# CHARLOTTE COUNTY LEGAL NOTICES

**CHARLOTTE COUNTY** 

#### 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is: January 26, 2024. Signed on this 22ND day of JANU-

#### 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.comSecondary Email: serve.jschwinghamer@ralaw.com

Jan. 26; Feb. 2, 2024

#### FIRST INSERTION

FICTITIOUS NOTICE UNDER NAME LAW PURSUANT TO SEC-TION 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 reg-istered 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 24-00071T January 26, 2024

# 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 Brever

January 26, 2024

### FIRST INSERTION

24-00062T

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 MAR-TINEZ 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. Huvke. St. Juan B. Huyke # 150, San Jan, PR 00918 Claudia C. Martinez 51/53 APT 11 Sumerset 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.

**Person Giving Notice:** Lvnn 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 24-00057T

Jan. 26; Feb. 2, 2024

### 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 Representatives 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 repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

24-00059T

Jan. 26; Feb. 2, 2024

#### 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is January 26, 2024.

#### Personal Representative: Andrew Reinhardt

251 Williams Street New London, Connecticut 06320-5721Attorney for Personal Representative: Jenny Č. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is 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 24-00061T Jan. 26; Feb. 2, 2024

#### 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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  $\hbox{E-Mail: lori@wellbaumlaw.com}$ 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 the 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 THE FIRST PUBLICA-TION 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 the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

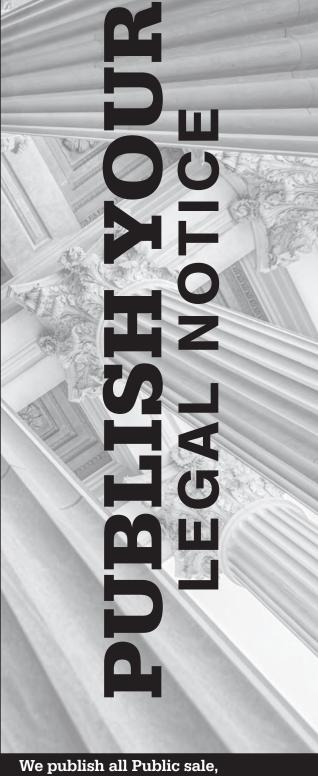
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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



# **Estate & Court-related notices**

- We offer an online payment portal for easy credit
- Service includes us e-filing your affidavit to the Clerk's office on your behalf Call **941-906-9386** and select the appropriate

or email legal@businessobserverfl.com

County name from the menu option

Business Jbserver

#### 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 THERE-OF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUB-LIC 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

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

24-00067T Jan. 26; Feb. 2, 2024

#### 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.,

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 CHAR-LOTTE 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 PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT

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 ENTI-

TLED 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 REPRESENTA-TION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANY-ONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE MASTER WITH-IN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLO-SURE SALE THAT THE MASTER HAS IN HIS POSSESSION, CUSTO-DY, 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 ensure that reasonable 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 Brittany J. Mills, Esquire, Lippes Mathias LLP, 10151 Deerwood Park Blvd, Bld  $300,\;\mathrm{Ste}\;300,\;\mathrm{Jacksonville},\;\mathrm{FL}\;32256,\;$ (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@ gplawllc.com.

Dated this 23rd day of January, 2024. By: Mark C. Healy, Master, (904) 210-7023,

mhealy@moecker.com 24-00068T Jan. 26; Feb. 2, 9, 2024

### 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 Self Storage Sale pia Way, Punta Gorda, FL 33950 instored at the Facility by the below Oc-The sale will occur as an online auction via www.storagetreasures.com on otherwise the description of the con-Paul Ryniec units #C168 & #C170; sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

#### FIRST INSERTION

**CHARLOTTE COUNTY** 

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 Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BARBARA GURNEY, DECEASED, et al,

Defendant(s).
To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST BARBARA GURNEY, DE-CEASED

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 THERE-OF AS RECORDED IN PLAT BOOK 8, PAGES 15A THRU 15K, OF THE PUBLIC RE-CORDS OF CHARLOTTE

COUNTY, FLORIDA.

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

LYNDA 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; LYNDA 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 BOOK 4, PAGES 11A THRU

11G, OF THE PUBLIC RECORDS CHARLOTTE COUNTY, FLORIDA.

