





--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS (Formal Administration)**  
IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA.  
PROBATE DIVISION  
**CASE NO.:25001053CP**  
**IN RE: The Estate of ROBERT EARL GRENNELL, Deceased.**

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

The administration of the estate of ROBERT EARL GRENNELL, deceased, whose date of death was July 13, 2024, and whose social security number is XXX-XX-1626, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITH 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 October 10, 2025.

/s/ **Leonard E. Grennell**  
**LEONARD E. GRENNELL, As Personal Representative**

Attorney and Personal Representative Giving Notice:

/s/ Steven E. Gurian  
STEVEN E. GURIAN, ESQ.,  
Attorney for Personal Representative  
EASY ESTATE PROBATE, PLLC  
2601 South Bayshore Drive, 18th Floor  
Coconut Grove, Florida 33133  
Tel: 1-833-973-3279  
Fax: 1-833-927-3279  
E-mail: SG@EasyEstateProbate.com  
Florida Bar No. 101511  
October 10, 2025 25-01054T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-1102-CP**  
**Division Probate**  
**IN RE: ESTATE OF JOSEPH SAWDAI Deceased.**

The administration of the Estate of Joseph Sawdai, 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 Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

**Personal Representative**  
**Michael Richard Sawdai**  
50 Kingfisher Lane  
Palm Coast, FL 32137

Attorney for Personal Representative:  
John B. Mizell  
Florida Bar No. 0562424  
Mizell & Mays Law Firm, P.A.  
331 Sullivan St.,  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291  
E-mail Addresses:  
jmizell@mizell-law.com,  
ndotres@mizell-law.com  
October 10, 17, 2025 25-01044T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-001105-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF SHIRLEY CRAMER MCKENNA, A/K/A SHIRLEY MAE MCKENNA, Deceased.**

The administration of the estate of Shirley Cramer McKenna, a/k/a Shirley McKenna, a/k/a Shirley Mae McKenna, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Dawn M. Cowan**  
1318 Jordan Drive  
Shady Side, MD 29764  
Cheyenne R. Young  
Attorney for Personal Representative  
Florida Bar Number: 0515299  
WOTITZKY, WOTITZKY  
& YOUNG, P.A.  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
October 10, 17, 2025 25-01063T

FIRST INSERTION

**NOTICE TO CREDITORS (summary administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25001026CP**  
**Division Probate**  
**IN RE: ESTATE OF THERESA M. LOPES 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 Theresa M. Lopes, deceased, File Number 25001026CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was November 5, 1995; that the total value of the estate is \$22,950.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Vincent C. Lopes	1250 Christian Lane Lucas, TX 75002
Joseph L. Lopes	1706 New Jersey Avenue Lynn Haven, FL 32444
Estate of Phyllis Theresa Lopes	(Deceased 4/22/2009) c/o Vincent C. Lopes 1250 Christian Lane Lucas, TX 75002

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is October 10, 2025.

**Person Giving Notice:**  
**/s/Vincent C. Lopes**  
**Vincent C. Lopes**

/s/Mark Martella  
Mark Martella  
Attorney for Petitioner  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone: (941) 867-6865  
Email: mark@martellalaw.com  
Secondary Email:  
tara@martellalaw.com  
October 10, 17, 2025 25-01061T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25000826CP**  
**Division Probate**  
**IN RE: ESTATE OF RUTH M. PROCTOR Deceased.**

The administration of the estate of Ruth M. Proctor, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Personal Representative:**  
**Tammy Kennedy**  
1424 Highland Park Blvd  
Apt 3323

Oklahoma City, Oklahoma 73114  
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  
October 10, 17, 2025 25-01039T

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25000987CP**  
**Division Probate**  
**IN RE: ESTATE OF JOY E. EUBANK, 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 Joy E. Eubank, deceased, File Number 25000987CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was June 25, 2025; that the total non-exempt value of the estate is \$5,923.01 and that the names and addresses of those to whom it has been assigned by such order are:

Name:	Address:
Wayne Eubank	1324 Middle Lake Dr., Ormand Beach, FL 32174
Betsy Eubank	2253 Alton Rd., Port Charlotte, FL 33952
Kim Dombrowski	4714 Palms Rd., Casco, MI 48064

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of first publication of this Notice is October 10, 2025.

