

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---

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 fictitious name of Christian Brothers Automotive- Port Charlotte located at: 24130 Beatrix Blvd. in the city of Port Charlotte, FL 33954 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 10th day of February 2025.

OWNER:
CBA Port Charlotte, LLC
24130 Beatrix Blvd.
Port Charlotte, FL 33954
February 14, 2025

25-00147T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.:
IN RE: ESTATE OF
JOYCE JEAN EVANS
Deceased.

The administration of the estate of Joyce Jean Evans, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Charlotte County address of 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 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 33.702 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 February 14, 2025.

Personal Representative:

Amber Fawn Woodruff
2 Hidden Valley Road
Mammoth Lakes, California 93546
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdoch, FL 33938
Tel: (941) 270-4489
contact@nathandoughertylaw.com
February 14, 21, 2025 25-00149T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR FLORIDA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000067CP
Division: Probate
IN RE: ESTATE OF
SARAH D. KASANIC
Deceased.

The administration of the estate of Sarah D. Kasanic, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Florida County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 02/14/2025.

Personal Representative:

Donald G. Kasanic
2542 Seychelles Dr, # 704
Naples, Florida 34112
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
February 14, 21, 2025 25-00150T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1978 SAND HS LFLSP1AH097013251. Last Tenants: PAULA JO CLAXTON, PAULA CLAXTON and all unknown parties beneficiaries heirs. Sale to be at MHC TROPICAL PALMS MHP GP LLC, 17100 TAMAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.

February 14, 21, 2025 25-00157T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000148-CP
Division: Probate
IN RE: ESTATE OF
RONALD W. SPERZEL
Deceased.

The administration of the estate of Ronald W. Sperzel, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The 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 § 732.221.

The date of first publication of this notice is February 14, 2025.

Personal Representative:

Ronald William Sperzel, Jr.
212 Hall Avenue
Wallingford, Connecticut 06492
Attorney for Personal Representative:
Jeffrey Briscoe, Esq.
Florida Bar No. 0127501
3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
E-mail: jeff@jeffbriscoe.com
February 14, 21, 2025 25-00156T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 23001959CA
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ANN MARIE FIGIEL ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale dated the 05th day of February, 2025, and entered in Case No. 23001959CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FOUNDATION FINANCE COMPANY LLC and ANN MARIE FIGIEL 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 11:00 AM on the

14th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 301, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 16A 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 02/07/2025.
Roger D. Eaton
Clerk of The Circuit Court
By: (SEAL) B. Lackey
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
23FL373-0268
February 14, 21, 2025 25-00145T

FIRST INSERTION

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

CASE NO. 24001732CA
FIFTH THIRD BANK, N.A., Plaintiff, vs. MICHAEL L. MOENTER, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST KENT M. MOENTER A/K/A KENT MARVIN MOENTER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

UNIT NO. 144, FIDDLER'S GREEN CONDOMINIUM II, PHASE 2, A CONDOMINIUM,

ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 791, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGE 33, 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, McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before March 13, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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 this 5th day of February, 2025.

ROGER D. EATON
CLERK OF COURT OF
CHARLOTTE COUNTY
By B. Lackey (SEAL)
As Deputy Clerk

McCalla Raymer Leibert Pierce, LLC
Sara Collins
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
24-10231FL
February 14, 21, 2025 25-00160T

FIRST INSERTION

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

CASE NO. 24-CC-000008
ROTONDA WEST ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. PROVENCES INVESTISSEMENTS DEFENDANTS.

TO:
Provences Investissements
73 Clubhouse Road
Rotonda West, FL 33947
Provences Investissements
11 Ave Des Trois Lucs
Marseille, 13012
France

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Lot 106, Rotonda West-Pinehu-

rst, according to the Plat Thereof, as recorded in Plat Book 8, Page(s) 12A through 12K, 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:

CAROLYN C. MEADOWS, ESQ. (JB)
Plaintiff's attorney, whose address is:
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cfofservicemail@beckerlawyers.com

on or before March 12, 2025, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court February 12, 2025.

