

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on June 12, 2024, issued an Environmental Resource Permit (New Construction Operation), Permit Number 36-110084-P, Application Number 230815-39896, with conditions to Florida Department of Transportation District 1, at 801 North Broadway Avenue, Bartow, Fl. 33830 for the construction and operation of stormwater management (SWM) system serving of 381.22 acres for transportation development known as SR-31 from South of SR 78 To North of Horseshoe Rd. 442027-2. This permit authorizes the construction of the new SR31 roadway an approximate 26,380 linear foot four lane roadway with associated infrastructure located to the east of the existing SR 31. The stormwater for the new SR 31 roadway is designed for conceptual six lane configuration; the SWM facilities consist of wet detention and conveyance connections for offsite flows and the existing SR 31 roadway will be converted into a frontage road and maintained by Lee County.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 7/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 CHLN HS B135XFL3934 . Last Tenants: LONNIE BRICK, EJAI GEMICE ERNESTENE OBRIEN, AND DANIEL DAVID O'BRIEN and all unknown parties beneficiaries heirs . Sale to be at PALMS & PINES INC, 5400 RIVERSIDE DRIVE, PUNTA GORDA, FL 33982. 813-241-8269.

June 21, 28, 2024

24-00597T

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 Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 7/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Mark Owens unit #C166; Crista Wiles unit #E311. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 21, 28, 2024

24-00582T

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mr. Rooter Plumbing of Naples located at 14 Swimming Pen Drive Suite 12 in the City of Middleburg, Charlotte County, FL 32217 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of June, 2024.

Alcideworks LLC

June 21, 2024

24-00594T

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

June 21, 2024

24-00595T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24000620CP
Division Probate
IN RE: ESTATE OF
GEORGE KUSHCH,
Deceased.

The administration of the estate of George Kushch, deceased, whose date of death was August 27, 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 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 June 21, 2024.

Personal Representative:

Nadia Kushch
16220 Edile Avenue
Port Charlotte, FL 33954
Attorney for Personal Representative:
Albert Stickley III, Esquire
Attorney
Florida Bar Number: 51605
737 S. Indiana Ave., Suite A
Englewood, FL 34223
Telephone: (941) 474-5506
Fax: (941) 474-5507
E-Mail: aj@stickleylaw.com
Secondary E-Mail:
skylar@stickleylaw.com
June 21, 28, 2024

24-00598T

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection
Division of Air Resource Management, Permit Review Section
Draft Air Permit No. 0150093-017-AC
The Quikrete Companies, LLC- Punta Gorda Plant, Aggregate
Dryer Replacement (EU 004) Project
Charlotte County, Florida

Applicant: The applicant for this project is The Quikrete Companies, LLC. The applicant's authorized representative and mailing address is: Mr. Hayes Kern, Regional Operations Manager, The Quikrete Companies, LLC, 12201 NW 25th Street, Bld. C, Miami, Florida 33182.

Facility Location: The Quikrete Companies, LLC operates the Punta Gorda Plant, which is in Charlotte County at 7000 Progress Drive, Punta Gorda, Florida.

Project: The applicant applied on March 25, 2024, for an air construction permit. The air construction permit is for the replacement of a natural gas aggregate dryer (EU 004) controlled by a baghouse. The Department does not anticipate any increase in emissions due to the project. Consequently, a review under the Prevention of Significant Deterioration program in Rule 62-212.400 of the Florida Administrative Code was not required. Details of the project are provided in the application and the Technical Evaluation & Preliminary Determination document.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Permit Review Section in the Department of Environmental Protection's Division of Air Resource Management. The Permitting Authority's physical address is: 2600 Blair Stone Road, Tallahassee, Florida. The Permitting Authority's mailing address is: 2600 Blair Stone Road, MS #5505, Tallahassee, Florida 32399-2400. The Permitting Authority's phone number is 850-717-9000.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site by entering the draft permit number: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all applicable provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period to the above address and electronically to David Read at David.Read@FloridaDEP.gov. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

June 21, 2024

24-00583T



Who benefits from legal notices?

