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1/2/2025_V20

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-1309-CP
IN RE: ESTATE OF
LISA ANN ZALEWSKI
Deceased.

The administration of the estate of LISA ANN ZALEWSKI, deceased, whose date of death was October 18, 2024, 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 per-

sonal 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 January 10, 2025.

Personal Representative:
Kimberly Ann Walker

307 Apache Trail,
Browns Mills NJ, 08015
Attorney for Personal Representative:
/s/ Christopher DeCosta
Christopher DeCosta, Esq.
Florida Bar No.: 271410
MAHSHIE & DECASTA, P.A.
Attorneys for Petitioner
1560 Matthew Drive, Suite E
Fort Myers, Florida 33907
Telephone: (239) 931-7566
Facsimile: (239) 931-7560
Primary Email:
eservice@MD-Lawfirm.com
Secondary Email:
kamalee@MD-Lawfirm.com
January 10, 17, 2025 25-00029T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-00008-CP
Division Probate
IN RE: ESTATE OF
Freida Taylor Davis
a/k/a Freida Davis
Deceased.

The administration of the estate of Freida Taylor Davis, a/k/a Freida Davis, deceased, whose date of death was October 6, 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 January 10, 2025.

Personal Representatives:
George E. Davis, III and
Jennifer Shirey

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
January 10, 17, 2025 25-00031T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-1012-CP
Division PROBATE
IN RE: ESTATE OF
LYNN MAE COONES
Deceased.

The administration of the estate of Lynn Mae Coones, deceased, whose date of death was March 19, 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.

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 January 10, 2025.

Personal Representative:
Laura L. Rohr

51214 Cathryn
Chesterfield, Michigan 48047
Attorneys for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
Elise V. Bouchard
Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary: e-service@schwarzlaw.net
January 10, 17, 2025 25-00028T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001277CP
Division Probate
IN RE: ESTATE OF
KATHLEEN J. POINDEXTER
Deceased.

The administration of the estate of Kathleen J. Poindexter, deceased, whose date of death was December 16, 2023, 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 de-

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Shelly A. Hartmann

PO Box 195
Grand Junction, Michigan 49056
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
January 10, 17, 2025 25-00012T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001345
IN RE: ESTATE OF
VIRGINIA ANN SMITH A/K/A
VIRGINIA A. SMITH Deceased.

The administration of the estate of Virginia Ann Smith A/K/A Virginia A. Smith, deceased, whose date of death was October 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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.

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 January 10, 2025.

Personal Representative:
Julia Ann Oberlin A/K/A
Julie A. Oberlin

1318 Junonia Street
Sanibel, Florida 33957
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
January 10, 17, 2025 25-00026T

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice Is Hereby Given that Baruch and Company, Inc., desiring to engage in business under the fictitious name of Baruch Construction, located at 435 Laura St, Pt Charlotte, FL 33980, Charlotte County, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
January 10, 2025 25-00014T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Purple Rose Design Studio located at 18659 Ayrshire Cir, in the County of Charlotte, in the City of Port Charlotte, Florida intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Port Charlotte, Florida, this 30th day of December, 2024.
Cassandra Singh
January 10, 2025 25-00010T

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

1/2/2025_V17

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CA001024 RANLIFE, INC. Plaintiff(s), vs. JAMAR RICHARDSON; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EUNICE WIGGINS Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on Janu-

ary 3, 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 20th day of February, 2025 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 sched-

uled 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. 01/06/2025 Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: B. Lackey (SEAL) 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 January 10, 17, 2025 25-00027T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24002390CA HIBISCUS SUNSET LLC, Plaintiff, vs. THE ESTATE OF MARJORIE S. MACLACHLAN, and all others claiming by, through and under THE ESTATE OF MARJORIE S. MACLACHLAN, Defendant, TO: THE ESTATE OF MARJORIE S. MACLACHLAN, and all others claiming by, through and under THE ESTATE OF MARJORIE S. MACLACHLAN

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 10, Block 3056, Port Charlotte Section Sixty One, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 75, of the Public Records of Charlotte County, Florida. a/k/a 2488 Lyric St, Port Charlotte, FL 33953. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003794CA THE HUNTINGTON NATIONAL BANK, Plaintiff, vs. CAROL KELLY A/K/A CAROL A. KELLY; UNKNOWN SPOUSE OF CAROL KELLY A/K/A CAROL A. KELLY; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RITA L. COX, DECEASED; KIM CARTER, Defendant(s). NOTICE OF SALE IS HEREBY

GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated December 26, 2024, and entered in Case No. 23003794CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein The Huntington National Bank, is Plaintiff and Carol Kelly a/k/a Carol A. Kelly; Unknown Spouse of Carol Kelly a/k/a Carol A. Kelly; Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Rita L. Cox, deceased; Chelsea Marbury a/k/a Chelsea L. Ray, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 24th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 56, GASPARILLA PINES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 3-A AND 3-B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3101 Goldfinch Terrace, Englewood, Florida 34224 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds 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 12/27/2024 Roger D. Eaton As Clerk of said Court BY: B. Lackey (SEAL) As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 23-400263 January 10, 17, 2025 25-00017T

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24001465CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit corporation Plaintiff, v. HENRY DE MAURIAC, a deceased Individual, and Unknown heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against HENRY DE MAURIAC, Deceased, Defendant. TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against HENRY DE MAURIAC, deceased individual 4214 N W 27th Ln., Cape Coral, FL 33993

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida: Lot 43, Block 16, ROTONDA VILLAS, a Subdivision, according to the Plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida. Which has a property address of: 12270 Quail Dr., Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 on January 7, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT BY: D. Gerace (SEAL) As Deputy Clerk Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276) leland@associationlegalservices.com January 10, 17, 2025 25-00030T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24000508CA RAINMAKER 360, LLC, Plaintiff, vs. AIJ INVESTMENT GROUP, LLC, et al., Defendants. NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on February 5, 2025 at 11:00, EST, at www.charlotte.realforeclose.com, offer for sale and sell at public outcry to the highest and

best bidder for cash, the following described property situate in Charlotte County, Florida: LOT 2, BLOCK 757, PORT CHARLOTTE SUBDIVISION SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 402216226007 PROPERTY ADDRESS: 20390 LORENZO AVENUE, PORT CHARLOTTE, FL 33952 pursuant to a Final Judgment of

Foreclosure entered in Case No. 24000508CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the style of which is indicated above. 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 noti-

fication if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS MY HAND and seal of this Court on 01/08/2025. Roger D. Eaton Clerk of the Circuit Court BY: B. Lackey (SEAL) Deputy Clerk Law Offices of Damian G. Waldman, Esq. PO Box 5162, Largo, FL 33779 727-538-4160; service@dwaldmanlaw.com January 10, 17, 2025 25-00032T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 2023-CA-002400 SPECIALIZED LOAN SERVICING LLC Plaintiff, vs. SOPHIA H. WONDERGEM A/K/A SOPHIA H. WONDERGEM FKA SOPHIA H. KIRKLAND, UNKNOWN SPOUSE OF SOPHIA H. WONDERGEM A/K/A SOPHIA H. WONDERGEM FKA SOPHIA H. KIRKLAND, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to

Final Judgment of Foreclosure for Plaintiff entered in this cause on June 3, 2024, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as: LOT 25 AND THE EAST 8 FEET OF LOT 24, AND ALL OF LOTS 26 AND 27, MARIAN TERRACE SUBDIVISION OF BLOCK 17 SOLANA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 2027 MARK A VE, PUNTA GORDA, FL 33950; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on February 21, 2025 at 11:00 A.M. . Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and

whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 01/08/2025. Clerk of the Circuit Court Roger D. Eaton BY: B. Lackey (SEAL) Deputy Clerk David R. Byars (813) 229-0900 X Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 328202/2321646/CMP January 10, 17, 2025 25-00033T

FIRST INSERTION

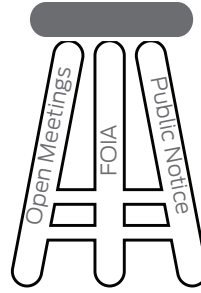
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24001458CA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST PLAINTIFF, VS. S.J.T.K. ENTERPRISE LLC; INSPIRED LIFESTYLE REALTY, LLC; ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of December, 2024, and entered in Case No. 24001458CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and KENOL JOSEPH; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; INSPIRED LIFESTYLE REALTY, LLC; RCN CAPITAL, LLC; and S.J.T.K. ENTERPRISE LLC are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00AM on the 24th day of February, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 16, BLOCK 2192, OF PORT CHARLOTTE SUBDIVISION SECTION 37, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 41A THROUGH 41H,

INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 12/30/2024. Roger D. Eaton Clerk of The Circuit Court BY: B. Lackey (SEAL) Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 24FL603-0003 January 10, 17, 2025 25-00018T

SAVE TIME Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE Business Observer FLORIDA'S NEWSPAPER FOR THE C-SUITE IN20906_1/25

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

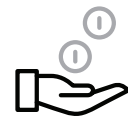


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



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Meeting Minutes or Summaries



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Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

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Name Changes



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Divorces and Adoptions



Orders to Appear in Court

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