

CHARLOTTE COUNTY LEGAL NOTICES

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

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Intensive Care Consortium, Inc., 21298 Olean Blvd., Port Charlotte, FL 33952, desiring to engage in business under the fictitious name of ICC at HCA Florida Fawcett Hospital, with its principal place of business in the State of Florida in the County of Charlotte will file an Application for Registration of Fictitious Name with the Florida Department of State.
February 28, 2025 25-00178T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on March 17, 2025, at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.
Jessica Alleyne 3107 \$275.60
Jessica Alleyne 3044 \$616.55
Elizabeth Oriente 2051 \$625.55
Elizabeth Oriente 1062 \$462.00
Carol Plummer 2141 \$1,656.04
Feb. 28; Mar. 7, 2025 25-00188T

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 BEN GRIECO MULTIMEDIA & CONSULTING located at 240 W END DR UNIT 721 in the City of PUNTA GORDA, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of February, 2025.
BEN GRIECO MULTIMEDIA & CONSULTING, LLC
BEN R GRIECO
February 28, 2025 25-00187T

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 21st, 2025 @ 10:00 AM at each individual repair facility.
40236 2014 Jeep VIN#: 1C4NJPBAXED72724 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$1,408.91
40238 2015 Dodge VIN#: 2C4RDGCG4FR556565 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$7,173.25
40239 2017 Jeep VIN#: 1C4PJMDB2HW512236 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$2,481.56
February 28, 2025 25-00179T

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 242117CA

BRUCE L. LAISHLEY and BETTE LAISHLEY KING, Plaintiffs, vs. KRISTINA PARRISH and MATTHEW PARRISH, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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 TENANT #1; and UNKNOWN TENANT #2;
Defendants.
TO: KRISTINA PARRISH and MATTHEW PARRISH, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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 TENANT #1; and UNKNOWN TENANT #2;
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:
Lot 72, River Club, formerly known as Devonshire, according to the plat thereof as recorded in Plat Book 19, Page 25, 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 Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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.
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 February 19, 2025.
ROGER D. EATON
CLERK OF THE COURT
(SEAL) By: B. Lackey
Deputy Clerk
Albert J. Tiseo, Jr., Esq.
Goldman, Tiseo & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
941-625-6666
Feb. 28; Mar. 7, 2025 25-00180T

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 BENSELLIN located at 240 W END DR UNIT 721 in the City of PUNTA GORDA, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of February, 2025.
BEN GRIECO MULTIMEDIA & CONSULTING, LLC
BEN R GRIECO
February 28, 2025 25-00185T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA001991

MICHAEL J. PALAZA and LINDA PALAZA Plaintiffs, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ROBERT E. SMITH, DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, LUCILLE SMITH, DECEASED, AND ROBERT E. SMITH, JR., RANDALL J. SMITH, JEFFREY S. SMITH, DEBORAH A. NEWELL Defendants.
To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ROBERT E. SMITH, DECEASED
6300 ORIOLE BLVD
ENGLEWOOD, FL 34224
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, LUCILLE SMITH, DECEASED
6300 Oriole Blvd
Englewood, FL 34224
You are notified of the institution of this action by Plaintiffs, Michael J. Palaza and Linda Palaza for Declaratory Judgment regarding the following property in Charlotte County, Florida:

Lot 100, LEMON BAY ISLES PHASE I, according to the Plat thereof, recorded in Plat Book 15, Page 34, of the Public Records of Charlotte County, Florida. Together with the certain 1981 Celtic VIN KBFLSNA143265 Title No. 19720900, KBFLSNB143265, Title No. 19720901, being 48 feet in length.
Parcel Identification Number: 412004405004
and you are required to serve a copy of your written defenses, if any to it on Brandon M. Henderson, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, by 4-2-2025 and file the original with the Clerk of this Court either before service upon Plaintiff's attorney or immediately thereafter; Otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 25th day of February, 2025.
Clerk of The Circuit Court
By: B. Lackey (SEAL)
As Deputy Clerk
Brandon M. Henderson, Esq.,
the Plaintiff's attorney,
7650 W. Courtney Campbell Causeway,
Suite 1150, Tampa, Florida, 33607
Feb. 28; Mar. 7, 14, 21, 2025
25-00191T