**Person Giving Notice:**  
**Wayne Eubank**  
1324 Middle Lake Dr.  
Ormand Beach, FL 32174  
Attorney for Person Giving Notice:  
Ariana R. Fileman, Esq.  
Florida Bar No. 0990612  
Fileman Law Firm, P.A.  
201 W. Marion Ave., Suite 1208  
Punta Gorda, FL 33950  
Tel. (941) 833-5560  
Email address:  
afileman@filemanlaw.com  
October 10, 17, 2025 25-01042T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25001033CP**  
**IN RE: ESTATE OF TIMOTHY WAYNE WILSON, Deceased**

The administration of the estate of TIMOTHY WAYNE WILSON, deceased, whose date of death was July 3, 2024; File Number 25001033CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, 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: October 10, 2025.

**BETH ANN WILSON**  
**Personal Representative**  
17362 Iago Avenue  
Port Charlotte, FL 33954

Derek B. Alvarez, Esquire - FBN: 114278  
DBA@GendersAlvarez.com  
Anthony F. Diecidue, Esquire - FBN: 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esquire - FBN 65928  
WCM@GendersAlvarez.com

GENDERS ALVAREZ  
DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, Florida 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222  
Eservice for all attorneys listed above:  
GADeservice@GendersAlvarez.com  
October 10, 17, 2025 25-01043T

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25000942CP**  
**Division Probate**  
**IN RE: ESTATE OF SHIRLEY T. SCOTT, 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 SHIRLEY T. SCOTT, deceased, File Number 25000942CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was October 28, 2024; that the total value of the estate is \$0.00 [consisting of Exempt Property] and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:  
Jennifer T. Sibbles 3218 Majestic St.  
Port Charlotte, FL 33948  
Christopher W. McFarlane 11414 Wil-low Branch Dr. Louisville, KY 40291  
Gary McFarlane 6131 Salisbury Dr. Spotsylvania, VA 22553

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the

Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The 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 October 10, 2025.

**Person Giving Notice:**  
**Jennifer T. Sibbles**  
3218 Majestic St.  
Port Charlotte, FL 33948

Attorney for Person Giving Notice:  
Ariana R. Fileman, Esq.  
Florida Bar No. 0990612  
Fileman Law Firm, P.A.  
201 W. Marion Ave., Suite 1208  
Punta Gorda, FL 33950  
Tel. (941) 833-5560  
October 10, 17, 2025 25-01041T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25-1083-CP**  
**Division Probate**  
**IN RE: ESTATE OF CHARLES L. MALICOAT A/K/A CHARLES LOWELL MALICOAT Deceased.**

The administration of the estate of CHARLES L. MALICOAT a/k/a CHARLES LOWELL MALICOAT, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**MELINDA A. OVERHOLSER**  
5375 W. 550 N.

Sharpsville, Indiana 46068  
Attorney for Personal Representative:  
MICHAEL M. WILSON, Attorney  
Florida Bar Number: 076244  
Olmsted & Wilson, P.A.  
17801 Murdock Circle, Suite A  
Port Charlotte, FL 33948  
Telephone: (941) 624-2700  
Fax: (941) 624-5151  
E-Mail: mike@owpa.com  
Secondary E-Mail: kathy@owpa.com  
October 10, 17, 2025 25-01062T

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

941-906-9386

Business Observer



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ACTIONS / SALES

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FIRST INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**

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

**CASE NO.: 25001092CA**

**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. PADMINI SOOKNANAN; et al., Defendants.**

TO: UNKNOWN SPOUSE OF PADMINI SOOKNANAN; 2458 STRAWLAWN ST, PORT CHARLOTTE, FL 33948-4989

PADMINI SOOKNANAN; 2458 STRAWLAWN ST, PORT CHARLOTTE, FL 33948-4989

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

LOT 13, BLOCK 1676, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 12A THROUGH 12G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as 2458 STRAWLAWN ST, PORT CHARLOTTE, FL 33948.

has been filed against you and you are required to serve a copy of your written

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**

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

**CASE NO.: 2025-CA-000348**

**SOUND CAPITAL CONSTRUCTION FUND, LLC, Plaintiff, v. PALLADIO DEVELOPMENT LLC, et al., Defendants.**

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on November 10, 2025, at 11:00 a.m. ET, via the online auction site at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:

Lot 3, Block 5012, FIRST PLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY FOUR, according to the Plat thereof as recorded in Plat Book 15, Pages 48, 48A through 48R, inclusive, of the Public Records of Charlotte County, Florida.

