

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-000056
IN RE: ESTATE OF LINDA K. BONDLOW,
Deceased.

The administration of the estate of LINDA K. BONDLOW, deceased, whose date of death was November 17, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: January 26, 2024.

Signed on this 22ND day of JANUARY, 2024.

WILLIAM R. RADAMACHER
Personal Representative
76 Cardinal Lane
Hillsboro, Illinois 62049

Jamie B. Schwinghamer
Attorney for Personal Representative
Florida Bar No. 026984
Roetzel & Andress LPA
999 Vanderbilt Beach Road,
Suite 401
Naples, Florida 34108

Telephone: (239) 649-6200
Email: jschwinghamer@ralaw.com
Secondary Email:
serve.jschwinghamer@ralaw.com

Jan. 26; Feb. 2, 2024 24-00064T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Alec Jarrett will engage in business under the fictitious name EXOTIC DETAILS, with a physical address 27529 Pasto Dr Punta Gorda, Florida 33983, with a mailing address 27529 Pasto Dr Punta Gorda, Florida 33983, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
January 26, 2024 24-00063T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Modern Era Weddings located at 5084 La Costa Island Ct, in the County of Charlotte, in the City of Punta Gorda, Florida 33950 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda, Florida, this 24th day of January, 2024.

MODERN ERA EVENT GROUP LLC
January 26, 2024 24-00071T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Koi Kardz located at 21432 Carleton Ave, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 23rd day of January, 2024.

Robert Breyer
January 26, 2024 24-00062T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION
File No. 24-0044CP
IN RE: ESTATE OF Radames Martinez a/k/a Radames Martinez Perez,
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 RADAMES MARTINEZ a/k/a RADAMES MARTINEZ PEREZ, deceased, File No. 24-0044CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 25, 2023; that the total value of the estate is \$500.00, and the names and addresses of those whom it has been assigned by such order are:

Name	Address
Sara E. Martinez	10138 Palms Boulevard, Los Angeles, CA 90034
Yamil J. Martinez	Urb. Juan B. Huyke, St. Juan B. Huyke # 150, San Jan, PR 00918
Claudia C. Martinez	51/53 APT 11 Summerset Street, Richmond, Victoria 3121, Australia
Ahmed E. Martinez	705 Beall Avenue, Rockville, MD 20850

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is January 26, 2024.

Personal Giving Notice:
Lynn D. Brewster
24072 Canal Street
Port Charlotte, FL 33980

Attorney for Person Giving Notice:

Sarah M. Howell, Esq.
Attorney for Petitioner
Florida Bar No.: 084738
22226 Westchester Blvd
Port Charlotte, FL 33952
Tel: 941-445-6017
Email:
sarahmhowellesq@gmail.com
Jan. 26; Feb. 2, 2024 24-00057T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-1396-CP
Division Probate
IN RE: ESTATE OF MICHAEL R. BAER
Deceased.

The administration of the estate of Michael R. Baer, deceased, whose date of death was August 4, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative:
Christopher Baer
9832 E. Dodge Street
Mesa, Arizona 85207

Attorney for Personal Representative:
Nicole S. Peet
Attorney

Florida Bar Number: 1025612
Farr, Farr, Emerich,
Hackett, Carr & Holmes, P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail:
tweiss@farr.com and
probate@farr.com
Jan. 26; Feb. 2, 2024 24-00056T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-1411-CP
Division: Probate
IN RE: ESTATE OF CHARLOTTE G. VENTOLA
Deceased.

The administration of the Estate of Charlotte G. Ventola, deceased, whose date of death was May 18, 2023, 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.

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative
Nicholas J.J. Savarino
3634 Park Rd.
Charlotte, NC 28209

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,
cdoolity@mizell-law.com
Jan. 26; Feb. 2, 2024 24-00059T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-000040
IN RE: ESTATE OF EUGENE D. ARCAND A/K/A EUGENE ARCAND
Deceased.

The administration of the estate of Eugene D. Arcand A/K/A Eugene Arcand, deceased, whose date of death was August 18, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative:
Andrew Reinhardt
251 Williams Street
New London, Connecticut 06320-5721

Attorney for Personal Representative:
Jenny C. Hazel
Attorney

Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
Jan. 26; Feb. 2, 2024 24-00069T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-62CP
IN RE: ESTATE OF SCOTT J. SCHMITZ
Deceased.