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. 24000183CA

PINGORA LOAN SERVICING, LLC, Plaintiff, vs. PAUL R. SMITH; GRAND VISTA AT RIVERWOOD CONDOMINIUM ASSOCIATION, INC.; RIVERWOOD COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 13, 2025, and entered in Case No. 24000183CA of the Circuit Court in and for Charlotte County, Florida, wherein PINGORA LOAN SERVICING, LLC is Plaintiff and PAUL R. SMITH; GRAND VISTA AT RIVERWOOD CONDOMINIUM ASSOCIATION, INC.; RIVERWOOD COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose.com, 11:00 a.m., on April 14, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:
CONDOMINIUM UNIT F-203, GRAND VISTA AT RIVERWOOD, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO-

MINIUM RECORDED IN O.R. BOOK 1808, PAGE 1336, AND AMENDED TO ADD PHASE "F" IN O.R. BOOK 2016, PAGE 1200, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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 at Punta Gorda, Florida, on 02/20/2025.
ROGER D EATON
As Clerk, Circuit Court
By: (SEAL) B. Lackey
As Deputy Clerk
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1463-198212 / TM1
Feb. 28; Mar. 7, 2025 25-00182T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BORN AGAIN COLLECTION located at 12428 Morton Ave, in the County of Charlotte, in the City of Port Charlotte, Florida 33953 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Port Charlotte, Florida, this 26th day of February, 2025.
EFFORTLESS ESSENTIALS CO. LLC
February 28, 2025 25-00196T

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 Charlotte Harbor Barber Shop located at 4265 Tamiami Trail Unit H in the City of Port Charlotte, Charlotte County, FL 33980 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of February, 2025.
BGUNNELLS LLC
February 28, 2025 25-00186T

FIRST INSERTION

AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24000970CA

GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RUTH M MARCHAND, DECEASED; RICHARD J. CUGINI; RUTH ANN COOMBS; ROBERT A. CUGINI, JR.; THOMAS M. CUGINI, SR.; CHRISTINE C. CUGINI; MICHAEL R. CUGINI; MATTHEW P. CUGINI; MAUREEN C. CUGINI; BRENDAN R. CUGINI; STEVEN M. EVANS; ROBERT J. EVANS, III; CHRISTOPHER J. EVANS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 08, 2025, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:
LOT(S) 14, BLOCK 564, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

FLORIDA.
a/k/a 22381 NYACK AVENUE, PORT CHARLOTTE, FL 33952-7154
at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on March 24, 2025 beginning at 11:00 AM.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
Dated this day of 02/20/2025.
Roger D. Eaton
Clerk of the Circuit Court
(Seal) By: B. Lackey
Deputy Clerk
eXL Legal, PLLC
12425 28TH ST NORTH, STE. 200
ST. PETERSBURG, FL 33716-1826
EFILING@EXLEGAL.COM
1000009751
Feb. 28; Mar. 7, 2025 25-00184T

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25000098CC
LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RICHARD P. FRANK and GAIL FRANK; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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 TENANT #1 and UNKNOWN TENANT #2, Defendants.
TO: RICHARD P. FRANK and GAIL FRANK; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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 Defendants 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:

YOU ARE HEREBY NOTIFIED that an action to foreclose an assessment lien on the following described property in Charlotte County, Florida:
UNIT NO 2501 LOVELAND COURTYARDS, Phase II, a Condominium according to the Declaration of Condominium filed in Official Records Book 1065, Page 156, as amended in Official Records Book 1194, Page 1081, and any further amendments thereto, and as specified in said Condominium Declaration and all amendments thereto.
Commonly known as: 3300 Loveland Blvd., Unit 2501, Port Charlotte, FL 33980
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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.
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 February 20, 2025.
ROGER D. EATON
CLERK OF THE COURT
By: (SEAL) D. Gerace
Deputy Clerk
Ernest W. Sturges, Jr., Esq.
Goldman, Tiseo & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954
esturges@gtslawfirm.com
jgibbs@gtslawfirm.com
941-625-6666
Feb. 28; Mar. 7, 2025 25-00183T

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer
FEBRUARY 28 - MARCH 6, 2025

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25000105CP
IN RE: ESTATE OF
STACY COLEMAN CROPPER,
Deceased.