ROGER D. EATON,
as Clerk of said Court
(SEAL) By: D. Gerace
As Deputy Clerk

CAROLYN C. MEADOWS, ESQ. (JB)
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cfofservicemail@beckerlawyers.com
26078014v.1 R13821/416682
February 14, 21, 2025 25-00158T

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. 24000528CA
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE9, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE9, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY GOFF, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 29, 2025, and entered in 24000528CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE9, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE9 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY GOFF, DECEASED; RICK

WILLIAM GOFF; TERESA IRENE GOFF; MELISSA KAY EWING; TIMOTHY PAUL GOFF 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 March 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK L, PEACE RIVER SHORES, UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 7A AND 7B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 390 HAZEL CIR, PUNTA GORDA, FL 33982

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 day of 02/12/2025.

ROGER D. EATON
As Clerk of the Court
By: (SEAL) D. 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
23-147002 - MaM
February 14, 21, 2025 25-00159T

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 25-103-CP Division Probate
IN RE: ESTATE OF
ALBERT GEORGE SUTKAITIS
a/k/a ALBERT SUTKAITIS
Deceased.

The administration of the Estate of Albert George Sutkaitis a/k/a Albert Sutkaitis, deceased, whose date of death was November 27, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 February 14, 2025.

Personal Representative:
Cindy Garza
 4708 Franzen Hills Ct. NE
 Rio Rancho, New Mexico 87144
 Attorney for Personal Representative:
 Tina M. Mays, Esq.
 Florida Bar No. 0726044
 Mizell & Mays Law Firm, P.A.
 331 Sullivan St.,
 Punta Gorda, FL 33950
 Telephone: (941) 575-9291
 E-mail Addresses:
 tmays@mizell-law.com,
 ndotres@mizell-law.com
 February 14, 21, 2025 25-00137T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 25000058CP
IN RE: ESTATE OF
LEROY T. SPREY
Deceased.

The administration of the estate of Leroy T. Sprey, deceased, whose date of death was December 5, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 February 14, 2025.

Personal Representative:
Dana L. Klein
 14870 Loggerhead Dr.
 Naples, Florida 34120
 Attorney for Personal Representative:
 /s/ Wess M. Jacobs
 Wess M. Jacobs, Attorney
 Florida Bar Number: 932655
 Osterhout & McKinney, P.A.
 3783 Seago Lane
 Fort Myers, FL 33901
 Telephone: (239) 939-4888
 Fax: (239) 277-0601
 E-Mail: wessj@omplaw.com
 Secondary E-Mail:
 hillaryh@omplaw.com
 February 14, 21, 2025 25-00138T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 2025-CP-0030
IN RE: ESTATE OF
DAVID A. JILES
Deceased.

The administration of the estate of David A. Jiles, deceased, whose date of death was October 23, 2024, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 February 14, 2025.

Personal Representative:
Heather Stribny
 9446 Fruitland Ave
 Englewood, Florida 34224
 Attorney for Personal Representative:
 Albert Stickley III, Esquire
 Attorney
 Florida Bar Number: 0051605
 737 S. Indiana Avenue, Suite A
 Englewood, Florida 34223
 Telephone: (941) 474-5506
 Fax: (941) 474-5507
 E-Mail: aj@stickleylaw.com
 Secondary E-Mail:
 skylar@stickleylaw.com
 February 14, 21, 2025 25-00139T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24000987CP
IN RE: ESTATE OF
WILLIAM THOMAS BOVARD
Deceased.

The administration of the estate of WILLIAM THOMAS BOVARD, deceased, whose date of death was June 18, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with the 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 February 14, 2025.

Personal Representative:
SHERRI L. HAUN
 26427 Irish Road
 Wellington, Ohio 44090
 Attorney for Personal Representative:
 Rodolfo Suarez Jr. Esq.,
 Attorney
 Florida Bar Number: 013201
 9100 South Dadeland Blvd, Suite 1620
 Miami, Florida 33156
 Telephone: (305) 448-4244
 Fax: (305) 448-4211
 E-Mail: rudy@suarezlawyers.com
 Secondary E-Mail:
 eservice@suarezlawyers.com
 February 14, 21, 2025 25-00153T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 25000068CP
Division Probate
IN RE: ESTATE OF
JAMES G. SYLVESTER, SR.
Deceased.

The administration of the estate of James G. Sylvester, Sr., deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33980. 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. 732.221, 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 February 14, 2025.

Personal Representative:
Kimberly R. Maness-Darby
 1897 New Point Comfort Road
 Englewood, Florida 34223
 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
 February 14, 21, 2025 25-00152T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-001343
IN RE: ESTATE OF
SIRKKA KAARINA PRIDEAUX
A/K/A KAARINA PRIDEAUX
Deceased.