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

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

--- ESTATE ---

--- SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 24000669CP
IN RE: ESTATE OF JOHN JOSEPH MURPHY
Deceased.

The administration of the Estate of JOHN JOSEPH MURPHY, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address is 350 E Marion Ave, Punta Gorda, FL 33950. The personal representative's and the personal representative's attorney names and addresses are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 THE FLORIDA STATUTES 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 first publication of this notice is June 21, 2024.

TIMOTHY MURPHY
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
Your Advocates, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
June 21, 28, 2024 24-00596T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24000579CP
Division Probate
IN RE: ESTATE OF ROBERT E. KAMPER
a/k/a ROBERT KAMPER,
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 ROBERT E. KAMPER a/k/a ROBERT KAMPER, deceased, File Number 24000579CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was June 3, 2023; that the total value of the estate is \$46,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Beneficiaries of the Estate of Marilyn Kamper, deceased
c/o Patricia Herther
1774 Creek Wood Dr.
Dubuque, IA 52003

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 June 21, 2024.

Person Giving Notice:
Patricia Herther
1774 Creek Wood Dr.
Dubuque, IA 52003
Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
June 21, 28, 2024 24-00591T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-534 CP
Division Probate
IN RE: ESTATE OF JOHN W. HOUGH, JR.,
Deceased.

The administration of the estate of John W. Hough, Jr., deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 21, 2024.

Personal Representative:
Jennifer Hough
477 Peace Portal Drive #107-285
Blaine, Washington 98230
Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Ave., Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
June 21, 28, 2024 24-00586T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24000580CP
Division Probate
IN RE: ESTATE OF MARILYN KAMPER,
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 MARILYN KAMPER, deceased, File Number 24000580CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was December 6, 2023; that the total value of the estate is \$46,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Patricia Herther
1774 Creek Wood Dr.
Dubuque, IA 52003
Daniel R. Kamper
15148 LeClaire Ave.
Oak Forest, IL 60452

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 June 21, 2024.

Person Giving Notice:
Patricia Herther
1774 Creek Wood Dr.
Dubuque, IA 52003
Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
June 21, 28, 2024 24-00592T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-000554-CP
Division Probate
IN RE: ESTATE OF JAMES C. KNOTT,
Deceased.

The administration of the estate of James C. Knott, deceased, whose date of death was March 7, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 21, 2024.

Personal Representative:
Tamra A. Olry
4148 Greendale Dr.
Fort Wayne, IN 46815
Attorney for Personal Representative:
Guy S. Emerich, Esq.
Florida Bar Number: 126991
Farr Law Firm 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
June 21, 28, 2024 24-00593T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24000632CP
Division Probate
IN RE: ESTATE OF Karen S. McBride
Deceased.

The administration of the estate of Karen S. McBride, deceased, whose date of death was April 15th, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 June 21, 2024.

Mark Sever
c/o Kanetksy, Moore & DeBoer, PA
P.O. Address:
227 Nokomis Avenue South
Venice, FL 34285
Personal Representative
JON R. FAHS, Jr.
KANETSKY, MOORE & DEBOER, P.A.
ATTORNEYS AT LAW
Attorneys for Personal Representative
227 S. NOKOMIS AVE.
VENICE, FL 34285
Telephone: (941) 485-1571
Florida Bar No. 1025389
Email Addresses: jrf@kmdpa.com
June 21, 28, 2024 24-00587T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
Case No.: 23-CA-3691

UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I, Plaintiff, v. GOLD INVESTOR LLC, a Nevada limited liability company; TARAS YURCHAK, an individual; DOT LUMBER, LLC, a Florida limited liability company; SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., a Florida corporation; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 17, 2024, entered in Case No. 23-CA-3691 of the Circuit Court of Charlotte County, Florida, wherein UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I, is the Plaintiff, and GOLD INVESTOR LLC, a Nevada limited liability company; TARAS YURCHAK, an individual; and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., are the Defendants, that the Clerk will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com on August 5, 2024, at 11:00 a.m., the following described property as set forth in said Final Judgment:

Lot 36, Block 4646, PORT CHARLOTTE SUBDIVISION, SECTION EIGHTY SEVEN, according to the Plat thereof, recorded in Plat Book 7, Page(s) 20A through 20N, of the Public Records of Charlotte County, Florida.