Property Address: 3255 JAMES-TOWN ST 1, PORT CHAR-LOTTE, 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

Please take notice Hide-Away Storage Punta Gorda located at 6221 Marlymtends to hold a sale to sell the property cupant who is in default at an Auction. 2/14/2024 at 10:00AM. Unless stated tents are household goods and furnishings. Rebecca Martindell unit #A033; Thomas McLaughlin unit #D213. This Jan. 26; Feb. 2, 2024

# **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 IN-FINITY 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  ${\rm Jan.}\ 5, 12, 19, 26, 2024 \quad \ 24\text{-}00009T$ 

#### 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PERI-OD 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 Wideikis, 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 Or-

der 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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  $\hbox{E-Mail: jeff@kuhnslawfirm.com}$ Secondary E-Mail: forrest@kuhnslawfirm.com

January 19, 26, 2024



# What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

# How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

24-00053T

#### SECOND INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date February 9, 2024 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale

V13027 1989 PEA Hull ID#: PEA34034G990 DO#: 976498 inboard pleasure diesel fiberglass 34ft R/O Kevin Walsh Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte

 $V130\overline{28}$  1992 Holiday Mansion Hull ID#: HMH01477B292 in/outboard pleasure gas fiberglass 40ft R/O Michael C Siemsglusz Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte

Licensed Auctioneers FLAB422 FLAU765 & 1911

January 19, 26, 2024

24-00048T

#### THIRD INSERTION

NOTICE OF ACTION (formal notice by publication in the Business Observer) IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

Case No.: 2022-CA-000173 GORR CONSTRUCTION, LLC. Plaintiff, vs. MARTHA JANE STEWART MARY EDITH HENSON CHARLES DAVID BUNT MARK WAYNE BUNT **Defendants** 

1. TAMARA JANE STEWART, 9223 South Saginaw Avenue, Chicago, IL

2. SUSAN FAYE STEWART SMITH, 34 South Williams Street, South Charleston, OH, 45368

ARE NOTIFIED AMENDED COMPLAINT TO OUI-ET TITLE has been filed in Charlotte County Court Case No. 2022-CA- $000173. \ \mathrm{You}$  are required to serve a copy of your written defenses, if any, on Plaintiff's attorney, whose name and address are: Mariel Lanza, Esq. 1453 West Busch Blvd Tampa, Florida 33612 on or before February 12, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as

required may result in a judgment or order for the relief demanded, without further notice.

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,

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

First publication on January 12, 2024. Mariel Lanza LANZA LEGAL, P.A. Attorney at Law Florida Bar No: 97992 1453 W. Busch Boulevard Tampa, FL 33612 Office: 813-252-7417 Fax: 813-933-8014 Mobile: 813-808-7180 E-mail: mariel@lanzalegalpa.com Jan. 12, 19, 26; Feb. 2, 2024

24-00040T

### FOURTH INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE (PROPERTY) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 23-003434-CA BIG 3, LLC, Plaintiff, vs. SERGE R. FOULON, et al.,

Defendant. To: Serge R. Foulon and Vanessa Fou-

lon, 14216 SW 115 Terrace, Miami, FL YOU ARE HEREBY NOTIFIED that

an action to quiet title on the following property in Charlotte County, Florida: Lots 13, Block 627, of PUNTA GORDA ISLES SECTION 20,

according to the Plat thereof, as recorded in Plat Book 11, Page 2A, 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 Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose is 3475 Sheridan St., Suite 209, Hollywood, Fl 33021, and file the original with the Clerk of the abovestyled Court on or before February 2, 2024, otherwise a default will be entered against you for the relief prayed

for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer, a newspaper of general circulation in Charlotte County.

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, office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this Dec 28, 2023.

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

Dane T. Stanish, Esq., 3475 Sheridan St., Suite 209 Hollywood, Fl 33021

stanishd@gmail.com) 24-00012T

Jan. 5, 12, 19, 26, 2024

### SECOND INSERTION

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

CASE NO: 23-CC-001122 ROTONDA SANDS CONSERVATION ASSOCIATION, INC., a Florida not-for profit Corporation, Plaintiff, v.

ARKADIY VAYNER and GOOD HANDS, LLC, a Missouri Limited Liability Company, Defendants.

TO: ARKADIY VAYNER 10307 Coral Landings Ln #12 Placida, FL 33946 31 Mooring Pl 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 108, Block 21, ROTONDA SANDS NORTH, REPLAT- Unit 1, a subdivision according to the map or plat thereof, as recorded in Plat Book 11. Page(s) 4A through 4-Z-2, of the Public Records of Charlotte County, Florida.