The administration of the estate of SCOTT J. SCHMITZ, deceased, whose date of death was February 19, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative:
IRYNA KYRYCHENKO
c/o Leslie Lohn Esq
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223

Attorney for Personal Representative:
Leslie Lohn, Esq
Attorney for Personal Representative
Florida Bar Number: 0181579
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
E-Mail: llohn@leslielohnlaw.com
Secondary E-Mail:
office@leslielohnlaw.com
Jan. 26; Feb. 2, 2024 24-00061T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23001146CP
Division: Probate
IN RE: ESTATE OF MARIAN N. NICHOLSON
Deceased.

The administration of the estate of Marian N. Nicholson, deceased, whose date of death was July 25, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 Friday, January 26, 2024.

Personal Representative:
Todd C. Nicholson
89 Long Meadow Lane North
Rotonda West, Florida 33947

Attorney for Personal Representative:
Lori A. Wellbaum
Attorney for Personal Representative
Florida Bar Number: 071110

WELLBAUM LAW, PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
karen@wellbaumlaw.com
Jan. 26; Feb. 2, 2024 24-00066T

FIRST INSERTION

NOTICE TO CREDITORS THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY STATE OF FLORIDA PROBATE DIVISION
File No.: 24-000026-CP
IN RE ESTATE OF BETTY T. DeSHAZO
Deceased.

The administration of the Estate of BETTY T. DeSHAZO, deceased, whose date of death was June 7, 2023, 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, under File Number 24-000026-CP. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on January 26, 2024.

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 DATE OF SERVICE OF A COPY OF THIS NOTICE OR WITHIN 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 SO FILED 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.

Dated: January 23, 2024.

/s/ Summer L. Kobata
Raymond James Trust,
Estate Representative
by Summer L. Kobata, Trust Officer

C/O/ Paul J. Bupivi, Attorney at Law
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360

Paul J. Bupivi /s/
Paul J. Bupivi (FL Bar #94635)
Attorney for the Estate
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
Jan. 26; Feb. 2, 2024 24-00065T

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment

- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email **legal@businessobserverfl.com**

FIRST INSERTION

AMENDED 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. 23003597CA Nations Direct Mortgage, LLC Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Courtney Parry, Deceased; Et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Courtney Parry, Deceased Last Known Address: Unknown

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

LOT 21, BLOCK 73, PORT CHARLOTTE SUBDIVISION SECTION FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before February 29, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 1-23-2024.

Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309 File # 23-F01539 Jan. 26; Feb. 2, 2024 24-00067T

FIRST INSERTION

Notice of Master's Sale of Real Estate United States District Court Middle District of Florida Fort Myers Division

Case 2:23-cv-149-JES-NPM FTF Lending LLC, Plaintiff vs.

Blue International Group LLC, et al., Defendants

Notice is hereby given that, pursuant to that certain Judgment entered on September 12, 2023, and other orders entered in the above-styled cause, the undersigned Master, pursuant to 28 U.S.C. Section 2001, et seq., shall sell the following described real property located in Charlotte County, Florida:

LOT 14, BLOCK 2106, PORT CHARLOTTE SUBDIVISION, SECTION 25, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 18A THROUGH 18C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. 839 Conreid Dr NE, Port Charlotte, FL 33952 Parcel ID 402227284001

at public sale, to the highest and best bidder, at 12:00 p.m. on February 21, 2024 on the steps of the United States Courthouse and Federal Building, 2110 First St, Fort Myers, FL 33901.

For a complete copy of the legal description to the real property, please see that certain Warranty Deed dated October 15, 2021 and recorded on November 15, 2021 in the Office of the Clerk of Circuit Court, Charlotte County, Florida as Instrument 3022369 (Official Records Book 4876 at Page 832)

Total Judgment: \$433,658.85, plus per diem interest of \$192.50 from August 1, 2023 and thereafter, and all other amounts recoverable under the Note and the Mortgage.

If the Plaintiff is the successful bidder at sale, the Master shall credit the Plaintiff's bid amount, minus the costs of sale, against the Plaintiff's judgment amount. If the successful bidder at the sale is someone other than the Plaintiff, said bidder must immediately deposit with the Master, a deposit equal to 10.000% of the final bid in cashier's check or other certified funds.

The successful bidder shall tender the balance of the purchase price within 10 days after the date of sale without demand. If successful bidder fails this requirement, then, upon demand by the Plaintiff, the funds shall be forfeited to the Plaintiff, or, in the alternative, the Plaintiff may have the Property sold to the next highest bidder.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE MASTER WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE MASTER HAS IN HIS POSSESSION, CUSTODY, OR CONTROL.

This Notice shall be published in accordance with Chapter 45, Florida Statutes, with the cost of such publication billed to Plaintiff's attorney.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Master at least 7 days prior to the foreclosure sale to arrange for their accommodations are available.

Plaintiff's attorney shall file a motion for confirmation of sale within 30 days after the date of sale.