Property Address: 10056 St. Paul Drive, Port Charlotte, FL 33981

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number

FIRST INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY**

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

**CASE NO.: 25984CA**

**NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. KLEBER A. YEPEZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KLEBER A. YEPEZ, Defendants.**

TO: KLEBER A. YEPEZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural

**NOTICE TO CREDITORS (Summary Administration**

**IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**

**File No. 25-1059-CP**

**Division Probate**

**IN RE: ESTATE OF TIMOTHY WISNIEWSKI A/K/A TIMOTHY E. WISNIEWSKI A/K/A TIMOTHY EDWARD WISNIEWSKI Deceased.**

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

You are hereby notified that an Order of Summary Administration has been

**NOTICE OF SALE**

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

**CASE NO: 24001990CC**

**ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. JOHN T. MEEHAN, Defendant.**

Notice is hereby given that pursuant

FIRST INSERTION

**NOTICE OF ACTION**

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

**CASE NO.: 2025-CA-000595**

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ANNA MAE WILLIAMS, et al., Defendants.**

TO: Seletha Shontay Fedrick 606 W. 23rd Avenue, Apt B Cordele, GA 31015

Seletha Shontay Fedrick 2601 Hillcrest Ave Macon, GA 31204

Seletha Shontay Fedrick 414 W 8th Ave., Apt. A Cordele, GA 31015

FIRST INSERTION

**NOTICE OF SALE**

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

**Case #: 23001550CA**

**Wells Fargo USA Holdings Inc. Plaintiff, -vs.- Michael G. Barrett; Unknown Spouse of Michael G. Barrett; Advantage Assets II, Inc.; Charlotte County, Florida; 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. 23001550CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wells Fargo USA Holdings Inc., Plaintiff and Michael G. Barrett 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 February 2, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, BLOCK 1295, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING

entered in the estate of Timothy Wisniewski a/k/a Timothy E. Wisniewski a/k/a Timothy Edward Wisniewski, deceased, File Number 25-1059-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was May 9, 2025; that the total value of the estate is \$49,602.41 and that the names and addresses of those to whom it has been assigned by such order are:

David Edward Schilz  
W174 S7692 Park Circle  
Muskego, WI 53150

ALL INTERESTED PERSONS ARE

to a Final Judgment of Foreclosure entered on 09/24/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot 51, Block 40, ROTONDA VILLAS, as recorded in Plat Book 12, Page 1Z10 of the Public Records of Charlotte County, Florida.

Commonly known as: 14254 Blennie Ct., Placida, FL 33946

In an online sale at [www.charlotte.](http://www.charlotte.)

NOTIFIED THAT:

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

DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 10, 2025.

**Petitioner:**

**David Edward Schilz**  
W174 S7692 Park Circle  
Muskego, WI 53150

Attorney for Petitioner:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Kuhns Law Firm, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: [jeff@kuhnslawfirm.com](mailto:jeff@kuhnslawfirm.com)  
October 10, 17, 2025 25-01068T

FIRST INSERTION

realforeclose.com , in accordance with Chapter 45, Florida Statutes, beginning on November 24, 2025, at 11:00 A.M.

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, Admin-

istrative 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 10/03/2025.

By: (SEAL) B. Lackey  
Roger D. Eaton, Clerk of Court  
October 10, 17, 2025 25-01059T

FIRST INSERTION

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 2 day of October 2025.

Roger D. Eaton  
as Clerk of the Circuit Court of Charlotte County, Florida  
By: (SEAL) B. Lackey  
DEPUTY CLERK  
October 10, 17, 2025 25-01045T

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**

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

**CASE NO. 25001049CA**

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LAURENCE V ALLEN AND PATRIC ALLEN A/K/A PATRIC RIVERA MARRERO A/K/A PATRIC M. RIVERA MARRERO, et. al. Defendant(s),**

TO: PATRIC ALLEN A/K/A PATRIC RIVERA MARRERO A/K/A PATRIC M. RIVERA MARRERO, UNKNOWN SPOUSE OF PATRIC ALLEN A/K/A PATRIC RIVERA MARRERO A/K/A PATRIC M. RIVERA MARRERO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 333, RIVER CLUB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 25A THROUGH 25L, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11-7-2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 2 day of October, 2025.

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT (SEAL) BY: BRITTANY LACKEY  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
25-294359  
October 10, 17, 2025 25-01047T

SAVE



TIME

Email your Legal Notice

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
Business Observer

LV20906\_V24



--- ACTIONS / SALES ---

FIRST INSERTION

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

**Case No. 08-2024-CA-002342**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.**  
**KYLE KIRKLAND, UNKNOWN SPOUSE OF KYLE KIRKLAND, TEACHERS FEDERAL CREDIT UNION, AND UNKNOWN TENANTS/OWNERS, Defendants.**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 14, 2025, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 24, BLOCK E, AQUI ESTA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 2737 BAYNARD DR, PUNTA GORDA, FL 33950; including the building,

appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes , on December 8, 2025 at 11:00 A.M..