The administration of the estate of Sirkka Kaarina Prideaux A/K/A Kaarina Prideaux, deceased, whose date of death was July 18, 2024, 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. 732.221, 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 February 14, 2025.

Personal Representative:
Philip J. Bond
 Attorney for Personal Representative:
 Jenny C. Hazel
 Attorney
 Florida Bar Number: 0163562
 MCCORRY LAW FIRM
 309 Tamiami Trail
 PUNTA GORDA, FL 33950
 Telephone: (941) 205-1122
 Fax: (941) 205-1133
 E-Mail: jenny@mccorrylaw.com
 Secondary E-Mail:
 debbie@mccorrylaw.com
 February 14, 21, 2025 25-00154T

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 TWENTIETH JUDICIAL CIRCUIT
 IN AND FOR CHARLOTTE
 COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 24-1179-CC
SECTION 20 PROPERTY
OWNER'S ASSOCIATION, INC.
Plaintiffs, v.
DALLAL HALLUM
Defendant.
 In The Name of the State of Florida:
 To: Dallal Hallum

26032 Parana Dr.,
 Punta Gorda FL 33983
 You are Hereby Notified that an action for declaratory relief, to quiet title, and to reform a deed on the following property in Charlotte County, Florida:
 [See Exhibit "A" attached hereto and made a part hereof.]
 has been filed against you, and you are required to serve a copy of your answer or pleading to said Complaint on Plaintiff, SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., attorney of record, Mahshie & DeCosta, P.A., Elias

Mahshie, Esq., 407 E. Marion Avenue, Suite 101, Punta Gorda, Florida 33950, elias@md-lawfirm.com; eservice@md-lawfirm.com, and file the original answer or pleading in the Office of the Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida 33950 on or before the 30th day following the date of the first publication of this Notice of Action. If you fail to do so, a Judgment by Default will be taken against you for the relief demanded in said Complaint.
 Note- 30 days from first pub for fore-

closure; set date 28 days-60 days other property actions- 49.09
DONE AND ORDERED
 Clerk of the Circuit Court
 (SEAL) By: D. Gerace
 Deputy Clerk
 Plaintiff's attorney of record
 Elias M. Mahshie
 407 E. Marion Ave., Suite 101
 Punta Gorda, FL 33950
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00140T

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. 23-1148-CC
BABCOCK RANCH RESIDENTIAL
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
ASHLEY OLDZEJ, et al.,
Defendants.
 NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 10th day of February, 2025, in Civil Action No. 2023-001148-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which ASHLEY OLDZEJ and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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., on the 2nd day of April 2025, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida:
 Lot 394, BABCOCK RANCH COMMUNITY PHASE 1B1

NORTHEAST, according to the plat thereof, as recorded in Plat Book 22, Page 20A through 20G, of the Public Records of Charlotte County, Florida.
 (Property Address: 43818 Longleaf 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 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: 02/11/2025
 ROGER D. EATON,
 CLERK OF THE CIRCUIT COURT
 By: D. Gerace (SEAL)
 Deputy Clerk
 Jennifer A. Nichols, Esq.
 Roetzal & Andress, LPA
 999 Vanderbilt Beach Rd- Suite 401
 Naples, FL 34108
 (239) 649-6200
 February 14, 21, 2025 25-00155T

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 TWENTIETH JUDICIAL CIRCUIT
 IN AND FOR CHARLOTTE
 COUNTY, FLORIDA
CASE NO.: 24002355CA
SHAWN HULL,
Plaintiff, v.
ROBERT W. LOGRECO; LORI
LOGRECO; and TAHIRY
WILHELM,
Defendants.
 TO: ROBERT W. LOGRECO
 28358 SEAL COURT
 PUNTA GORDA, FL 33955
 LORI LOGRECO
 23858 SEAL COURT
 PUNTA GORDA, FL 33955
 TAHIRY WILHELM
 28358 SEAL COURT
 PUNTA GORDA, FL 33955
 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:
 LOT 10, BLOCK 112, TROPICAL GULF ACRES, UNIT 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 99A THRU 99I, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 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 Ave, 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 11 day of February, 2025.
 Clerk of the Circuit Court
 By: B. Lackey (SEAL)
 As Deputy Clerk
 The Law Office of
 C.W. Wickersham, Jr., P.A.,
 Plaintiff's attorney,
 2720 Park Street, Suite 205,
 Jacksonville, Florida, 32205,
 Phone Number: (904) 389-6202
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00151T