Any person desiring to bid should contact the Master at (904) 210-7023 or mhealy@moecker.com prior to the foreclosure sale to arrange for their deposit of 10.000% of their anticipated maximum bid to be made.

For more information, contact Britany J. Mills, Esquire, Lippes Mathias LLP, 10151 Deerwood Park Blvd, Bld 300, Ste 300, Jacksonville, FL 32256, (904) 660-0020, bmills@lippes.com, or Michael J. Palumbo, Esquire Gingo Palumbo Law Group LLC, 4700 Rockside Rd, Ste 440, Independence, OH 44131, (216) 503-9512, michael@gpawllc.com.

Dated this 23rd day of January, 2024. By: Mark C. Healy, Master, (904) 210-7023, mhealy@moecker.com Jan. 26; Feb. 2, 9, 2024 24-00068T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Peninsula at Port Charlotte located at 2 Executive Dr., Ste 430, in the City of Fort Lee, NJ 07024 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Charlotte, Florida, this 18 day of January, 2024.

1. M. ROMAN PENINSULA LLC
2. E. ROMAN PENINSULA LLC
3. BAUER DRIVE MURDOCK LLC
4. 100 BAUER MURDOCK LLC
5. LAKES INVESTMENTS 6 LLC
January 26, 2024 24-00060T

FIRST INSERTION

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

CASE NO.: 08-2023-CA-003830 FINANCE OF AMERICA REVERSE LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BARBARA GURNEY, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BARBARA GURNEY, DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 597, OAKLAND HILLS SECTION OF ROTONDA WEST, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A THRU 15K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage

- Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 2/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Rebecca Martindell unit #A033; Paul Ryniec units #C168 & #C170; Thomas McLaughlin unit #D213. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Jan. 26; Feb. 2, 2024 24-00055T

A/K/A 180 CADDY ROAD ROTONDA WEST FL 33947

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

WITNESS my hand and the seal of this court on this 19th day of January, 2024.

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 23-007514 Jan. 26; Feb. 2, 2024 24-00058T

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. 230003445CA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. MARK A. CAPPUCCIO AND LYNDIA CAPPUCCIO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 17, 2024, and entered in 230003445CA 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 FOR RCF 2 ACQUISITION TRUST is the Plaintiff and MARK A. CAPPUCCIO; LYNDIA CAPPUCCIO 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 February 21, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 519, PORT CHARLOTTE SUBDIVISION, SECTION 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOE 4, PAGES 11A THRU

11G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3255 JAMESTOWN ST 1, 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 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 24 day of January, 2024.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 21-147622 - MaM Jan. 26; Feb. 2, 2024 24-00070T

SUBSEQUENT INSERTIONS

FOURTH INSERTION

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

CASE NO.: 2023-CA-4357 SIGMA INFINITY LLC,

Plaintiff, v. USA LAND EXPERTS, LLC; MILDRED I. COON; AMERICAN ESTATE AND TRUST FBO NYDIA LEWIS IRA and INSIDER'S CASH, LLC, Defendants.

To MILDRED I. COON: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PCH 016 1065 0033 PORT CHARLOTTE SEC 16 BLK 1065 LT 33 More commonly known as: 51 Mercer Street, Port Charlotte, FL 33954

has been filed by Plaintiff, SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before February 1, 2024 and file the

original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this 27 day of December, 2023.

Clerk of the Circuit Court By: D. Gerace (SEAL) Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr. S, Suite 1204 Jacksonville, FL 32224 Jan. 5, 12, 19, 26, 2024 24-00009T

SECOND INSERTION

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

File No. 24-000038-CP Division Probate IN RE: ESTATE OF Alan James Tomczak a/k/a Alan J. Tomczak Deceased.

The administration of the estate of Alan James Tomczak, a/k/a Alan J. Tomczak, deceased, whose date of death was October 1, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 19, 2024.

Personal Representative:

Amy Francis Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wdeikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone January 19, 26, 2024 24-00045T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION File No. 24-000039-CP Division Probate IN RE: ESTATE OF CHANDRA M. BECKMAN A/K/A CHANDRA MARIE BECKMAN 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 Chandra M. Beckman a/k/a Chandra Marie Beckman, deceased, File Number 24-000039-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was July 3, 2023; that the total value of the estate is \$[exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Patrick S. O'Brien 475 Marcia Dr. Bristol, CT 06010 Connor M. O'Brien 546 Cecelia St. Combined Locks, WI 54113 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 January 19, 2024.

Person Giving Notice:

Brian R. Collins 99 Vivante Blvd., #9931 Punta Gorda, Florida 33950 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 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 Secondary E-Mail: forrest@kuhnslawfirm.com January 19, 26, 2024 24-00053T



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