Which has the address of 31 Mooring Pl 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 the 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 vou. to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on January 12, 2024. As Clerk of the Court By: D. Gerace (SEAL) As Deputy Clerk

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276) leland@associationlegalservices.com Jan. 19, 26; Feb. 2, 9, 2024

24-00049T

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 23002970CA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DOLORES CASPARI; ROTONDA WEST ASSOCIATION, INC.; STEPHEN M. CASPARI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

PROPERTY,

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 17 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

**CHARLOTTE COUNTY** 

LOT 297, ROTONDA WEST, PEBBLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 13A THROUGH 13L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 132

MARK TWAIN LN, ROTONDA

WEST, FL 33947 IF YOU ARE A PERSON CLAIMING RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED, IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 01/16/2024

ROGER D EATON Clerk Of The Circuit Court By: (SEAL) B. Lackey 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 Toll Free: DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02256

January 19, 26, 2024 24-00054T

#### SECOND INSERTION

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

CASE NO. 23000166CA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. MARTIN A. HOLLAND, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 03, 2023, and entered in 23000166CA 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 MARTIN A. HOLLAND; NICOLE M. MANSON A/K/A NICOLE MANSON; TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK 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 05, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 1, 2 AND 3, BLOCK 52 OF HARBOUR HEIGHTS SECTION 3 REVISED, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 78, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Property Address: 2139 HAR-BOUR DRIVE, PUNTA GOR-DA, 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 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,

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 01/11/2024. 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 22-043135 - MaM January 19, 26, 2024

#### SECOND INSERTION

NOTICE TO CREDITORS Anderssen a/k/a Keith Allen Anderssen, deceased, File Number 23-1400-(Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-1400-CP Division Probate IN RE: ESTATE OF KEITH A. ANDERSSEN A/K/A KEITH ALLEN ANDERSSEN

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

You are hereby notified that an Order of Summary Administration has

ABOVE ESTATE:

been entered in the estate of Keith A.

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-001355-CP

Division Probate IN RE: ESTATE OF

ANNE E. JOHNSON a/k/a

ANNIE E. JOHNSON,

The administration of the estate of

Anne E. Johnson a/k/a Annie E. John-

son, deceased, whose date of death was

June 23, 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. The names and addresses

of the personal representative and the

personal representative's attorney are

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

**Personal Representative:** 

Warren C. Johnson

5058 La Costa Island Ct.

Punta Gorda, FL 33950

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is January 19, 2024.

Guy S. Emerich, Esq. Florida Bar Number: 126991

Punta Gorda, FL 33950

Fax: (941) 639-0028

Secondary E-Mail:

probate@farr.com

sziegler@farr.com and

January 19, 26, 2024

Telephone: (941) 639-1158

E-Mail: gemerich@farr.com

24-00042T

& Holmes, P.A.

99 Nesbit Street

Farr, Farr, Emerich, Hackett, Carr

OF THIS NOTICE ON THEM.

set forth below.

NOTICE.

Deceased.

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 November 19, 2023; that the total value of the estate is \$900.00 and that the names and addresses of those to whom it has been assigned by such order are: Sharon J. Anderssen

24156 Green Heron Drive, Unit 15 Port Charlotte, FL 33950 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001360-CP **Division Probate** IN RE: ESTATE OF DENNIS J. WILLETT,

Deceased. The administration of the estate of Dennis J. Willett, deceased, whose date of death was November 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 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 19, 2024.

#### Personal Representative: Sydney Willett 1801 W. Marion Ave.

Punta Gorda, FL 33950 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com January 19, 26, 2024 24-00041T and whose telephone number is (941) or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Adminis-tration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME

DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is January 19, 2024.

PERIOD, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 24000022CP Division: Probate IN RE: ESTATE OF REBECCA N. JOHNSTON Deceased.

The administration of the estate of Rebecca N. Johnston, deceased, whose date of death was August 19, 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 19, 2024.

#### Personal Representative: Matthew Johnston 226 South 12th Street

Defuniak Springs, Florida 32435 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 January 19, 26, 2024

24-00044T

Person Giving Notice: Sharon J. Anderssen 24156 Green Heron Drive, Unit 15

Port Charlotte, 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 24-00051T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001152CP **Division Probate** IN RE: ESTATE OF

 $\label{eq:MICHAELW.ZIC Deceased.}$  MICHAEL W. ZIC Deceased.

The ancillary administration of the estate of Michael W. Zic, deceased, whose date of death was May 19, 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 ancillary 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 19, 2024.

**Ancillary Personal Representative:** /s/ Judy Ann Zic Judy Ann Zic 5485 Highway 126 Florence, Oregon 97439

Attorney for Personal Representative: /s/ T. Thomas Shirley

T. Thomas Shirley Attorney Florida Bar Number: 0154581 DUNKIN & SHIRLEY PA 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirlev.com January 19, 26, 2024 24-00050T