TOGETHER WITH the personal property described in attached EXHIBIT "A."

a/k/a 10658 Rainsville Street, Port Charlotte, FL 33981
**** ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE. ****

EXHIBIT "A"

Description of Collateral

1. All apparatus, machinery, devices, fixtures, communication devices, systems and equipment, fittings, appurtenances, equipment, appliances, furniture, furnishings, appointments, accessories,

FIRST INSERTION

landscaping, plants and all other items of personal property located at, in or on the real estate legally described in Exhibit "B" attached hereto and by reference made a part hereof and/or the improvements located on such real estate (collectively the "Property") or used in the operation or maintenance of the Property or any business or operation conducted thereon. All fixtures and equipment now or hereafter installed for use in the operation of the buildings, structures and improvements now or hereafter on the Property, including but not limited to, all lighting, heating, cooling, ventilating, air-conditioning, plumbing, sprinkling, incinerating, refrigerating, air-cooling, lifting, fire extinguishing, cleaning, entertaining, security, communicating and electrical and power systems, and the machinery, appliances, fixtures and equipment pertaining thereto, all awnings, ovens, stoves, refrigerators, dishwashers, disposals, carpeting, switchboards, engines, motors, tanks, pumps, screens, storm doors and windows, shades, floor coverings, ranges, washers, dryers, disposals, cabinets, furniture, partitions, conduits, ducts and compressors, and all elevators and escalators and the machinery and appliances, fixtures and equipment pertaining thereto, other than any such items that are owned by tenants of all or any portion of the Property;

2. Any and all revenues, receivables and income now owned or hereafter acquired and arising from or out of the Property and/or the businesses and operations conducted thereon;

3. Any and all other personal property of any kind, nature or description, whether tangible or intangible, (including without limitation, any and all goods, accounts, contract rights, franchises, licenses, permits, chattel paper, money, documents, instruments and general intangibles) of Debtor arising from, relating to or used in connection with the operation or maintenance of the Property, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire any right, title or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise);

4. All awards or payments, including interest thereon, that may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain or condemnation (including, without limitation, any transfer made in lieu of or in anticipation of the exercise of said rights), or for a change of grade, or for any other injury to or decrease in the value of the Property;

5. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

6. All accounts, escrows, impounds, reserves, documents, instruments, chattel paper, claims, deposits and gen-

eral intangibles, as the foregoing terms are defined in the Uniform Commercial Code, and all franchises, trade names, trademarks, symbols, service marks, books, records, plans, specifications, designs, drawings, permits, consents, licenses (including liquor licenses, to the extent assignable), license agreements, operating contracts, contract rights (including, without limitation, any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair, or other work upon the Property) and all management, franchise, service, supply and maintenance contracts and agreements, and any other agreements, permits or contracts of any nature whatsoever now or hereafter obtained or entered into by the Debtor with respect to the operation or ownership of the Property; and all approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Land); and all causes of action that now or hereafter relate to, are derived from or are used in connection with the Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon; and

7. All additions and accessories to any of the foregoing, all proceeds, products, offspring, rents and profits from any of the foregoing, including, without limitation, those from sale, exchange, transfer, collection, loss, damage, renewal, disposition, substitution or replacement of any of the foregoing, and all of the books and records pertaining to any of the foregoing.