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

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

Dated this day of 10/02/2025.

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

011150/2427958/CMP  
October 10, 17, 2025 25-01049T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION

**CASE NO. 24000767CA**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-C, Plaintiff, vs.**  
**CHERYL Y. SKEETE A/K/A CHERYL SKEETE, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2025, and entered in 24000767CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-C is the Plaintiff and CHERYL Y. SKEETE A/K/A CHERYL SKEETE 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 October 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 307, PORT CHARLOTTE SUBDIVISION, SECTION 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 4, PAGES 16A THROUGH 16Z7, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3489 TOLEO ST, PORT CHARLOTTE, FL 33948

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

If you are 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 10/02/2025.

ROGER D. EATON  
As Clerk of the Court  
(SEAL) By: Brittany Lackey  
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
23-129988 - MaM  
October 10, 17, 2025 25-01052T

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. 24001533CA**  
**ONSLOW BAY FINANCIAL LLC, Plaintiff, vs.**  
**STEPHANIE RENEE FERGUSON ROSS; 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 September 22, 2025, and entered in Case No. 24001533CA of the Circuit Court in and for Charlotte County, Florida, wherein ONSLOW BAY FINANCIAL LLC is Plaintiff and STEPHANIE RENEE FERGUSON ROSS; 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 November 21, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 14, BLOCK 1533, PORT CHARLOTTE SUBDIVISION, SECTION FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 4A

THROUGH 4E, INCLUSIVE, OF THE 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 10/02/2025.

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  
1463-203471 / TM1  
October 10, 17, 2025 25-01050T

FIRST INSERTION

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

**Case No: 25000315CA**  
**CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.**  
**JULIE FAYE LABREE; et al., Defendants.**  
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 25, 2025 and entered in Case No. 25000315CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the

Plaintiff and JULIE FAYE LABREE; UNKNOWN SPOUSE OF JULIE FAYE LABREE; SOLAR MOSAIC, INC.; AQUA FINANCE, INC.; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; are Defendants, I, Roger D Eaton, 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 October 31, 2025, the following described property set forth in said Final Judgment, to wit:

LOT 26, BLOCK 587, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2, PUBLIC RECORDS OF CHAR-

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION:  
**CASE NO.: 24002003CA**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**  
**JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN SPOUSE OF JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON

as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 29 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 943, PORT CHARLOTTE SUBDIVISION SECTION 17, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 6A THROUGH 6D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 655 RUTLAND CIR, PORT CHARLOTTE, FL 33954

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION

**File No.: 25 CP 1116**  
**IN RE: ESTATE OF MARGERY JANE DONNER Deceased.**

The administration of the Estate of Margery Jane Donner, deceased, File Number 25 CP 1116, 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 petitioner and the petitioner'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 tile 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 October 3, 2025.

**Petitioner:**  
**Rolland Bradford Donner**  
4100 Molly Drive  
Punta Gorda, FL 33982

Attorney for Petitioner:  
Nathan Dougherty, Esquire  
Florida Bar No. 118632  
P.O. Box 380984  
Murdock, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
October 3, 10, 2025 25-01018T

SECOND INSERTION

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

**CASE NO: 24001451CC**  
**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation, Plaintiff, v.**  
**YIZHENG WANG, Defendant.**  
TO: YIZHENG WANG  
NO 12/F UNIT 2 BLOCK 21, JINKE 10 YEARS CITY SHIMAHE ST, JIANGBEI DIST CHONG QING, CHINA

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:

Lots 1207, ROTONDA HEIGHTS, A Subdivision according to the Plat thereof as recorded in Plat Book 8, Pages 26-A through 26-Z, of the Public Records of Charlotte County, Florida.

Which has the address of: 236 Sunset Rd, Rotonda West, FL 33947

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on

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 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 October 1, 2025.

Roger D. Eaton  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: D. Gerace  
As Deputy Clerk  
October 3, 10, 2025 25-01037T

FIRST INSERTION

LOTTE COUNTY, FLORIDA.

