

## CHARLOTTE COUNTY LEGAL NOTICES

## --- PUBLIC SALES / ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-1236 CP  
Division Probate  
IN RE: ESTATE OF ROGER  
MARTIN MARSH, Deceased.

The administration of the estate of ROGER MARTIN MARSH, deceased, whose date of death was September 17, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF

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

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

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 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 date of first publication of this notice is February 21, 2025.

**Personal Representative:**

**Roger E. Marsh**  
W12709 County Road AS  
Brandon, WI 53919

Attorney for Personal Representative:  
Pamela D. Keller, Esquire  
Attorney for Personal Representative  
Florida Bar Number: 082627  
Keller Law Office, P.A.

201 W. Marion Avenue, Suite 1209  
Punta Gorda, Florida 33950  
Telephone: (941) 505-2555  
Fax: (941) 505-2355  
E-Mail: Administrator@kellerlaw.biz  
February 21, 28, 2025 25-00165T

## FIRST INSERTION

**Notice Under Fictitious Name Law**  
**According to Florida Statute**  
**Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Del Emmert located at 160 wilda ct. in the City of Rotonda West, Charlotte County, FL 33947 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of February, 2025.

Danielle Emmert  
February 21, 2025 25-00169T

## FIRST INSERTION

**Notice Under Fictitious Name Law**  
**According to Florida Statute**  
**Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Vanage Vacation Homes located at 43530 Lily Court in the City of Punta Gorda, Charlotte County, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of February, 2025.

Katherine Watt  
February 21, 2025 25-00161T

## FIRST INSERTION

**Notice of Sale**

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date March 14th, 2025 @ 10:00 AM at each individual repair facility.

40085 2020 Jeep VIN#: 1C4RJE-BGOLC391990 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$2,979.12  
February 21, 2025 25-00162T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25000114CP  
IN RE: ESTATE OF  
BRIAN RUSSELL HOGAN,  
Deceased.

The administration of the estate of BRIAN RUSSELL HOGAN, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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 21, 2025.

**Personal Representatives:**

**BRIAN R HOGAN JR.**

1216 Post Road  
Scarsdale, NY 10583

**FRANCES HOGAN**

74 Shore Rd  
Waterford, CT 06385

Attorney for Personal Representatives:  
LORENZO A. FERNANDEZ

Florida Bar No. 1039984  
Williams Parker Harrison  
Dietz & Getzen

50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Telephone: 941-366-4800

Designation of Email  
Addresses for service:

Primary:  
lfernandez@williamsparker.com

Secondary:  
emitchell@williamsparker.com

February 21, 28, 2025 25-00164T

**NOTICE TO CREDITORS**  
**(Summary Administration)**

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-000195-CP  
Division: PROBATE  
IN RE: ESTATE OF

**KEITH L. BENNER, A/K/A**

**KEITH BENNER, 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 Keith L. Benner, a/k/a Keith Benner, deceased, File Number 25-000195-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 27, 2024; that the total value of the estate is \$0.00, consisting of all Exempt Property and that the names and addresses of those to whom it has been assigned by such order are:

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 24-001205-CP  
IN RE: ESTATE OF  
ALICE TAUB TAYLOR,  
Deceased.

The administration of the estate of Alice Taub Taylor, deceased, whose date of death was August 6, 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 21, 2025.

**Personal Representative:**

**Rachel Patrick**

1701 Anglers Court  
Safety Harbor, FL 34695

Attorney for Personal Representative:  
Marley Dodd, Esq.

Fla. Bar No.: 1058457  
Brice Zoeklein, Esq.

Florida Bar No. 0085615  
Zoeklein Law, P.A.

150 E. Bloomingdale Avenue  
Brandon, Florida 33511

marley@zoekleinlawpa.com  
brice@zoekleinlawpa.com

info@zoekleinlawpa.com  
Telephone: (813) 501-5071

Fax: (813) 925-4310  
February 21, 28, 2025 25-00172T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24001306CP  
Division: Probate  
IN RE: ESTATE OF  
CLARA SUSAN LACKEY, A/K/A  
SUE LACKEY Deceased.

The administration of the estate of Clara Susan Lackey, a/k/a Sue Lackey, deceased, whose date of death was April 1, 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 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 21, 2025.