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 08-2022-CA-000806 WELLS FARGO BANK, N.A., Plaintiff, vs. CATHERINE MULLANE, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 30, 2025, and entered in Case No. 08-2022-CA-000806 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Catherine Mullane, Rotonda West Association, Inc., Unknown Party #1 N/K/A Emmett Pierson, are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.

charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 17th of March, 2025, the following described property as set forth in said Final Judgment of Foreclosure: EAST 1/2 LOT 75, AND LOT 76, ROTONDA WEST PEBBLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 13A THROUGH 13L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 5 MARK TWAIN LN 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 in Charlotte County, Florida this 02/05/2025. Clerk of the Circuit Court Charlotte County, Florida By: D. Gerace (SEAL) Deputy Clerk
Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 CT - 22-003475 February 14, 21, 2025 25-00144T

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 23000227CA THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPANY, NA, AS TRUSTEE, FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2, Plaintiff, v. ASHOK PATEL, Defendant(s),
NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 27, 2024 and the Agreed Order on Plaintiffs Motion to Cancel and Reschedule Foreclosure Sale Set for December 27, 2024 dated December 6, 2024, in the above-

stated cause, the Clerk of Circuit Court Roger D. Eaton, shall sell the subject property at public sale on the 26th day of February, 2025 (sale to be published in the Business Observer), at 11:00 am to the highest and best bidder for cash, at www.charlotte.realforeclose.com on the following described property: LOTS 995 AND 996, ROTONDA WEST LONG MEADOW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 19A THRU 19K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 730 Boundary Blvd., 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 proceed-

ing, 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: January 18, 2025. BITMAN O'BRIEN, PLLC /s/ Meghan Keane, Esquire Meghan Keane, Esquire Florida Bar No.: 103343 mkeane@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3116 Attorneys for Plaintiff February 14, 21, 2025 25-00141T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24002200CA NATIONSTAR MORTGAGE LLC, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LEONA C. SANDERS A/K/A LEONA SANDERS, DECEASED; et al., Defendant(s).
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, or Against The Estate Of Leona C. Sanders A/K/A Leona Sanders, Deceased

Last Known Residence: Unknown TO: Alicia Harris-Olander Last Known Residence: 851 Myrtle St Punta Gorda, FL 33950 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida: LOTS 3, 4 AND 5, CLOCK 7, FOREST PARK SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 88, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before March 17, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated on February 7, 2025. As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-1324B Ref# 10519 February 14, 21, 2025 25-00143T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000075 IN RE: ESTATE OF DAVID LYNN FISCUS A/K/A DAVID L. FISCUS A/K/A DAVID FISCUS Deceased.
The administration of the estate of David Lynn Fiscus A/K/A David L. Fiscus A/K/A David Fiscus, deceased, whose date of death was November 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.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000063-CP IN RE: ESTATE OF HERBERT L. KOENIG JR., Deceased.
The administration of the estate of HERBERT L. KOENIG JR., deceased, whose date of death was December 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 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.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000076 IN RE: ESTATE OF SEAN PATRICK MCGRATH A/K/A SEAN P. MCGRATH Deceased.
The administration of the estate of Sean Patrick McGrath A/K/A Sean McGrath A/K/A Sean P. McGrath, deceased, whose date of death was November 21, 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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 23003161CA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3, Plaintiff, vs. HANAN IBRAHIM; et al., Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 7, 2025 and entered in Case No. 23003161CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3, is the Plaintiff and HANAN IBRAHIM; HAMDY

IBRAHIM; THE H.T. HACKNEY CO. and SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC, are Defendants, I, Roger D Eaton, the Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on March 24, 2025 the following described property set forth in said Final Judgment, to wit: LOTS 45 AND 46, BLOCK 535, PUNTA GORDA ISLES SECTION 20, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2Z42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly known as: 359 Porto Alegre St., Punta Gorda, FL 33983 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 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 other recourse against the Mortgagor, the 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 in Charlotte, Florida this day of 02/06/2025 As Clerk of Circuit Court Charlotte County, Florida (SEAL) D. Gerace Deputy Clerk February 14, 21, 2025 25-00142T

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.: 241325CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. LOURDES B. ROSALES and RAMON A. CONCEPCION; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under

any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF LOURDES B. ROSALES; and UNKNOWN SPOUSE OF RAMON A. CONCEPCION, 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, March 28, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 18, Block 971, Port Charlotte Subdivision, Section Seventeen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 6A through 6D, 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. 2024-