Commonly known as: 684 Corrientes Cir., Punta Gorda, FL 33983

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

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

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

sion 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 10/02/2025

As Clerk of Circuit Court  
CHARLOTTE County, Florida  
(SEAL) B. Lackey  
Deputy Clerk

LLS14246-Labree  
October 10, 17, 2025 25-01051T

FIRST INSERTION

**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 09/30/2025.

ROGER D. EATON  
Clerk Of The Circuit Court  
By: (SEAL) D. Gerace  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-02052  
October 10, 17, 2025 25-01048T

FOURTH INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR Charlotte County, Florida

**Case No.: 25-1040 DR**  
**Donna J. Jameison Petitioner, and Sean P. Gibson, Respondent,**  
TO: Sean P. Gibson  
13606 SW 114th Pl. Dunnellon, FL 34432

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Donna J. Jameison whose address is Confidential on or before 10/17/25, and file the original with the clerk of this Court at 350 E. Marion Ave, Punta Gorda, FL 33950 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to de-

cide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 9/10/25  
CLERK OF THE CIRCUIT COURT  
By: C. Holland  
(SEAL) Deputy Clerk  
Sept. 19, 26; Oct. 3, 10, 2025  
25-00959T

SECOND INSERTION

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

**CASE NO: 24001453CC**  
**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation, Plaintiff, v.**  
**HANI DANIELA GRINSPUN GOLDENBERG, Defendant.**  
TO: HANI DANIELA GRINSPUN GOLDENBERG  
CAMINO INTERIOR SANTA CAROLINA, SITIO 2 PARCELA 2H BATUCO LAMPA, SANTIAGO, CHILE

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:

LOT 1812, ROTONDA HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 26A THROUGH 26Z, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 131 West Dr, Rotonda West, FL 33947

Which has the address of: 131 West Dr, Rotonda West, FL 33947

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on 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 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 October 1, 2025.

Roger D. Eaton  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: D. Gerace  
As Deputy Clerk  
October 3, 10, 2025 25-01036T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/2025B\_V23



SECOND INSERTION	
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION <b>CASE NO.: 24000665CC</b> <b>ROTONDA MEADOWS/VILLAS</b> <b>CONSERVATION ASSOCIATION,</b> <b>INC, a Florida not for profit</b> <b>Corporation,</b> <b>Plaintiff, v.</b> <b>FAN YEE YEUNG,</b> <b>Defendant.</b> Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 9/12/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:  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. Commonly known as 40 Thrush Dr., Placida, FL 33946 In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on November 17, 2025 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 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.  A copy of this notice shall be published in the Business Observer. DATED this day of 09/24/2025. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court Leland Wilson, Esq. leland@associationlegalservices.com and bilma@associationlegalservices.com 12600 World Plaza Lane, Fort Myers, FL 33907 October 3, 10, 202525-01021T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000949CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>SANDRA R. SANZONE</b> <b>Deceased.</b> The administration of the estate of SANDRA R. SANZONE, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is October 3, 2025. <b>Personal Representative:</b> <b>STEPHEN K. BOONE</b> 1001 Avenida Del Circo Venice, Florida 34285 Attorney for Personal Representative: STUART S. BOONE, Esq. Attorney Florida Bar Number: 119073 BOONE BOONE & BOONE, P.A. 1001 Avenida Del Circo VENICE, FL 34285 Telephone: (941) 488-6716 Fax: (941) 488-7079 E-Mail: stuart.boone@boone-law.com October 3, 10, 202525-01034T