**Personal Representative:**

**William Lackey**

c/o PAYNE LAW GROUP PLLC  
766 Hudson Ave., Suite C  
Sarasota, FL 34236

Attorney for Personal Representative:  
David W. Payne, Esq.

Florida Bar Number: 0958530  
PAYNE LAW GROUP PLLC

766 Hudson Ave., Suite C  
Sarasota, FL 34236

Telephone: (941) 487-2800  
Fax: (941) 487-2801

E-Mail: dpayne@lawnav.com  
February 21, 28, 2025 25-00166T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 082025CP000039000101  
Division: Probate  
IN RE: ESTATE OF  
GARY R. MAZEY a/k/a  
GARY MAZEY Deceased.

The administration of the estate of Gary R. Mazey a/k/a Gary Mazey, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, 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 21, 2025.

**Personal Representative:**

**Gavin Ray Mazey**

1926 Massachusetts Ave  
Englewood, Florida 34224

Attorney for Personal Representative:  
Brett H. Sifrit

Attorney for Garvin Ray Mazey  
Florida Bar Number: 105564

Farr Law Firm, PA  
99 Nesbit Street

Punta Gorda, FL 33950  
Telephone: (941) 639-1158

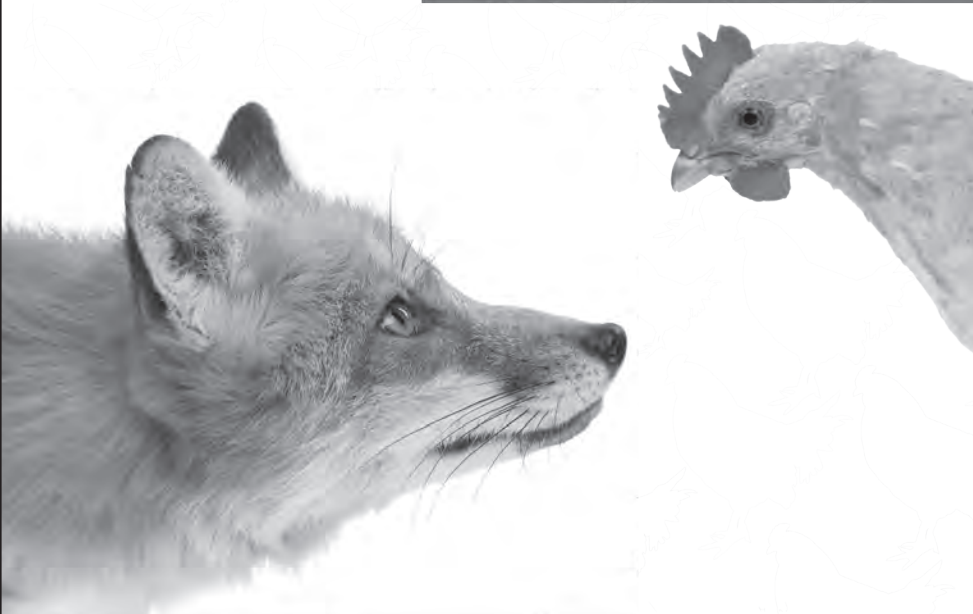
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com

Secondary E-Mail: kkrjcc@farr.com  
and probate@farr.com  
February 21, 28, 2025 25-00163T

WHEN PUBLIC NOTICES  
REACH THE PUBLIC,  
EVERYONE BENEFITS.

Some officials want to move notices from  
newspapers to government-run websites,  
where they may not be easily found.

This is like putting the fox in  
charge of the hen house.



Keep Public Notices  
in Newspapers

NEWS MEDIA  
ALLIANCE

www.newsmediaalliance.org



--- SALES / ACTIONS ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 23003015CA**  
**FREEDOM MORTGAGE CORPORATION**  
**PLAINTIFF, VS.**  
**RACHELLE SINCLAIR ET AL.,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 11th day of February, 2025, and entered in Case No. 23003015CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RACHELLE SINCLAIR; JASON BROWN; RIDGE VALLEY EXTERIORS, INC. and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC. 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 A.M. on the 12th day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 4627, PORT CHARLOTTE SUBDIVISION, SECTION 85, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 60A TO 60Q OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING 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 02/18/2025.  
 Roger D. Eaton  
 Clerk of The Circuit Court (SEAL) By: 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  
 23FL373-0703  
 February 21, 28, 2025 25-00174T

FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION  
**Case #: 22001500CA**  
**Wells Fargo Bank, N.A.**  
**Plaintiff, -vs.-**  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Helen Schaeffer a/k/a Helen Barbara Schaeffer a/k/a Helen B. Schaeffer f/k/a Helen Barbara Arend, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Eugene Joseph Arend a/k/a Eugene J. Arend; Jason F. Fisher a/k/a Jason Fisher; April Ann Cook a/k/a April A. Cook f/k/a April A. Fisher; Courtney Fisher Pierson a/k/a Courtney Pierson f/k/a Courtney Ann Fisher; Carol Arend Randall a/k/a Carol Ann Randall a/k/a Carol A. Randall; Kevin R. Arend; David Joseph Arend a/k/a David J. Arend a/k/a David Arend; Cheryl Lynn Dougherty a/k/a Cheryl L. Dougherty f/k/a Cheryl L. Quire f/k/a Cheryl Lynn Arend; Unknown Spouse of Eugene Joseph Arend a/k/a Eugene J. Arend; Unknown Spouse of Jason F. Fisher a/k/a Jason Fisher; Unknown Spouse of April Ann Cook a/k/a April A. Cook f/k/a April A. Fisher; Unknown Spouse of Courtney Fisher Pierson a/k/a Courtney Pierson f/k/a Courtney Ann Fisher; Unknown Spouse of Carol Arend Randall a/k/a Carol Ann Randall a/k/a Carol A. Randall; Unknown Spouse of Kevin R. Arend; Unknown Spouse of David Joseph Arend a/k/a David J. Arend a/k/a David Arend; Unknown Spouse of Cheryl Lynn Dougherty a/k/a Cheryl L. Dougherty a/k/a Cheryl L. Quire f/k/a Cheryl Lynn Arend; Deep Creek Gardens Condominium Association, Inc.; Driveway Maintenance, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**

Creditors, Lienors, and Trustees of Helen Schaeffer a/k/a Helen Barbara Schaeffer a/k/a Helen B. Schaeffer f/k/a Helen Barbara Arend, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on March 31, 2025, the following described property as set forth in said Final Judgment, to-wit: UNIT S-102 IN PHASE 15, OF DEEP CREEK GARDENS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE 1241, AND AS PER PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGES 44A THROUGH 44M, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

02/18/2025  
 Roger D. Eaton  
 CLERK OF THE CIRCUIT COURT  
 Charlotte County, Florida (SEAL) B. Lackey  
 DEPUTY CLERK OF COURT

Submitted By:  
 ATTORNEY FOR PLAINTIFF:  
 LOGS LEGAL GROUP LLP  
 750 Park of Commerce Blvd., Suite 130  
 Boca Raton, Florida 33487  
 (561) 998-6700  
 (561) 998-6707  
 22-327388 FC01 WNI  
 February 21, 28, 2025 25-00175T

FIRST INSERTION

**NOTICE OF ACTION** IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO: 24CC0665**  
**ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit corporation,**  
**Plaintiff, v.**  
**FAN YEE YEUNG,**  
**Defendant.**

TO: FAN YEE YEUNG  
 A4 8/F GREAT GEORGE BUILDING,  
 27 PATERSON STREET, CAUSEWAY BAY, HONG KONG  
 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:

Lot 8, Block 132, ROTONDA MEADOWS, according to the map or plat thereof, recorded in Plat Book 10, Page(s) 15-A through 15-Z-18, of the Public Records of Charlotte County, Florida. Property Address: 40 Thrush Dr, Placida, FL 33946 Which has the address of 40 Thrush Dr, Placida, FL 33946

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276),

leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED on February 14, 2025.  
 ROGER D. EATON  
 CLERK OF THE CIRCUIT COURT  
 By: D. Gerace (SEAL)  
 As Deputy Clerk  
 Association Legal Services, LLC  
 Plaintiff's attorney  
 12600 World Plaza Lane. Build.#63  
 Fort Myers, FL 33907  
 (239-887-4276)  
 leland@associationlegalservices.com  
 February 21, 28, 2025 25-00168T

FIRST INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO. 25000115CA**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIGQUEST MORTGAGE SECURITIES INC.,**  
**ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R6,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS OF SELMA L. BAILEY A/K/A SELMA BAILEY, ET AL.**  
**Defendants**

To the following Defendant(s):  
 UNKNOWN HEIRS OF SELMA L. BAILEY A/K/A SELMA BAILEY (CURRENT RESIDENCE UNKNOWN)  
 Last Known Address: UNKNOWN  
 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 7, BLOCK 839, PORT CHARLOTTE SUBDIVISION, SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 19A-19E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 A/K/A 20338 XITA AVENUE, PORT CHARLOTTE FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address

is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before March 21, 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. This notice is provided to Administrative Order No. 2065.