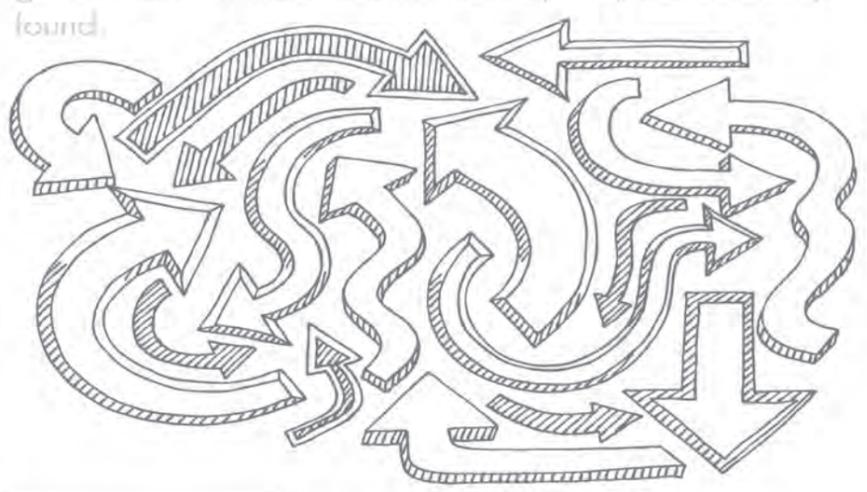
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta 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 06/19/2024.
Clerk of the Circuit Court
Roger D. Eaton
By: (SEAL) B. Lackey
Deputy Clerk

GERALD D. DAVIS
gdavis@trenam.com |
bsheppard@trenam.com |
oheppner@trenam.com
TRENAM, KEMKER, SCHARF,
BARKIN, FRYE, O'NEILL &
MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Wilmington Savings Fund Society FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust
June 21, 28, 2024 24-00599T

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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



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www.newsmediaalliance.org

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Why try to fix something that isn't broken?

SP13858

--- ACTIONS / SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION
Case No.: 23004139CA
HERB FALK and WILL FALK, Plaintiffs, v. JASPER STONES INVESTMENTS, LLC AND THE STATE OF FLORIDA, Defendants.

NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated May 3, 2024 and Order granting Motion to Reschedule Foreclosure Sale entered this 12th day of June, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash, at the Charlotte County Foreclosure Auction website at www.charlotte.realforeclose.com at 11:00am on July 29, 2024, the following described property:

Lots 1 and 2, Block 15, Harbour Heights Section One (Revised), according to the plat thereof as recorded in Plat Book 3, Page 73A and 73B, of the Public Records of Charlotte County, Florida
 Parcel ID No: 402315407001

Property Address: 2334 Dorsey Drive, Punta Gorda, FL 33983
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated: 06/13/2024.

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

Elias M. Mahshie, Esq.
 Mahshie & DeCosta, P.A.
 Counsel for Plaintiff
 407 E. Marion Avenue, Suite 101
 Punta Gorda, FL 33950
 June 21, 28, 2024 24-00585T

FIRST INSERTION

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

CASE NO. 23001934CA
MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CYNTHIA L. BENNETT, DECEASED; UNKNOWN TENANT 2; GREGORY ALLEN BENNETT, JR.; ANGELA LEIGH CORSIATTO; CHRISTLE ANN BENNETT; DUSTIN ALLEN BENNETT, JR.; ZACHARY DANIEL BENNETT; MICHAEL BENNETT, A MINOR; AMANDA BENNETT KIRKENDALL, NATURAL GUARDIAN OF MICHAEL BENNETT, A MINOR; UNKNOWN TENANT 1; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 18, 2023, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 15, BLOCK 1768, PORT CHARLOTTE SUBDIVISION SECTION - FIFTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 66A AND 66F, OF THE

PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 5364 CHARD TER, PORT CHARLOTTE, FL 33981-4963

at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on July 22, 2024 beginning at 11:00 AM.

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

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

Dated this day of 06/12/2024.

Roger D. Eaton
 Clerk of The Circuit Court
 By: (SEAL) M. Hoffman
 Deputy Clerk

eXL Legal, PLLC
 12425 28TH ST NORTH, STE. 200
 ST. PETERSBURG, FL 33716-1826
 EFILING@EXLLEGAL.COM
 1000008995
 June 21, 28, 2024 24-00584T

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. 23002491CA
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. KATHERINE E. BLANCO AND FREDRIC O. BLANCO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 30, 2024, and entered in 23002491CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and FREDRIC BLANCO; KATHERINE BLANCO 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 July 22, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 2279, PORT CHARLOTTE SUBDIVISION, SECTION 20, ACCORDING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK 5, PAGES 10A THRU 10F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 23102 MACLELLAN AVE, PORT CHARLOTTE, FL 33980

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

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

Dated this day of 06/14/2024.