001325-CA, New Vista Properties, Inc., v. Lourdes B. Rosales, et al. 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 02/06/2025 ROGER D. EATON, Clerk By: (SEAL) D. Gerace Deputy Clerk Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 February 14, 21, 2025 25-00146T

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 February 7, 2025. Personal Representative: Julie Anne Smiley 207 LaMond Ruelle Winchester, Kentucky 40391 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCROY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccroylaw.com Secondary E-Mail: debbie@mccroylaw.com February 7, 14, 2025 25-00133T

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 date of first publication of this notice is February 7, 2025. Personal Representative: SUSAN JOHNSTONBAUGH Attorney for Personal Representative: BENJAMIN P. SHENKMAN, ESQ., B.C.S. Florida Bar No. 0043151 GONZALEZ, SHENKMAN & BUCKSTEIN, P.L. 110 Professional Way Wellington, FL 33414 Telephone: 561-227-1575 Email: bshenkman@gslawfirm.com February 7, 14, 2025 25-00124T

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 February 7, 2025. Personal Representative: Robert McGrath 946 Birch Drive Brielle, New Jersey 08730 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCROY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccroylaw.com Secondary E-Mail: debbie@mccroylaw.com February 7, 14, 2025 25-00127T

PUBLISH YOUR LEGAL NOTICE
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Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NUMBER: 24001204CP
IN RE: THE ESTATE OF
HUGO VINCENT TORZA,
Deceased.

The estate of HUGO VINCENT TORZA, deceased, File Number 24001204CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The name and address of the attorney for the estate and the Personal Representative are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is February 7, 2025.

Personal Representative:

ANNE T. FORTNAM
DAVID A. SILVERSTONE, P.A.
Attorney for Personal Representative
2455 Hollywood Blvd., Suite 301
Hollywood, FL 33020
(954) 367-0770
David@dsilverstone.com
By: /s/David A. Silverstone
David A. Silverstone
Fla. Bar No. 862096
February 7, 14, 2025 25-00114T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000104CP
Division Probate
IN RE: ESTATE OF
JOHN C. ALMEIDA
Deceased.

The administration of the estate of John C. Almeida, deceased, whose date of death was October 5, 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 February 7, 2025.

Personal Representative:

Stephen P. Almeida
3869 Paces Lookout Dr.
Atlanta, Georgia 30339
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
February 7, 14, 2025 25-00128T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No. 25-120 CP
IN RE: ESTATE OF
JAMES BUCHANAN SMITH,
Deceased.

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

You are hereby notified that an order of Summary Administration has been entered in the estate of JAMES BUCHANAN SMITH, deceased, File No. 25-120 CP, 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 December 6, 2024; that the total value of the estate is \$12,022.36, and the names and addresses of those whom it has been assigned by such order are:

Name Address
Christine Smith
2000 Forrest Nelson Blvd, APT G2,
Port Charlotte, FL 33952
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom provisions for full payment was made in the Order of Summary Administration must file their claim with this court WITHIN THE TIME PERIOD 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 February 7, 2025.

Personal Giving Notice:
Christine Smith

2000 Forrest Nelson Blvd
APT G2 Port Charlotte, FL 33952
Attorney for Person Giving Notice:
Sarah M. Howell, Esq.
Attorney for Petitioner
Florida Bar No.: 084738
22226 Westchester Blvd
Port Charlotte, FL 33952
Tel: 941-445-6017
Email:
sarahmhowellesq@gmail.com
February 7, 14, 2025 25-00117T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-000119-CP
Division: Probate
IN RE: ESTATE OF
LIONEL L. PAQUIN Deceased.

The administration of the estate of Lionel L. Paquin, deceased, whose date of death was December 24, 2024, 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 name and address 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The 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 February 7, 2025.

Personal Representative:
Arthur Paquin

210 Jack Nicklaus Drive
Lakeway, Texas 78738
Attorney for Personal Representative:
Jeffrey Briscoe
Florida Bar No. 0127501
3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
Email: jeff@jeffbriscoe.com
February 7, 14, 2025 25-00121T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000040-CP
IN RE: The Estate of:
GEORGE HODEN, Deceased.

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

The administration of the estate of GEORGE HODEN, deceased, whose date of death was October 21st, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE 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 AND 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 7, 2025.