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.

WITNESS my hand and the seal of this Court this 13 day of February, 2025.  
 Roger D. Eaton  
 CHARLOTTE COUNTY  
 CLERK OF COURT  
 By B. Lackey (SEAL)  
 As Deputy Clerk  
 J. Anthony Van Ness, Esq.  
 VAN NESS LAW FIRM, PLC,  
 Attorney for the Plaintiff  
 1239 E. NEWPORT CENTER DRIVE,  
 SUITE #110,  
 DEERFIELD BEACH, FL 33442  
 PHH20499-24/cam  
 February 21, 28, 2025 25-00171T

FIRST INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE No.: 25000055CA**  
**KOLREI INTERNATIONAL, LLC,**  
**Plaintiff, vs.**  
**ANIS KAYWOOD, deceased and all others claiming by, through and under ANIS KAYWOOD, deceased, MARY KAYWOOD, and all others claiming by, through and under MARY KAYWOOD and ANTHONY KAYWOOD,**  
**Defendant,**

TO: ANIS KAYWOOD, deceased and all others claiming by, through and under ANIS KAYWOOD, deceased and MARY KAYWOOD, and all others claiming by, through and under MARY KAYWOOD  
 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida:  
 Lot 4, Block 99, Port Charlotte Subdivision, Section Ten, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 20A through 20N, inclusive, of the Public Records of Charlotte County, Florida.  
 a/k/a 255 East Tarpon Blvd NW, Port Charlotte, FL 33952.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 March 21, 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 13th day of February 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  
 Feb. 21, 28; Mar. 7, 14, 2025  
 25-00176T

FIRST INSERTION

**NOTICE OF ACTION** **CONSTRUCTIVE SERVICE** IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**Case No. 2024CA002210**  
**COASTWIDE SERVICES LLC, A FLORIDA LIABILITY COMPANY,**  
**Plaintiff, vs.**  
**CHRISTINA A. BROOKER,**  
**JAMES P. BROOKER, VANTAGE FBO RICHARD SOOKRAMSING ROTH IRA #0031316 ROMOLUS INVESTMENT IRA LLC, A FLORIDA LIMITED LIABILITY COMPANY.**  
**Defendant.**

TO DEFENDANTS:  
 CHRISTINA A. BROOKER  
 Address Unknown  
 JAMES P. BROOKER  
 Address Unknown  
 VANTAGE FBO RICHARD SOOKRAMSING ROTH IRA #0031316 ROMOLUS INVESTMENT IRA LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 Address Unknown  
 YOU ARE HEREBY NOTIFIED that an action to QUIET TITLE to the following property in Charlotte County Florida:  
 A vacant lot, located at 29387 Goodhue St, Punta Gorda, FL 33982.  
 Being more particularly described as:  
 Lot 10, Block F, PEACE RIVER SHORES, UNIT 9, according to the plat thereof, recorded in Plat Book 7, Pages 40A thru 40B, of the Public Records of Charlotte

County, Florida.  
 Parcel No. 402301207010  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie Lohn, Esq. the plaintiff's attorney, whose address is 1460 S. McCall Rd, Ste 2E, Englewood, FL 34223, on or before 3/24/2025 (a date not less than 28, nor more than 60 days after the first publication of this notice) and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 2/14/2025  
 Clerk of the Court  
 By: B. Lackey (SEAL)  
 Deputy Clerk  
 Leslie Lohn, Esq  
 the plaintiff's attorney  
 1460 S. McCall Rd, Ste 2E,  
 Englewood, FL 34223  
 Feb. 21, 28; Mar. 7, 14, 2025  
 25-00170T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CIVIL DIVISION**  
**CASE NO. 24002046CA**  
**KAI CHUNG CHAN,**  
**Plaintiff, v.**  
**PAIGE AND ROSE PROPERTIES, LLC, an Indiana limited liability company; SAMANTHA MIRANDA; COPESTONE INVESTMENT GROUP 401(K) PLAN; RANDALL JUSTIN BUCHANAN; and GINA M. BUCHANAN,**  
**Defendants.**