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
 23-116817 - MaM
 June 21, 28, 2024 24-00588T

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. 23001575CA
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TYLER C. MADDEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 16, 2024, and entered in 23001575CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TYLER C. MADDEN; HALEY N. SAWIN; FLORIDA HOUSING FINANCE CORPORATION 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 July 15, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 2823, PORT CHARLOTTE SECTION 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 21218 GLADIS AVE, 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 day of 06/14/2024.

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
 23-107501 - MaM
 June 21, 28, 2024 24-00589T

FIRST INSERTION

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

CASE NO.: 23-CC-1433
PRAIRIE CREEK PARK OWNER'S ASSOCIATION, INC., Plaintiff, vs. MATHEW W. FALTER, et al. Defendant(s).

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on June 4, 2024, in the above

styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court will sell the property situated in Charlotte County, Florida legally described as:

Lot 8, Block 5, Prairie Creek Park Subdivision, a subdivision according to the Plat thereof, as recorded in Plat Book 13, Pages 33-A through 33-S, of the Public Records of Charlotte County, Florida.

Property Address: 3500 Hidden Valley Circle, Punta Gorda, FL 33982

at public sale on July 25, 2024, to the highest bidder for cash, except as prescribed in Paragraph 7, in the following location:

In an online sale at www.charlotte.realforeclose.com, beginning at 11:00 a.m. on the prescribed date (mark this box for all sales 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, whose office is lo-

cated 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 06/17/2024.

Clerk Circuit & County Courts
 (SEAL) By: Deni Gerace
 Clerk of Court
 June 21, 28, 2024 24-00590T

SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND INSERTION

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

CIVIL ACTION
CASE NO: 23-CA-2710
EJITO ALTIDOR, LLC, and EM PROPERTIEZ CORPORATION, Plaintiff, v.

MARIE ANGELA MAROTTA, WINDER VI, LLC, LUDEANA DERRINGER, HERBERT H. MILLER, ROBERT H. MILLER and CHARLOTTE COUNTY TAX COLLECTOR, Defendants.

TO: HERBERT H. MILLER (address unknown)
 LUDEANA DERRINGER (address unknown)
 MARIE ANGELA MAROTTA
 2809 Coast Line Court
 Las Vegas, Nevada 89117

COMES NOW, the Plaintiffs, EJITO ALTIDOR, LLC, and EM PROPERTIEZ CORPORATION, by and through their undersigned counsel, and hereby gives notice that a Quiet Title action on the following properties listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Charlotte, on July 14, 2023; Case No: 2023-CA-2710.

LOTS 6, 7, 8, BLOCK 126, TROPICAL GULF ACRES, UNIT 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES 99A THROUGH 99I, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 Parcel No. 422302280022
 28370 Calais Avenue, Punta Gorda, Florida 33955
 /and/
 Lot(s) 11, Block 215, Unit 10, of TROPICAL GULF ACRES, according to the PLAT thereof, as recorded in Plat Book 4, Page(s) 76A through 76N, in the Public Records of CHARLOTTE County, Florida.
 Parcel No. 422311156016
 28101 Laurelwood Drive, Punta Gorda, Florida 33955
 /and/
 Lots, 55 and 56 Block 124, HRBR HTS SEC 6, Unit No. 9, accord-

ing to the Plat thereof recorded in Plat Book 4, Page 63A - 63F, of the Public Records of Charlotte County, Florida.

Parcel: 0104877-000000-0
 2170 Porpoise Drive, Punta Gorda, Florida 33983

You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQUIRE, of STEVENS LEGAL GROUP, Plaintiffs' counsel, whose address is 4716 Chiquita Boulevard South PMB 308, Cape Coral, Florida 33914, on or before July 17, 2024, and file the original with the Clerk of this Honorable Court at Charlotte County Clerk of Court, 350 East Marion Avenue, Punta Gorda, Florida 33951, either before service on Plaintiffs' counsel or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

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 11 day of June, 2024.

