/A PENNY BRYAN
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 Penelope Diane Bryan a/k/a Penny Bryan, deceased, File Number 25-1265-CP, by 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; that the decedent's date of death was March 22, 2025; that the total value of the estate is $46,085.15 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Melany Lynn Bryan
27260 Oruro Drive
Punta Gorda, Florida 33983

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 19, 2025.

Person Giving Notice:
Melany Lynn Bryan
27260 Oruro Drive
Punta Gorda, Florida 33983
Attorney for Person Giving Notice:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
December 19, 26, 2025 25-01316T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001333CP
Division Probate
IN RE: ESTATE OF
BARBARA JEAN MUELLER
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Brett Mueller
2237 Dawson Dr
Normal, Illinois 61761
Attorney for Personal Representative:
Bryan K. Tippen, Esq., Attorney
Florida Bar Number: 113421
TIPPEN LAW FIRM, PLLC
315 E. Olympia Ave, STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
Fax: (239) 214-6080
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
December 19, 26, 2025 25-01309T

PUBLISH YOUR LEGAL NOTICE

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and select the appropriate County name from the menu option

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 20250001529CC
BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
ISABEL C. DE FIGUEROA, et al.,
Defendants.

TO: ISABEL C. DE FIGUEROA, IF LIVING AND IF DEAD, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, BENEFICIARIES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ISABEL C. FIGUEROA, THE UNKNOWN SPOUSE OF ISABEL C. DE FIGUEROA, AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS.

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

Lot 1, Block 876, PUNTA GORDA ISLES, SECTION 21, according to the plat thereof, as recorded in Plat Book 13, Pages 1-A through 1-Z-21, Public Records of Charlotte County, Florida
Address: 24495 Sol Court, Punta Gorda, FL 33955

has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ.,The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

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 December 17, 2025.

ROGER D. EATON,
Clerk of Courts
(SEAL) By: Deni Gerace
Deputy Clerk

December 19, 26, 2025 25-01325T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 25-000401-CC
BABCOCK RANCH RESIDENTIAL ASSOCIATION INC., a Florida not-for-profit corporation,
Plaintiff, vs.
TERENCE ELLIOT BLACKSHEAR; et al,
Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 15th day of December, 2025, in Civil Action No. 2025-000401-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TERENCE ELLIOT BLACKSHEAR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A/K/A MERS and UNKNOWN SPOUSE OF TERENCE ELLIOT BLACKSHEAR are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., 11th day of February 2026, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida:

Lot 184, of BABCOCK RANCH COMMUNITY PHASE 1A & TOWN SQUARE, according to the plat thereof as recorded in Plat Book 22, Page 6, of the Public Records of Charlotte County, Florida.
(Property Address: 17204 Bullhorn Cir., Punta Gorda, FL 33982)

Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens, must file a claim within 60 days after the sale.

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

Dated: 12/16/2025

ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
By: Deni Gerace
Deputy Clerk

Jennifer A. Nichols, Esq.
Roetzel & Andress, LP A
999 Vanderbilt Beach Rd- Suite 401
Naples, FL 34108
(239) 649-6200
December 19, 26, 2025 25-01321T

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 25-CA-000169
Honorable Judge: Geoffrey Henry Gentile
PLANET HOME LENDING, LLC
Plaintiff, vs.
ANGELA THOMAS; NICHOLAS DONALD THOMAS; ROTONDA WEST ASSOCIATION, INC.; CLERK OF CIRCUIT COURT FOR CHARLOTTE COUNTY; STATE OF FLORIDA; ENERGY SOLUTIONS DIRECT; LINEAR ROOFING; RANDALL E. KOZULLA; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST ROBERT E. KAZULLA; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Order Granting Motion to Reschedule Foreclosure Sale dated December 2, 2025 in the above-styled cause, I, Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 A.M. on January 9, 2026, the following described property:

LOT 315, ROTONDA WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 18A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Tax ID/UPI No. 412013353007
COMMONLY KNOWN AS: 96 Broadmoor Lane, Rotonda West, FL 33947.

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 12/11/2025.

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

December 19, 26, 2025 25-01303T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 25001151CC
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2,
Plaintiff, v.
LESLIE LYNCH DAY, et al.,
Defendants.

TO: LESLIE LYNCH DAY
Last Known Address: 17 Avocado Lot 9, Rotanda West, FL 33947

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

Lot 9, Block 112, Rotonda Meadows, according to the plat thereof as recorded in Plat Book 10, Page 15, Public Records of Charlotte County, Florida.
including the buildings, appurtenances, and fixture located thereon.
Property Address: 17 Avocado Drive, Placida, FL 33946 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before 1/21/26, (no later than 30 days from the date of the first publication of this Notice of Action) 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 seal of this Court at Charlotte, Florida on this 16 day of Dec., 2025.