Alan G. Hoden
Co-Personal Representative

262 South 16th Street, Apt. 3
Philadelphia, PA 19102
Mark A. Creech, Esq.
Attorney for PRs
1620 Placida Rd., Ste A
Englewood, Florida 34223
941-474-3721
FB#043615
February 7, 14, 2025 25-00115T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024 CP 1369
IN RE: ESTATE OF
LAURIE PATRICIA GEORGE
Deceased.

The administration of the estate of Laurie Patricia George, deceased, whose date of death was May 17, 2024, is pending in the Circuit Court for Charlotte County address of 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 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 33.702 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.

A 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 ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.

The date of first publication of this notice is February 7, 2025.

Personal Representative:
Lisa M. Curtis

4211 Hidden Village Drive
Perry, Ohio 44081
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
contact@nathandoughertylaw.com
February 7, 14, 2025 25-00129T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000097-CP
Division: Probate
IN RE: ESTATE OF
SHERRIE C. BLANTON
Deceased.

The administration of the estate of Sherrie C. Blanton, deceased, whose date of death was January 2, 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 name and address 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The 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 February 7, 2025.

Personal Representative:

Vanessa Vinson a/k/a Nessa Vinson
1111 7th Street
Lake Park, Florida 33403
Attorney for Personal Representative:
Jeffrey Briscoe, Esq.
Florida Bar No. 0127501
3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
E-mail: jeff@jeffbriscoe.com
February 7, 14, 2025 25-00134T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 24001301CP
Division Probate
IN RE: ESTATE OF
CHARLES WILLIAM AYNES A/K/A
CHARLES W. AYNES Deceased.

The administration of the estate of Charles William Aynes a/k/a Charles W. Aynes, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 7th, 2025.

Personal Representative:

Stephen Richard Aynes
21 Fairway Road
Rotonda West, Florida 33947
Attorney for Personal Representative:
Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
February 7, 14, 2025 25-00136T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-71-CP
Division Probate
IN RE: ESTATE OF
DAVID PHILIP MENARD
a/k/a DAVID P. MENARD
Deceased.

The administration of the Estate of David Philip Menard a/k/a David P. Menard, deceased, whose date of death was November 30, 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.

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 February 7, 2025.

Personal Representative:

Barbara J. Bowling
11600 SW Academy Dr.
Lake Suzy, Florida 34269
Attorney for Personal Representative:
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
February 7, 14, 2025 25-00122T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-93-CP
Division Probate
IN RE: ESTATE OF
PAULA FURNEE A/K/A PAULA
JANE FURNEE
Deceased.

The administration of the estate of PAULA FURNEE, deceased, whose date of death was December 30, 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.

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 February 7, 2025.

Personal Representative:

KELLI HARVEY
P.O. Box 3591
Radford, Virginia 24143
Attorney for Personal Representative:
NICOLE S. PEET, Attorney
Florida Bar Number: 1025612
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail: tweiss@farr.com
February 7, 14, 2025 25-00116T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000014-CP
Division: Probate
IN RE: ESTATE OF
ALICE WALSH RIVERS,
Deceased.

The administration of the estate of ALICE WALSH RIVERS, deceased, whose date of death was November 17, 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.

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 February 7, 2025.

Personal Representative:

CREWS BANK & TRUST
Jackson Garner, Trust Officer
1100 Tamiami Trail
Port Charlotte, FL 33953
Attorney for Personal Representative:
CHEYENNE R. YOUNG
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY
& YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
February 7, 14, 2025 25-00113T

--- PUBLIC SALES / ACTIONS / SALES ---

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Century Boat and RV - Punta Gorda 6300 Florida St Punta Gorda FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/24/2025 at 11:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Christopher Wayne Sutton unit #TRK033. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. February 7, 14, 2025 25-00112T

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45

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

CASE NO. 23000227CA THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPANY, NA, AS TRUSTEE, FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2, Plaintiff v.