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

Signed on June 6, 2024.
 Adam J. Stevens
 Adam J. Stevens, Esq.
 Florida Bar No. 31898
 Stevens Legal Group
 4706 Chiquita Boulevard S.
 PMB 308
 Cape Coral, Florida 33914
 Telephone: (239) 374-4353
 Facsimile: (239) 374-4356
 astevens@stevenslegalgroup.com
 nobolden@stevenslegalgroup.com
 fbenoit@stevenslegalgroup.com
 June 14, 21, 28; July 5, 2024

24-00577T

THIRD INSERTION

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

CIVIL ACTION
CASE 23003915CA
MOLDAVITE HOLDINGS, LLC, a Florida limited liability company, Plaintiff, v.

MARGARET E. HOFFMANN, SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, UNKNOWN SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, Defendants.

To: MARGARET E. HOFFMANN, SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, 21 Lincoln Ave. S. St. Petersburg, FL 33711 and

UNKNOWN SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, (Unknown Whereabouts)

YOU ARE HEREBY NOTIFIED that an action for quiet title relating to the following property in Pasco County, Florida:

The North half (1/2) of Lot 16, and all of Lots 17 and 18, Block 86, Harbour Heights, Section Four, Part One, according to the plat thereof as recorded in Plat

Book 3, Page 27, Public Records of Charlotte County, Florida, the street address of which is 3340 Highlands Road, Punta Gorda, Charlotte County, FL 33983,

has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is STARLETT M. MASSEY, of Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgroup.com, service@masseylawgroup.com, and file the original with the Clerk of the above-styled Court within thirty (30) days from the first publication, or you will be defaulted and a judgment may be entered against you for the relief demanded in the Amended Complaint.

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

DATED: May 29, 2024.

ROGER D. EATON
 Charlotte County Clerk of Circuit Court
 (SEAL) By: B. Lackey
 Deputy Clerk

STARLETT M. MASSEY,
 Massey Law Group, P.A.,
 P.O. Box 262,
 St. Petersburg, FL 33731-0262,
 smassey@masseylawgroup.com,
 service@masseylawgroup.com
 June 7, 14, 21, 28, 2024 24-00551T

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

FLORIDA'S NEWS PAPER FOR THE C-SUITE
Business Observer
 1/2023B_V20



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- ESTATE ---

SECOND 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 624
IN RE: ESTATE OF
JOHN MILES BRANDICH
Deceased.

The administration of the Estate of John Miles Brandich, deceased, File Number 24 CP 624, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 June 14, 2024.

Petitioner:
JoAnn Renz

1205 L Street.

La Porte, IN 46350

Attorney for Petitioner:
Nathan Dougherty, Esquire

Florida Bar No. 118632

P.O. Box 380984

Murdoch, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

June 14, 21, 2024 24-00565T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA.
PROBATE DIVISION
File No. 24000443CP
IN RE: Estate of
George John Pilat
Deceased.

The administration of the estate of GEORGE JOHN PILAT, deceased, whose date of death was October 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 June 14, 2024

Personal Representative:
Diane Marie Brown

3029 Stone St.

Port Charlotte, FL 33981

Attorney for Personal Representative
Alfred J. Pandl,

Florida Bar Number: 1022400

PANDL LAW PLLC

871 Venetia Bay Blvd., Suite 231

Venice, Florida 34285

Telephone: (941) 548-1071

E-Mail: APANDL@PANDLLAW.COM

June 14, 21, 2024 24-00571T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 457
IN RE: ESTATE OF
ELIZABETH A. MUELLER
Deceased.

The administration of the estate of Elizabeth A. Mueller, deceased, whose date of death was December 9, 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 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: June 14, 2024.

/s/ Kenneth W. Alderson

Kenneth W. Alderson

Personal Representative

13518 Keating St.

Rockville, MD 20853

/s/ Mary E. King

Mary E. King, Esq.