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25000850CA</b> <b>PUNTA GORDA 2020 L.L.C., a</b> <b>Michigan limited liability company,</b> <b>Plaintiff, v.</b> <b>MARY WILEY BIDWELL a/k/a</b> <b>MARY W. BIDWELL, individually</b> <b>and as trustee and beneficiary of</b> <b>the MARY WILEY BIDWELL</b> <b>TRUST; BIDWELL PROPERTIES,</b> <b>a Florida corporation; FRANK F.</b> <b>FORTH, individually and as Trustee</b> <b>for MARY WILEY BIDWELL;</b> <b>and FANNIE MAY BIDWELL</b> <b>a/k/a FANNIE MAY FORTH; and</b> <b>if dead, their unknown spouses,</b> <b>heirs, devisees, grantees, creditors</b> <b>and all other parties claiming by,</b> <b>through, under or against said</b> <b>Defendants and all unknown natural</b> <b>persons, if alive, and if dead or not</b> <b>known to be dead or alive, their</b> <b>respective unknown spouses, heirs,</b> <b>devisees, grantees, and creditors or</b> <b>other parties claiming by, through</b> <b>or under such unknown natural</b> <b>persons; and all claimants, persons</b> <b>or parties, natural or corporate, or</b> <b>whose exact legal status is unknown,</b> <b>claiming under any to the above-</b> <b>named or described defendants or</b> <b>parties claiming to have any right,</b> <b>title or interest in the property</b> <b>hereafter described,</b> <b>Defendants.</b> TO: MARY WILEY BIDWELL a/k/a MARY W. BIDWELL; BIDWELL PROPERTIES; FRANK F. FORTH, individually and as Trustee for MARY WILEY BIDWELL; FANNIE MAY BIDWELL a/k/a FANNIE MAY FORTH; and if dead, their unknown spouses, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against said Defendants and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under such unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown,	claiming under any to the above-named or described defendants or parties claiming to have any right, title or interest in the property hereafter described.  YOU ARE NOTIFIED that an action to quiet title to the following real property located in Charlotte County, Florida:  LEGAL DESCRIPTION Lot 18, Block 15, VISTA DEL CIUDAD, a subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 48 1/2, Public Records, Charlotte, Florida, located in Section Seventeen (17), Township Forty-One South (Twnp41S), Range Twenty-Three East (R23E) lying and being in Charlotte County, Florida. PARCEL ID 412317405003 ADDRESS No street address assigned has been filed against you, and you are required to serve your written defenses, if any, on Plaintiff's attorney, Roger H. Miller III, Esq., Farr Law Firm P.A., whose address is 99 Nesbit Street, Punta Gorda, Florida 33950, on or before 11-5-2025, 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.  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 9-30-25. ROGER D. EATON as Clerk of the Circuit Court (SEAL) BY: B. Lackey as Deputy Clerk Oct. 3, 10, 17, 24, 202525-01028T

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25001098CP</b> <b>IN RE: ESTATE OF</b> <b>THOMAS CODY UNGER</b> <b>Deceased.</b> The administration of the estate of THOMAS CODY UNGER, deceased, whose date of death was May 21, 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	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is October 3, 2025. <b>Personal Representative:</b> <b>TARA UNGER</b> 18090 Garvin Avenue Port Charlotte, Florida 33948 Attorney for Personal Representative: JOHN FERRARL JR., Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfll.com Secondary E-Mail: pollyb@elderlegalfll.com October 3, 10, 202525-01031T

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 2500420CA</b> <b>EF MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>GRANTED15 PROPERTIES LP,</b> <b>an Ohio Limited Partnership;</b> <b>DESTINY NICOLLE LUNZ,</b> <b>an Individual; MITCHELL</b> <b>JAMES GRANT an Individual;</b> <b>2779789 ONTARIO INC; OAK</b> <b>HOLLOW PROPERTY OWNERS'</b> <b>ASSOCIATION, INC; UNKNOWN</b> <b>TENANT #1; UNKNOWN TENANT</b> <b>#2,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated the 10th day of September 2025 and entered in Case No. 2500420CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein SCO I FUND LLC is the Plaintiff, GRANTED15 PROPERTIES LP, a Ohio Limited Partnership; DESTINY NICOLLE LUNZ, an Individual; MITCHELL JAMES GRANT an Individual; 2779789 ONTARIO INC; OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. Roger D. Eaton the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 8th day of December 2025, the following described property as set forth in said Final Judgment, to wit:  Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02052 October 3, 10, 202525-01026T	LOT 10, BLOCK 5307, FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION, SECTION NINETY-SIX, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 52A THRU 52F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 20016 BEHAN CT, PORT CHARLOTTE, FL 33952  ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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 09/30/2025. Roger D. Eaton Clerk of The Circuit Court By: (SEAL) D. Gerace Deputy Clerk  25-06673-1 October 3, 10, 202525-01026T

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 24002003CA</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>JULIO JIMENEZ A/K/A JULIO</b> <b>C. JIMENEZ; PORTFOLIO</b> <b>RECOVERY ASSOCIATES, LLC;</b> <b>UNKNOWN SPOUSE OF JULIO</b> <b>JIMENEZ A/K/A JULIO C.</b> <b>JIMENEZ; UNKNOWN TENANT</b> <b>IN POSSESSION OF THE</b> <b>SUBJECT PROPERTY,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 AM on the 29 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:  LOT 21, BLOCK 943, PORT CHARLOTTE SUBDIVISION SECTION 17, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 6A THROUGH 6D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 655 RUTLAND CIR, PORT CHARLOTTE, FL 33954 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 09/30/2025. ROGER D. EATON Clerk of The Circuit Court By: (SEAL) D. Gerace Deputy Clerk  Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02052 October 3, 10, 202525-01027T