NOTICE IS GIVEN that, pursuant to the Final Judgment of Foreclosure

dated the 13th day of February, 2025, in Case No. 24002046CA, of the Circuit Court of Charlotte County, Florida, in which Paige and Rose Properties, LLC, an Indiana limited liability company, Samantha Miranda, Copestone Investment Group 401 (k) Plan, Randall Justin Buchanan, and Gina M. Buchanan are the Defendants, the Clerk of this Court will sell to the highest and best bidder in an online sale at www.charlotte.realforeclose.com, in Charlotte County, Florida at 11:00 a.m. on March 31, 2025, the following described property set forth in the Order of Final Judgment:  
 Lot 4, Block 733, PORT CHARLOTTE SUBDIVISION, Section 23, according to the Plat thereof, recorded in Plat Book 5, Page(s)

14A through 14E, inclusive, of the Public Records of Charlotte County, Florida.  
 Parcel No.: 402217379008  
 C/K/A: 1124 Ample Avenue, Port Charlotte, Florida 33948

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: 02/13/2025  
 Roger D. Eaton  
 As Clerk of the Court (SEAL) By: D. Gerace  
 As Deputy Clerk

Respectfully submitted,  
 BROWN & ASSOCIATES LAW & TITLE, P.A.  
 By: /s/ Colton L. Chrimes  
 Colton L. Chrimes, Esq.  
 FBN #1011767  
 FBN #641863  
 4200 4th Street N., Suite F  
 Saint Petersburg, FL 33703  
 Office (727) 325-2001  
 facsimile (813) 855-8485  
 courtdocuments@brownalt.com  
 Attorney for Plaintiff  
 February 21, 28, 2025 25-00167T

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## SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

## SECOND INSERTION

## NOTICE OF FORECLOSURE SALE

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

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

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Business Observer

## FOURTH 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, Re-subdivision 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

## THIRD 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;

GLENN 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 TAMSSEN 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

## 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 Plaintiffs 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 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  
kiny@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

## SECOND 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

## SECOND 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, 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; 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.

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

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

## SECOND INSERTION

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

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

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

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Business Observer



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

SECOND 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  
Murdock, FL 33938  
Tel: (941) 270-4489  
contact@nathandoughertylaw.com  
February 14, 21, 2025 25-00149T

SECOND 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 LFLSPIAH097013251 . 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

SECOND 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 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 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.

**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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

**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, GRANTEES, 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

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000124**  
**IN RE: ESTATE OF**  
**JOHN WALTER WOESSNER,**  
**II A/K/A JOHN W. WOESSNER**  
**A/K/A JOHN W. WOESSNER, II**  
**Deceased.**

The administration of the estate of John Walter Woessner, II A/K/A John W. Woessner A/K/A John W. Woessner, II, deceased, whose date of death was December 23, 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. 732.221, 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:**  
**Randall Wait Woessner**  
52 Vettura Ct. Malta, New York 12020  
Attorney for Personal Representative:  
Jenny C. Hazel, Attorney  
Florida Bar Number: 0163562  
MCCRORY LAW FIRM  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
debbie@mccrorylaw.com  
February 14, 21, 2025 25-00148T

**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,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**



**Who benefits from legal notices?**

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.



## --- ESTATE ---

## SECOND 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, 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:**  
**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

## SECOND 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

## SECOND 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 Stribrny**

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

## SECOND 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

## SECOND 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

## SECOND 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  
MCCRORY LAW FIRM  
309 Tamiami Trail  
PUNTA GORDA, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
debbie@mccrorylaw.com  
February 14, 21, 2025 25-00154T

## SECOND 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 Herby 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

## THIRD 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 24½ of the Public Records of Charlotte County, Florida.

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

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

## SECOND 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.  
Roetzel & Andress, LPA  
999 Vanderbilt Beach Rd- Suite 401  
Naples, FL 34108  
(239) 649-6200  
February 14, 21, 2025 25-00155T

## SECOND 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,  
25-00151T

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

LV20906\_V11

**SAVE TIME**

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