ROGER D. EATON
CHARLOTTE COUNTY
CLERK OF COURT
(SEAL) By: Deni Gerace
Deputy Clerk

December 19, 26, 2025 25-01322T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 25-000803-CC
BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
JACQUELYN MACDONALD, et al.,
Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the lSth day of December, 2025, in Civil Action No. 2025-000803-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which JACQUELYN MACDONALD, UNKNOWN SPOUSE OF JACQUELYN MACDONALD and PALMETTO LANDING AT BABCOCK RANCH HOMEOWNERS' ASSOCIATION, INC are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., 6th day of February 2026, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida:

Lot 1402, of BABCOCK RANCH COMMUNITY PHASE 2C, according to the plat thereof, as recorded in Plat Book 24, Page 2, of the Public Records of Charlotte County, Florida.
(Property Address: 17338 Palmetto Pass Ln., Punta Gorda, FL 33982)

Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pend ens, must file a claim within 60 days after the sale.

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

Dated: 12/15/2025

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

Jennifer A. Nichols, Esq.
Roetzel & Andress, LPA
999 Vanderbilt Beach Rd- Suite 401
Naples, FL 34108
(239) 649-6200
24206106 _1
December 19, 26, 2025 25-01318T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001073CA
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A.,
Plaintiff, vs.
BRETT R. FRANZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2025, and entered in 25001073CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A. is the Plaintiff and BRETT R. FRANZ are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on January 08, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 153, PORT CHARLOTTE SUBDIVISION SECTION 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 16A THROUGH 16-Z-7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 455 LENOIR STREET NW, PORT CHARLOTTE, FL 33948

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

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org.

Dated this day of 12/15/2025, 2025.

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

Submitted by:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-239707 - MaM
December 19, 26, 2025 25-01312T

FIRST INSERTION

NOTICE OF ACTION-SERVICE BY PUBLICATION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25-1254-CC
COAST CONCRETE COMPANY, LLC, a Florida limited liability company,
Plaintiff, vs.
NEW HAVENS CONSTRUCTION & DEVELOPMENT, LLC, a Florida limited liability company, RAFAEL MARTINEZ, individually.
Defendants.

TO: RAFAEL MARTINEZ

YOU ARE HEREBY NOTIFIED that a Complaint has been filed. This litigation is for breach of contract with Coast Concrete Company, LLC.

CHRISTINE BENEDICT is required to serve a copy of your answer and your written defenses, if any, to the Complaint to Alyssa M. Nohren, Esquire, Plaintiff's Attorney, whose address is 2033 Main Street, Suite 600, Sarasota, Florida 34237 on or before 1/22/26.

You must also file your original answer and written defenses, if any, with the Clerk of Court, Charlotte County, either before service on Plaintiff's attorney or immediately thereafter; OTHERWISE A DEFAULT WILL BE ENTERED AGAINST YOU for the relief demanded in Plaintiffs' 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.

ROGER D. EATON
CLERK OF CIRCUIT COURT
(SEAL) BY Deni Gerace
Deputy Clerk

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237
(941) 366-8100- Phone
(941) 366-6384- Fax
ALYSSA M. NOHREN, Esq.
Florida Bar No. 352410
Attorney for Plaintiff
Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-01326T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25000712CA
MSR ASSET VEHICLE LLC,
Plaintiff, vs.
DEBORAH DUMONT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 24, 2025, and entered in 25000712CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein MSR ASSET VEHICLE LLC is the Plaintiff and DEBORAH DUMONT; UNKNOWN SPOUSE OF DEBORAH DUMONT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on January 21, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 2832, PORT CHARLOTTE SUBDIVISION, SECTION 45, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 2321 WILEY STREET, PORT CHARLOTTE, FL 33952

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

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

Dated this 10 day of December, 2025.

ROGER D. EATON
As Clerk of the Court
By: Deni Gerace
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-259756 - MaM
December 19, 26, 2025 25-01297T

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24001352CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8
Plaintiff, vs.
BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, et al,
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order dated December 9, 2025, and entered in Case No. 24001352CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 is the Plaintiff and BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, CAROL LYNN HAGEMANN, UNKNOWN TENANT #1, UNKNOWN TENANT #2, the Defendants. Roger D Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at https://charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on 01/26/2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 4, ENGLEWOOD SHORES, A REPLAT OF LOT 1, BLOCK A AND ALL OF BLOCK C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MPLAT BOOK 2, PAGE 100, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. .AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

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

DATED at CHARLOTTE County, Florida, this day of 12/17/2025.