SECOND INSERTION	
<b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 23003015CA</b> <b>FREEDOM MORTGAGE</b> <b>CORPORATION</b> <b>PLAINTIFF, vs.</b> <b>RACHELLE SINCLAIR, ET AL.,</b> <b>DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the October 6th, 2025 Foreclosure Sale dated the 26th day of September, 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 November, 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 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 09/30/2025. 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 23FL373-0703 October 3, 10, 202525-01025T

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO: 25000907CC</b> <b>ROTONDA MEADOWS/VILLAS</b> <b>CONSERVATION ASSOCIATION,</b> <b>INC., a Florida not for Profit</b> <b>Corporation,</b> <b>Plaintiff, v.</b> <b>JOSHUA TUBONEMI BENJAMIN,</b> <b>Defendant.</b> TO: JOSHUA TUBONEMI BENJAMIN 27 MACAW DR, PLACIDA, FL 33946 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:  Lot 13, Block 135, ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Page(s) 15-A through 15-Z-18, of the Public Records of Charlotte County, Florida. Which has the address of: 27 Macaw 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 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 October 1, 2025. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace As Deputy Clerk October 3, 10, 202525-01035T	

FOURTH INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO: 25-645CA</b> <b>GRETCHEN TUXHORN, an</b> <b>individual,</b> <b>Plaintiff, v.</b> <b>JOSE R. RODRIGUEZ, an</b> <b>individual, REBECCA K.</b> <b>RODRIGUEZ, an individual, and</b> <b>JORDAN DWAYNE RODRIGUEZ</b> <b>an individual, MICHELE MARIE</b> <b>WEED, an individual, SAVANNAH</b> <b>SHEPPARD LLC, D/B/A</b> <b>SELLSTATE VISION REALTY, a</b> <b>Florida Limited Liability Company.</b> <b>Defendants.</b> TO THE DEFENDANTS: REBECCA K. RODRIGUEZ, JOSE R. RODRIGUEZ, and JORDAN DWAYNE RODRIGUEZ YOU ARE HEREBY NOTIFIED that an action for Fraudulent Nondisclosure, Negligent Misrepresentation, Violation of The Florida Deceptive And Unfair Trade Practices Act, Breach Of Contract, And Declaratory Relief Related to the following property in Charlotte County, Florida has been filed against you: SPG 008 0000 0018 S P G HTS 8TH ADD LT 18 RP/VIN-FLFL570A32164BH31&B(2006) 385/337 564/911 588/2101 796/1078 1524/1343 3840/1177 3872/126 4392/389 4698/1608 More commonly known as: 15316 Mapletree Drive, Punta Gorda, Florida 33955 The last known address for Defendant REBECCA K. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955. The last known address for Defendant JOSE R. RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955.	The last known address for Defendant JORDAN DWAYNE RODRIGUEZ is: 15381 ORCHID DRIVE, PUNTA GORDA, FL 33955. YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Charlotte County Justice Complex Center, 350 E. Marion Avenue Punta Gorda, FL 33950, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before October 22, 2025. If you fail to do so, 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 at Charlotte County, Florida, this 16 day of September, 2025. Roger D. Eaton Clerk of Circuit Court (SEAL) By: B. Lackey Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com Sept. 19, 26; Oct. 3, 10, 2025 25-00978T