ASHOK PATEL, Defendant(s), NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 27, 2024 and the Agreed Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale Set for December 27, 2024 dated December 6, 2024, in the above-styled cause, the Clerk of Circuit Court Roger D. Eaton, shall sell the subject property at public sale on the 26th day of February, 2025 (sale to be published in the Business Observer), at 11:00 am to the highest and best bidder for cash, at www.charlotte.realforeclose.com on the following described property:

LOTS 995 AND 996, ROTONDA WEST LONG MEADOW, ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 8, PAGES 19A THRU 19K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 730 Boundary Blvd., 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: January 18, 2025. By: D. Gerace (SEAL) 02/03/2025 Deputy Clerk

GREGG HOROWITZ LAW OFFICES OF GREGG M. HOROWITZ, P.A. PO BOX 2927 SARASOTA, FL 34230-2927 GREGG.HOROWITZ@VERIZON.NET ATTORNEY FOR ASHOK R. PATEL AKA ASHOK PATEL AND USHABEN A PATEL February 7, 14, 2025 25-00126T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 24-001312-CP Division: PROBATE IN RE: ESTATE OF LORRAINE SANZONE, A/K/A LORRAINE D. SANZONE, Deceased.

The administration of the estate of Lorraine Sanzone, a/k/a Lorraine D. Sanzone, deceased, whose date of death was March 5, 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.

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 February 7, 2025.

Personal Representative: Steven R. Sanzone 47 Hamilton Avenue Seaside Heights, NJ 08751 Attorney for Personal Representative: Cheyenne R. Young Attorney for Personal Representative Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzky.com Secondary E-Mail: jackie@wotitzky.com February 7, 14, 2025 25-00130T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 2024-CA-000798 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ELIZABETH MORGAN HEGEDUS, et al., Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on March 19, 2025, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 10, Block 5095, PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, according to the plat thereof, recorded in Plat Book 10, Page 1A, of the Public Records of Charlotte County, Florida. Property Address: 6294 Thorman Road, Port Charlotte, FL 33981 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the 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. WITNESS my hand and official seal of this Honorable Court this day of 02/03/2025. Roger D. Eaton Clerk of the Circuit Court By: D. Gerace (SEAL) DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com February 7, 14, 2025 25-00125T

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the 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.

WITNESS my hand and official seal of this Honorable Court this day of 02/03/2025. Roger D. Eaton Clerk of the Circuit Court By: D. Gerace (SEAL) DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com February 7, 14, 2025 25-00125T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/21/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2003 MERI HS FLHM-BA165349063A & FLHMB165349063B . Last Tenants: WILLIAM R BARTZ AND NANCY A BARTZ and all unknown parties beneficiaries heirs . Sale to be at COMMUNITY BLUE HERON PINES JOINT VENTURE LLC, 29200 SOUTH JONES LOOP ROAD, PUNTA GORDA, FL 33950. 813-241-8269. February 7, 14, 2025 25-00132T

SECOND INSERTION

NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 24002240CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. RANDY MAYNARD; ROBERTA A. MAYNARD; et al., Defendants.

TO: RANDY MAYNARD ROBERTA A. MAYNARD ANDREA JEAN REDDISH WILLIAM ROBERTS ALL PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST: TERESA HAMILTON MARY C. DELLAQUILA DOMINICK F. DELLAQUILA Jr. DOMINICK F. DELLAQUILA III KENNETH G. MAYNARD RUTH R. HAMILTON HUGH H. HAMILTON WILLIAM MYRNICE ROBERTS and ALL UNKNOWN PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY

YOU ARE NOTIFIED that an action seeking partition, quiet title, and determination of beneficiaries relating to real property located in Charlotte County, which is legally described as follows: Lot 8, Block 44, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page 24 1/2 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 the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams and Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before March 7, 2025 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled 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 Verified 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. DATED on January 30, 2025.

ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk Plaintiff's Attorney David L. Boyette, Esquire Adams and Reese LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 Feb. 7, 14, 21, 28, 2025 25-00118T

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE No.: 24002294CA CLAUDIO A. VARGAS, Plaintiff, vs. CHARLES P. WILLIAMS and ANNA E. STRANGWAY, and all others claiming by, through and under ANNA E. STRANGWAY, Defendant,

TO: ANNA E. STRANGWAY, and all others claiming by, through and under ANNA E. STRANGWAY 1/k/a 105 W IST ST CLIFTON, NJ 07011-2448 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Parcel 2: Lot 16, Block 2076, Port Charlotte Subdivision Section Twenty Two, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13, of the Public Records of Charlotte County, Florida. a/k/a 17113 Elder Ave, Port Charlotte, FL 33954 ("Parcel 2").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692,

on or before February 20, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 15th day of January 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk J.D. Manzo, Manzo & Associates, P.A. Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814 telephone number (407) 514-2692 Jan. 24, 31; Feb. 7, 14, 2025 25-00053T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION File No.: 2025-CP-000115 Division: Probate IN RE: ESTATE OF MARGARET O. MARCU a/k/a MARGARET OLEIN MARCUM Deceased.