Roger D Eaton, CPA, Clerk
CHARLOTTE County, Florida
(SEAL) By: D. Gerace
Deputy Clerk

104879/TL
December 19, 26, 2025 25-01328T

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--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA001024
RANLIFE, INC.
Plaintiff(s), vs.
JAMAR RICHARDSON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel Foreclosure Sale entered on December 4, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of January, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

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

Property address: 645 Dalton Boulevard, Port Charlotte, FL 33952

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

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

Roger D Eaton
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY Deni Gerace
Deputy Clerk

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-006741-2
December 19, 26, 2025 25-01313T

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. 25001298CA
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R3, MORTGAGE-BACKED NOTES, SERIES ,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL D. HARRISON, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL D. HARRISON, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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 21, BLOCK 810, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 1/21/26 (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 16 day of December 2025.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-308285
December 19, 26, 2025 25-01323T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25001483CA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
BRYAN ROCHE; UNKNOWN SPOUSE OF BRYAN ROCHE; ELIZABETH BREDBENNER A/K/A ELISABETH BREDBENNER; UNKNOWN SPOUSE OF ELIZABETH BREDBENNER A/K/A ELISABETH BREDBENNER; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAURA MARCUSA; SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

TO: BRYAN ROCHE
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: UNKNOWN SPOUSE OF BRYAN ROCHE
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: ELIZABETH BREDBENNER A/K/A ELISABETH BREDBENNER
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: UNKNOWN SPOUSE OF ELIZABETH BREDBENNER A/K/A ELISABETH BREDBENNER
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: UNKNOWN TENANT #1
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: UNKNOWN TENANT #2
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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 NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in CHARLOTTE County, Florida, legally described as:

LOT 13, BLOCK 4513, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 51A THROUGH 51P, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

This property is located at the street address of: 9547 Spring Circle, Port Charlotte, FL 33981.

YOU ARE REQUIRED to serve a copy of your written defenses on or before January 15, 2026 a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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 the court on December 10, 2025.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
(SEAL) By: Deni Gerace

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Elizabeth A. Wulff, Esq.
Michelle Mason, Esq.
MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
2550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com
December 19, 26, 2025 25-01298T

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

SUBSEQUENT INSERTIONS

---ESTATE ---

FOURTH 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 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 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:
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

SECOND 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
cmedina@rosswayswan.com
December 12, 19, 2025 25-01272T

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• Simply email your notice to legal@businessobserverfl.com
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf

--- PUBLIC SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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
GrayRobinson, 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

SECOND 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

SECOND 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@cochranesquire.com
December 12, 19, 2025 25-01269T

SECOND 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 IS 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

SECOND 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 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:
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

SECOND 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

SECOND 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

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
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Business Observer

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SECOND 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 C T 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 Delainey 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 Delainey 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 C T 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 C T 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
CLLG 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. Jomes, 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. Jomes, 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 C T 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
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): 402225656000
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 ---

Ad Cont'd from previous page

SECOND INSERTION

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 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 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 379.70 feet through a central angle of 37°58'13" with a chord bearing North 71°56'57" East and a chord distance of 372.79 feet to the end of said curve; 4) North 52°57'50" East a distance of 36.62 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 Habor 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 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°55'13" 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 1,308.15 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 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 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 BEGININNG.
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 the 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 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 Mislow, 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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SECOND INSERTION

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 North 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 or 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 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 739.57 feet through a central angle of 36°58'42" with a chord bearing North 71°27'12" East and a chord 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.
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 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

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. 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

SECOND 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
FREEDOM 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

SECOND 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 JAIME NICOLE STRATICO A/K/A JAIME N. STRATICO, A/K/A JAIME 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.realforeclose.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

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25000679CA
DAVID MCCULLOUGH,
Plaintiff, v.
ESTATE OF ALEXANDER CALLAS, UNKNOWN HEIRS OF ALEXANDER CALLAS, ESTATE OF JUDITH M. CALLAS, UNKNOWN HEIRS OF JUDITH M. CALLAS and ALEXANDER P. CALLAS,
Defendants.