The administration of the estate of STACY COLEMAN CROPPER, deceased, whose date of death was June 30, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:

/s/ Erika Thompson

Erika Thompson

Attorney for Personal Representative:

/s/ Alexis B. Diaz

Alexis Bucelo Diaz, Esq.

BUCELO DIAZ LAW PLLC

Attorney for Petitioner

2645 Executive Park Drive, Suite 643

Weston, FL 33331

Telephone: (954) 399-1910

Email Address:

adiatz@bucelodiaz.com

Florida Bar No. 86918

Feb. 28; Mar. 7, 2025 25-00194T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-110-CP
Division Probate
IN RE: ESTATE OF
STEPHEN H. PLANTE,
Deceased.

The administration of the Estate of STEPHEN H. PLANTE, deceased, whose date of death was January 15, 2025, file number 25-110-CP is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

David E. Plante**Personal Representative**

10804 Trophy Drive

Englewood, FL 34223

Season A. Spanski, Esq.

Attorney for Personal Representative

Florida Bar No.: 1044362

SPANSKI LAW, PLLC

946 Tamiami Trail, #206

Port Charlotte, FL 33953-3108

Telephone: (941) 206-2223

Fax: (941) 206-2224

E-mail: season@spanskilaw.com

Feb. 28; Mar. 7, 2025 25-00197T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-128-CP
Division Probate
IN RE: ESTATE OF
DORIS E. BOGNAR
a/k/a DORIS ELSIE BOGNAR
Deceased.

The administration of the Estate of Doris E. Bognar a/k/a Doris Elsie Bognar, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:**Linda Cintron**

1616 N. 2nd St.

Neodesha, KS 66757

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

Feb. 28; Mar. 7, 2025 25-00189T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
20TH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001195CP
IN RE: ESTATE OF
GERARDO ANTONIO
OJEDA VARGAS
Deceased.

The administration of the estate of GERARDO ANTONIO OJEDA VARGAS, deceased, whose date of death was August 13, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Gerardo Antonio Ojeda Montiel**Personal Representative**

1616 N. 2nd St.

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citicentre, Suite P600

290 NW 165 Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Feb. 28; Mar. 7, 2025 25-00192T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-001395-CP
IN RE: ESTATE OF
WILLIAM HERMAN
SCHLUNDT SR.,
Deceased

The administration of the estate of WILLIAM HERMAN SCHLUNDT SR., deceased, whose date of death was May 17, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 28, 2025.

Personal Representative:**MARIANNE WEBER**

11333 Oceanspray Blvd.

Englewood, FL 34224

Attorney for Personal Representative:

KEVIN PILLION, ESQ.

Florida Bar No. 70288

Life Planning Law Firm

1671 Mound Street

Sarasota, FL 34236

Telephone: (941) 914-6000

Email: kevin@lifelawfirm.com

Alt Email: service@lifelawfirm.com

Feb. 28; Mar. 7, 2025 25-00193T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-189-CP
Division Probate
IN RE: ESTATE OF
Katherine Marie Arkilander
a/k/a Katherine M. Arkilander
Deceased

The administration of the estate of Katherine Marie Arkilander, a/k/a Katherine M. Arkilander, 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set

forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:**Cynthia M. Beaumont**

Attorney for Personal Representative:

Robert C. Benedict

Florida Bar No: 0361150

rbenedict@bigwlaw.com

Wideikis, Benedict & Berntsson, LLC

The BIG W Law Firm

3195 S. Access Road

Englewood, FL 34224

(941) 627-1000 Telephone

Feb. 28; Mar. 7, 2025 25-00181T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-99-CP Division: Probate
IN RE: ESTATE OF
CAROL LYNN SCHMAUS A/K/A
CAROL L. SCHMAUS A/K/A
CAROL SCHMAUS Deceased.

The administration of the estate of Carol Lynn Schmaus a/k/a Carol L. Schmaus a/k/a Carol Schmaus, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:**David Michael Schmaus**

128 Sinclair Street SW

Port Charlotte, Florida 33952

Attorney for Personal Representative:

Ellie K. Harris, Esq.

Florida Bar Number: 0021671

Elise V. Bouchard, Esq.

Florida Bar Number: 0109033

Schwarz & Harris, P.A.