Attorney for Personal Representative

Florida Bar No. 0987001

Law Office of Mary E. King, P.L.

3389 Magic Oak Lane

Sarasota, FL 34232

Telephone: (941) 906-7585

Email: Tax@kinglawpl.com

June 14, 21, 2024 24-00579T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000014CP
IN RE: ESTATE OF
JACOB PATRICK HALUNEN,
Deceased.

The administration of the estate of JACOB PATRICK HALUNEN, deceased, whose date of death was November 23, 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 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: June 14, 2024.

YVONNE HALUNEN

Personal Representative

201 Via Deluna

Englewood, FL 34224

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

June 14, 21, 2024 24-00559T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000455CP
Division Probate
IN RE: ESTATE OF
JOHN C. MAZZA
Deceased.

The administration of the estate of JOHN C. MAZZA, deceased, whose date of death was April 26, 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 June 14, 2024.

Personal Representative:
BROOKE MAZZA

5035 32nd Ave. N.

St. Petersburg, Florida 33710

Attorney for Personal Representative:
ANTHONY G. MOWRY

Attorney

Florida Bar Number: 107374

227 Pensacola Rd.

Venice, FL 34285

Telephone: (941) 480-0333

Fax: (941) 486-4106

E-Mail: tony@mowrylawoffice.com

Secondary E-Mail:

jen@mowrylawoffice.com

June 14, 21, 2024 24-00558T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000608-CP
Division: PROBATE
IN RE: ESTATE OF
FRANK VUKOV
Deceased.

The administration of the estate of FRANK VUKOV, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 June 14, 2024.

Personal Representative:
Gaspar W. Vukov

710 Phyllis Street

Port Charlotte, Florida 33948

Attorney for Personal Representative:
Ellie K. Harris

Attorney

Florida Bar Number: 0021671

Schwarz & Harris, P.A.

17841 Murdoch Circle

Port Charlotte, Florida 33948

Telephone: (941) 625-4158

Fax: (941) 625-5460

E-Mail: ellie@schwarzlaw.net

Secondary E-Mail:

joy@schwarzlaw.net

June 14, 21, 2024 24-00581T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000617-CP
Division: PROBATE
IN RE: ESTATE OF
PHILIP HENRY SHERIDAN,
A/K/A PHILIP H. SHERIDAN,
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 Philip Henry Sheridan, a/k/a Philip H. Sheridan, deceased, File Number 24-000617-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 March 26, 2024; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Perry H. Sheridan
15550 Burnt Store Road, Lot #217
Punta Gorda, FL 33955

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 June 14, 2024.

Person Giving Notice:
Perry H. Sheridan

15550 Burnt Store Road, Lot #217

Punta Gorda, FL 33955

/s/ Cheyenne R. Young

Attorney for Petitioner

Florida Bar Number: 0515299

WOTITZKY, WOTITZKY, ROSS & YOUNG, P.A.

1107 W. Marion Avenue, Unit #111

Punta Gorda, FL 33950

Telephone: (941) 639-2171

Fax: (941) 639-8617

E-Mail: cyoung@wotitzkylaw.com

Secondary E-Mail:

jackie@wotitzkylaw.com

June 14, 21, 2024 24-00580T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000564CP
Division Probate
IN RE: ESTATE OF
CHARLES L. HENSON
Deceased.

The administration of the estate of Charles L. Henson, deceased, whose date of death was August 4, 2022, 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 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 June 14, 2024.

Personal Representative:
Kim Hookstead

f/k/a Kim Henson

W6368 Hill Road

Watertown, Wisconsin 53098

Attorney for Personal Representative:

/s/ Jeffrey M. Backo

Jeffrey M. Backo

Attorney

Florida Bar Number: 0086426

MELLOR & BACKO LLP

13801 Tamiami Trail, Suite D

North Port, Florida 34287

Telephone: (941) 426-1193

Fax: (941) 426-5413

E-Mail: jeff@northportlaw.com

Secondary E-Mail:

shelly@northportlaw.com

June 14, 21, 2024 24-00564T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-482-CP
Division Probate
IN RE: ESTATE OF
LINDA KAY STEVENS
A/K/A LINDA K. STEVENS
Deceased.