TO:
ESTATE OF ALEXANDER CALLAS
1433 GREENWOOD AVENUE
DEERFIELD, IL 60015-2711
UNKNOWN HEIRS OF ALEXANDER CALLAS
1433 GREENWOOD AVENUE
DEERFIELD, IL 60015-2711
ESTATE OF JUDITH M. CALLAS
1433 GREENWOOD AVENUE
DEERFIELD, IL 60015-2711
UNKNOWN HEIRS OF JUDITH M. CALLAS
1433 GREENWOOD AVENUE
DEERFIELD, IL 60015-2711
ALEXANDER P. CALLAS
1433 GREENWOOD AVENUE
DEERFIELD, IL 60015-2711

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

PCH 022 1106 0009 PORT CHARLOTTE SEC 22 BLK 1106 LT 9.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff s attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Avenue, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may 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 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.

DATED this 14 day November, 2025.
Clerk of the Circuit Court
By: /s/ Deni Gerace
As Deputy Clerk.
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-01293T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 25-CP-001291
PROBATE DIVISION
IN RE: ESTATE OF RAYMOND EDGAR MASON A/K/A RAYMOND E. MASON
Deceased.

The administration of the estate of Raymond Edgar Mason a/k/a Raymond E. Mason, deceased, whose date of death was July 6, 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 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:
Jennifer Mason
750 Fontana Drive
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Brett H. Sifrit, Esq.
Florida Bar Number: 105564
Farr Law Firm, P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
jjacobson@farr.com;
probate@farr.com
December 12, 19, 2025 25-01284T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000291-CP
Division Probate
IN RE: ESTATE OF THOMAS DUDENHOEFFER
Deceased.

The administration of the estate of Thomas Dudenhoeffer, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 W Marion Ave, Punta Gorda FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Samantha Miller
2512 High School Dr
St. Louis, Missouri 63144
Attorney for Personal Representative:
Albert Stickley III, Esquire
Attorney
Florida Bar Number: 0051605
237 Nokomis Ave S
Venice, FL 34285
Telephone: (941) 484-1996
Fax: (941) 497-7636
E-Mail: astickley@farr.com
Secondary E-Mail: smerlo@farr.com
December 12, 19, 2025 25-01285T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25966CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
JENNY J. GIRALDO, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JENNY J. GIRALDO,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, January 16, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 13, Block 1150, Port Charlotte Subdivision, Section Thirty, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 23A through 23F, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25966CA, New Vista Properties, Inc., v. Jenny J. Giraldo, et als.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 12/09/2025
ROGER D. EATON, Clerk
(SEAL) By: B. Lackey
Deputy Clerk
December 12, 19, 2025 25-01289T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25733CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
RICHARD JOESEF INGSON, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF RICHARD JOESEF INGSON,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, January 16, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 15, Block 2933, Port Charlotte Subdivision, Section Fifty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73A through 73F, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25733CA, New Vista Properties, v. Richard Joesef Ingson, et als.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 12/09/2025
ROGER D. EATON, Clerk
(SEAL) By: B. Lackey
Deputy Clerk
December 12, 19, 2025 25-01288T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25735CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
RUMALDO A. SANCHEZ VARGAS, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF RUMALDO A. SANCHEZ VARGAS,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, January 16, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 7, Block 2327, Port Charlotte Subdivision, Section Thirty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25735CA, New Vista Properties, Inc., v. Rumaldo A. Sanchez Vargas, et als.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 12/09/2025
ROGER D. EATON, Clerk
(SEAL) By: B. Lackey
Deputy Clerk
December 12, 19, 2025 25-01287T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25738CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
YULISSA POLLO BALTAZAR, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF YULISSA POLLO BALTAZAR,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, January 16, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 2, Block 2846, Port Charlotte Subdivision, Section Forty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61A through 61G, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25738CA, New Vista Properties, Inc., v. Yulissa Pollo Baltazar, et als.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 12/09/2025
ROGER D. EATON, Clerk
(SEAL) By: B. Lackey
Deputy Clerk
December 12, 19, 2025 25-01290T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION
CASE NO. 25001318CP
IN RE: ESTATE OF SPENCER V. HILL, Deceased.

The administration of the estate of SPENCER V. HILL, deceased, File No. 25001318CP, whose date of death was September 28, 2025, 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 Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Melissa L. Hill
262 E. Tarpon Blvd NW
Port Charlotte, FL 33952
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 12, 19, 2025 25-01276T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001109CP
Division Probate
IN RE: ESTATE OF ERIC ALAN LIBMAN,
Deceased.

The administration of the estate of Eric Alan Libman, deceased, whose date of death was December 25, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
David Libman
1437 Coral Ridge Dr.
Punta Gorda, FL 33950
Attorney for Personal Representative:
Ariana R. Fileman
Florida Bar No.0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Telephone: 941-833-5560
Email address:
afileman@filemanlaw.com
December 12, 19, 2025 25-01278T

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
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