17841 Murdock Circle

Port Charlotte, Florida 33948

Telephone: (941) 625-4158

Fax: (941) 625-5460

E-Mail: e-service@schwarzlaw.net

Secondary E-Mail:

mackenzie@schwarzlaw.net

Feb. 28; Mar. 7, 2025 25-00198T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000163CP
Division Probate
IN RE: ESTATE OF
JOAN M. BANUAT
Deceased.

The administration of the estate of JOAN M. BANUAT, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:**JOAN MARIE SELVAGGI**

Attorney for Personal Representative:

LESLIE LOHN, ESQ

Attorney for Personal Representative

Florida Bar Number: 0181579

1460 S. McCall Rd, Unit 2E

Englewood, FL 34223

Telephone: (941) 475-9669

E-Mail: llohn@leslielohnlaw.com

Secondary: office@leslielohnlaw.com

Feb. 28; Mar. 7, 2025 25-00190T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-1286
IN RE: ESTATE OF
ELROY CLARKE a/k/a
ELIAS BEN ISRAEL
Deceased.

The administration of the estate of Elroy Clarke, deceased, whose date of death was November 15, 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.

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.

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25000105CP
IN RE: ESTATE OF
STACY COLEMAN CROPPER,
Deceased.

The administration of the estate of STACY COLEMAN CROPPER, deceased, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24-1179-CC
**SECTION 20 PROPERTY
OWNER'S ASSOCIATION, INC.**
Plaintiffs, v.
DALLAL HALLUM
Defendant.
In The Name of the State of Florida:
To: Dallal Hallum
26032 Parana Dr.,
Punta Gorda FL 33983
You are Hereby Notified that an ac-
tion 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 Plain-
tiff, SECTION 20 PROPERTY OWN-
ER'S ASSOCIATION, INC., attorney for
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 day¹ fol-

lowing 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.
¹Note- 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
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 DE-
SCRIBED LAND, SITUATE,
LYING, AND BEING IN CHAR-
LOTTE COUNTY, FLORIDA,
TO WIT:
LOT 10, BLOCK 112, TROPI-

CAL GULF ACRES, UNIT 7,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 3, PAGES 99A
THRU 99I, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
has been filed against you and that
you are required to serve a copy of
your written defenses, if any, to it on
The Law Office of C.W. Wickersham,
Jr., P.A., Plaintiff's attorney, at 2720
Park Street, Suite 205, Jacksonville,
Florida, 32205, Phone Number: (904)
389-6202, not less than 28 days of the
first date of publication of this Notice,
and file the original with the Clerk of
this Court, at 350 E Marion Ave, Punta
Gorda, Florida 33950 before service
on Plaintiff or immediately thereafter.
If you fail to do so, a Default may
be entered against you for the relief
demanded in the Complaint.
If you are a person with a disabili-
ty 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 the Administrative
Services Manager, whose office is lo-
cated 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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

SECOND INSERTION

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 notifi-
ed that an Order of Summary Admin-
istration 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 Ave-
nue, Punta Gorda, FL 33950; that the
decedent's date of death was December
27, 2024; that the total value of the es-
tate is \$0.00, consisting of all Exempt
Property and that the names and ad-
resses of those to whom it has been
assigned by such order are:

Name Address
Shelly Lynn Benner
27300 Madison Street
Punta Gorda, FL 33983
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the
decedent and persons having claims
or demands against the estate of the
decedent other than those for whom
provision for full payment was made in
the Order of Summary Administration
must file their claims with this court
WITHIN THE TIME PERIODS SET
FORTH IN FLORIDA STATUTES
SECTION 733.702. ALL CLAIMS
AND DEMANDS NOT SO FILED
WILL BE FOREVER BARRED. NOT-
WITHSTANDING ANY OTHER
APPLICABLE TIME PERIOD, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-

living spouse is property to which the
Florida Uniform Disposition of Com-
munity 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.
The date of first publication of this
Notice is February 21, 2025.
Person Giving Notice:
Shelly Lynn Benner
27300 Madison Street
Punta Gorda, FL 33983
Attorney for Person Giving Notice
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY &
YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
February 21, 28, 2025 25-00173T

SECOND 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 dem-
ands 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 dem-
ands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS NO-
TICE. The personal representative has
no duty to discover whether any prop-
erty 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 FOREV-
ER 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2500014CP
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 per-
sonal representatives and the personal
representatives' attorney are set forth
below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 spec-
ified under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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

SECOND 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 Al-
ice 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 ad-
resses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.