The administration of the estate of Margaret O. Marcum a/k/a Margaret Olein Marcum, deceased, whose date of death was November 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, 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. 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 February 7, 2025.

Personal Representatives: Karen S. Rutland 131 Horseshoe Drive Crowley, LA 70526 Sharen A. Reardon 10274 Arrowhead Drive Punta Gorda, FL 33955 Attorney for Personal Representatives: Forrest J. Bass, Esq. 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 February 7, 14, 2025 25-00123T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/25/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Name, Amount, Description. Includes Dominick Francis (2322 Household items), Mikaelah Scharmberg (307 Household items), Allen Wood (2121 Household items), Charles Etherton (2419 Household items)

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (941)-993-9071 February 7, 14, 2025 25-00120T

THIRD INSERTION

NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 24002245CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. THOMAS FERGUSON; CRAIG S. FERGUSON; and KEITH FERGUSON, Defendants.

TO: KEITH FERGUSON YOU ARE NOTIFIED that an action seeking reformation, partition, quiet title, and determination of beneficiaries relating to real property located in Charlotte County, which is legally described as follows:

Lot 16 and 17, Block 22; and Lots 1, 2 and 3, Block 29, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page 24 1/2, 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 the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams and Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before 3/6/2025, or within thirty (30) days

after first publication of the notice and file the original with the Clerk of the above-styled 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 verified 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.

DATED on January 28, 2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk Plaintiff's Attorney, David L. Boyette, Esquire, Adams and Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 Jan. 31; Feb. 7, 14, 21, 2025 25-00096T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

Case No. 24-002299-CA EQUITY TRUST COMPANY CUSTODIAN FBO JAY NADELSON IRA, Plaintiff, vs.

GEORGE LAZARIDES; BASIL LAZARIDES; LIGIA IRIARTE, as Trustee of the Trust identified as 1985 RECEIVABLES dates October 18, 1985; SECTION 20 PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation; WALTER KUNZ, deceased; WALTER KUNZ, JR.; JOAN STUART; BARBARA F. COMEAU, deceased; ROBIN C. COMEAU; GLENNE E. COMEAU; SARA C. BIBBO; MERILL EIFLER; DAWN COMEAU; CRAIG COMEAU; HEATHER CROMWELL; and the respective unknown successor trustees, spouses, beneficiaries, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any successor trustees, beneficiaries, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action, Defendants.

To: LIGIA IRIARTE, as Trustee of the Trust identified as 1985 RECEIVABLES dates October 18, 1985; WALTER KUNZ, deceased; WALTER KUNZ, JR.; JOAN STUART; BARBARA F. COMEAU, deceased; and the respective unknown successor trustees, spouses, beneficiaries, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any successor trustees, beneficiaries, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action.

YOU ARE NOTIFIED that a suit to quiet title to the following-described parcels of property in Charlotte County, Florida: COUNT II PARCEL: Lot 34, Block 570, PUNTA GORDA ISLES, SECTION 20, according to the plat thereof, as recorded in Plat Book 11, Pages 2A through 2Z42, of the Public Records of Charlotte County, Florida. COUNT III PARCEL: The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 42 South, Range 23

East, Charlotte County, Florida, a/k/a Parcel 44, together with a one-half interest in the oil, gas and mineral rights, royalties and leases in or on the above described property. Subject to Right-of-Way dated April 12, 1956 from Southwest Florida Investors, Inc. to the County of Charlotte, Florida as recorded in Official Record Book 11 at Page 373 of the Public Records of Charlotte County, Florida and subject to the Right-of-Way Permission dated April 19, 1956 from Southwest Florida Investors, Inc. as recorded in Official Records Book 11 at Page 418 of the Public Records of Charlotte County, Florida, and also subject to the Right-of-Way Permission dated May 21, 1956 from Southwest Florida Investors, Inc. as recorded in Official Record Book 12 at Page 443 of the Public Records of Charlotte County, Florida. COUNT IV PARCEL: Lot 3, Block 4579, PORT CHARLOTTE SUBDIVISION, SECTION 87, according to the plat thereof, as recorded in Plat Book 7, Pages 20A through 20P, 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 TAMSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 13th day of March, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this 2/5/2025.

ROGER D. EATON Clerk of Courts By: B. Lackey (SEAL) Deputy Clerk Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 Feb. 7, 14, 21, 28, 2025 25-00135T