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SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000448CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>JOYIE L WRIGHT,</b> <b>Deceased.</b></p> <p>The administration of the estate of Joyie L Wright, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Circuit Court for Charlotte County, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p>	
<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is 3 October 2025.</p> <p><b>Personal Representative:</b> <b>Robert A. Wright</b> 1214 Chesterfield Road SE Huntsville, AL 35803 Attorney for Personal Representative: Patrick B. Casey E-Mail Addresses: patrick@caseylawoffice.com Florida Bar No. 979414 Casey Law Group, PL 9990 Coconut Road Bonita Springs, FL 34135 Telephone: 239.498.6999 October 3, 10, 2025 25-01017T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25001017CP</b> <b>IN RE: ESTATE OF</b> <b>CARLTON EARL WALKER, A/K/A</b> <b>CARLTON EARL WALKER, SR.</b> <b>Deceased</b></p> <p>The administration of the estate of CARLTON EARL WALKER, A/K/A CARLTON EARL WALKER, SR., deceased, whose date of death was January 30, 2025; File Number 25001017CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-</p>	
<p>IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: October 3, 2025.</p> <p><b>CARLTON BOOKER</b> <b>Personal Representative</b> 6220 Ashbury Palms Dr Tampa, FL 33647 Derek B. Alvarez, Esquire - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esquire - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esquire - FBN 65928 WCM@GendersAlvarez.com GENDERS ALVAREZ DIECIDUE, P.A. 2307 West Cleveland Street Tampa, Florida 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADService@GendersAlvarez.com October 3, 10, 2025 25-01023T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA DIVISION: PROBATE <b>Case No. 25-CP-1084</b> <b>IN RE: ESTATE OF</b> <b>GERALD LOUIS BUDNICK,</b> <b>Deceased.</b></p> <p>The administration of the estate of GERALD LOUIS BUDNICK, deceased, whose date of death was May 11, 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 33951. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All 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 ON THEM.</p> <p>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.</p> <p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death</p>	
<p>by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>/s/Mary Ann Budnick</b> <b>MARY ANN BUDNICK</b> 254 Rotonda Blvd. N Rotonda West, Florida 33947 Attorney for Personal Representative: /s/ Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, &amp; SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com October 3, 10, 2025 25-01019T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25000576CP</b> <b>IN RE: ESTATE OF</b> <b>ERNEST WILLIAM</b> <b>VANDERMAST, III</b> <b>Deceased.</b></p> <p>The administration of the estate of ERNEST WILLIAM VANDERMAST, III deceased, whose date of death was April 30, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-</p>	
<p>IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>KATHRYN M. VANDERMAST</b> 9 Codman Street, Portland, ME 04103 <b>SARAH A. VANDERMAST</b> 60 N Hummingbird Lane, Sedona, AZ 86336 <b>ERNEST W. VANDERMAST, IV</b> 247 Notch Rd, Dover Foxcroft, ME 04426 Attorney for Personal Representative: /s/ BISHOP L. TOUPS BISHOP L. TOUPS Florida Bar Number: 120525 249 Nokomis Ave. S. Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com October 3, 10, 2025 25-01024T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001079</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ELIZABETH L. HILEMAN</b> <b>Deceased.</b></p> <p>The administration of the estate of Elizabeth L. Hileman, deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property</p>	
<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>John C. Lloyd, Jr.</b> 3605 San Sabastian Court Punta Gorda, Florida 33950 Attorney for Personal Representative: Brett H. Sifrit, Esq. Attorney Florida Bar Number: 105564 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: probate@farr.com October 3, 10, 2025 25-01030T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25001080CP</b> <b>IN RE: ESTATE OF</b> <b>DEBORA ELAINE HAMILTON</b> <b>a/k/a DEBBIE HAMILTON</b> <b>a/k/a DEBORA HAMILTON,</b> <b>Deceased.</b></p> <p>The administration of the estate of Debora Elaine Hamilton a/k/a Debbie Hamilton a/k/a Debora Hamilton, deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>	
<p>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>Jessica Cook</b> 298 Powder Horn Place Canal Winchstr, Ohio 43110 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com October 3, 10, 2025 25-01020T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP000862</b> <b>IN RE: ESTATE OF</b> <b>BETTY JANE PULEO,</b> <b>Deceased.</b></p> <p>The administration of the estate of BETTY JANE PULEO, deceased, whose date of death was April 14, 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.</p> <p>All creditors of 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.</p> <p>All other creditors of 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.</p>	
<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>MICHAEL J. PULEO</b> 1821 Upper Cove Terrace Sarasota, FL 34231 Attorney for Personal Representative: KEVIN PILLION, ESQ. Life Planning Law Firm Florida Bar No. 70288 1671 Mound Street Sarasota, FL 34236 Telephone: (941) 914-6000 Email: kevin@lifelawfirm.com Alt Email: service@lifelawfirm.com October 3, 10, 2025 25-01033T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025-CP-001090</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>ANDREW SCOTT BEHRMANN</b> <b>a/k/a ANDREW BEHRMANN</b> <b>Deceased.</b></p> <p>The administration of the estate of Andrew Scott Behrmann a/k/a Andrew Behrmann, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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,</p>	
<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>Andrea Popielarz</b> 57 Allworthy Street Port Charlotte, FL 33954 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com October 3, 10, 2025 25-01032T</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA DIVISION: PROBATE <b>File No. 25-1036-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>DAVID OLDHAM A/K/A</b> <b>DAVID C. OLDHAM A/K/A</b> <b>DAVID CRAIG OLDHAM</b> <b>Deceased.</b></p> <p>The administration of the estate of David Oldham a/k/a David C. Oldham a/k/a David Craig Oldham, deceased, whose date of death was November 29, 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.</p> <p>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.</p> <p>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 Com-</p>	
<p>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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>David Mark Oldham</b> 10201 Lobley Hill Lane Raleigh, North Carolina 27613 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 KUHN'S LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com October 3, 10, 2025 25-01022T</p>	

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