SECOND 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 per-
sonal representative's attorney are set
forth below.
All creditors of the decedent and oth-
er persons having claims or dem-
ands 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.

SECOND 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 per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.

FOURTH 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, 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 ac-
tion.
YOU ARE NOTIFIED that a suit to
quiet title to the following-described
parcels of property in Charlotte Coun-
ty, 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 Invest-
ors, 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 South-
west Florida Investors, Inc. as
recorded in Official Record
Book 12 at Page 443 of the Pub-
lic Records of Charlotte County,

Florida.
COUNT IV PARCEL: Lot 3,
Block 4579, PORT CHAR-
LOTTE SUBDIVISION, SEC-
TION 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 writ-
ten defenses, if any, to it on TAMSEN
HAYS, Esq., of Wotitzky, Wotitzky &
Young, P.A., the Plaintiff's attorney,
whose address is 1107 West Marion
Avenue, Unit 111, Punta Gorda, Flor-
ida 33950 on or before the 13th day
of March, 2025, and file the original
with the Clerk of this Court either be-
fore 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 disabili-
ty 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, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than (7) days; if you are hearing
or voice impaired, call 711.
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

Florida.
COUNT IV PARCEL: Lot 3,
Block 4579, PORT CHAR-
LOTTE SUBDIVISION, SEC-
TION 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 writ-
ten defenses, if any, to it on TAMSEN
HAYS, Esq., of Wotitzky, Wotitzky &
Young, P.A., the Plaintiff's attorney,
whose address is 1107 West Marion
Avenue, Unit 111, Punta Gorda, Flor-
ida 33950 on or before the 13th day
of March, 2025, and file the original
with the Clerk of this Court either be-
fore 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 disabili-
ty 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, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than (7) days; if you are hearing
or voice impaired, call 711.
Dated this 2/5/2025.
Personal Representative:
Rachel Patrick
1701 Anglers Court
Safety Harbor, FL 34695
Attorney for Personal Representative:
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoeclein, Esq.
Florida Bar No. 0085615
Zoeclein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
marley@zoecleinlawpa.com
brice@zoecleinlawpa.com
info@zoecleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310
February 21, 28, 2025 25-00172T

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is February 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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is February 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
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail: jkrjcc@farr.com
and probate@farr.com
February 21, 28, 2025 25-00163T

--- SALES / ACTIONS ---

SECOND 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

SECOND 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)

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 a/k/a Cheryl

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)

Defendant(s).

NOTICE IS HEREBY GIVEN

pursuant to order rescheduling

foreclosure sale or Final Judgment,

entered in Civil Case No. 22001500CA

of the Circuit Court of the 20th

Judicial Circuit in and for Charlotte

County, Florida, wherein Wells Fargo

Bank, N.A., Plaintiff and 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)

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 RE-

CORDS BOOK 879, PAGE 1241,

AND AS PER PLAT THEREOF

AS RECORDED IN CONDO-

MINIUM PLAT BOOK 6, PAG-

ES 44A THROUGH 44M, OF

THE PUBLIC RECORDS OF

CHARLOTTE COUNTY, FLOR-

IDA, AND ALL AMENDMENTS

THERE TO, 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 proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Adminis-

trative Services Manager, whose office

is located at 350 E. Marion Avenue,

Punta Gorda, Florida 33950, and

whose telephone number is (941) 637-

2110, at least 7 days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than 7 days; if you are hearing

or voice impaired, call 711.

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 FCO1 WNI

February 21, 28, 2025 25-00175T

SECOND 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 fol-
lowing described property in CHAR-
LOTTE 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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

SECOND 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 AMERIQUEST 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 BAI-
LEY (CURRENT RESIDENCE UN-
KNOWN)

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, ACCORD-
ING 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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

SECOND 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 CHAR-
LOTTE 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 Coun-
ty, 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 proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing

or voice impaired, call 711.

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. Chimes
Colton L. Chimes, 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

FOURTH 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 INTER-
ESTS 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 MYRN