The administration of the estate of Linda Kay Stevens a/k/a Linda K. Stevens, deceased, whose date of death was February 14, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 June 14, 2024.

Personal Representative:
Craig A. Stevens

19502 Colvic Drive

Noblesville, Indiana 46060

Attorney for Personal Representative:

Nicole S. Peet

Attorney

Florida Bar Number: 1025612

Farr Law Firm, P.A.

237 Nokomis Avenue South

Venice, FL 34285</

-- ACTIONS / SALES --

SECOND INSERTION

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

CASE NO.: 23-CA-002896
HALLMARK HOME MORTGAGE, LLC,
Plaintiff, vs-
PAULA A WHITE AND BRENTLY A MCDERMAND,
Defendant(s)
TO: UNKNOWN SPOUSE OF PAULA A WHITE A/K/A PAULA ANN WHITE, and PAULA A WHITE, Last Known Address: 15144 Faulkner Avenue, Port Charlotte, FL 33953

You are notified of an action to foreclose a mortgage on the following property in Charlotte County:

Lot 1, Block 2606, Port Charlotte Subdivision Section Twenty Nine, according to the Plat thereof, recorded in Plat Book 5, Page(s) 22-A, of the Public Records of Charlotte County, Florida.

15144 Faulkner Avenue, Port Charlotte, FL 33953
The action was instituted in the Circuit Court, Twentieth Judicial Circuit in and for Charlotte County, Florida; Case No. 23-CA-002896; and is styled Hallmark Home Mortgage, LLC vs. UNKNOWN SPOUSE OF BRENTLY A MCDERMAND A/K/A BRENTLY ANNE MARIE MCDERMAND, UNKNOWN SPOUSE OF PAULA A WHITE A/K/A PAULA ANN WHITE, Paula A White and Brently A Medermand. You are

required to serve a copy of your written defenses, if any, to the action on Ian Hudson, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801, on or before 7/17/2024, (or 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 after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: 6/11/2024
Charlotte Clerk of the Circuit Court
As Clerk of Court
(SEAL) By: B. Lackey
As Deputy Clerk
24-00576T

June 14, 21, 2024

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION

CASE NO. 24000148CA
**TRUIST BANK, FORMERLY
KNOWN AS BRANCH BANKING
AND TRUST COMPANY,**
Plaintiff, vs.
CLARENCE AUSTIN, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF GERTRUDE E. AUSTIN A/K/A GERTRUDE AUSTIN A/K/A GERTRUDE ELIZABETH AUSTIN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 15, BLOCK 1647, PORT CHARLOTTE SUBDIVISION SECTION TWELVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 1A THROUGH 1D, IN 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 McCalla

Raymer Leibert Pierce, LLC, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before July 17, 2024, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and seal of this Court this 11th day of June, 2024.

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

Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
23-08780FL
Phone: (407) 674-1850
June 14, 21, 2024 24-00574T

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**

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

CASE NO.: 23003830CA
**FINANCE OF AMERICA REVERSE
LLC,**
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).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 30, 2024, and entered in Case No. 23003830CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Finance of America Reverse LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Barbara Gurney, deceased, United States of America Acting through Federal Housing Commissioner, Angi Roofing LLC DBA Total Home Roofing, LLC, Florida Window & Door, USA Construction Inc, Rotonda West Waterway Maintenance Association, Inc, Fred W. Hutchings, Christine Nims Morgan aka Christine Morgan, Bethany Dorian, are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 22nd day of July, 2024, the following described property as set forth in said Final

Judgment of Foreclosure:
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.
A/K/A 180 CADDY ROAD ROTONDA WEST FL 33947

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

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

Dated in Charlotte County, Florida this day of 06/10/2024.

Clerk of the Circuit Court
Charlotte County, Florida
By: (SEAL) D. Gerace
Deputy Clerk

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
LR-23-007514
June 14, 21, 2024 24-00572T

SECOND INSERTION

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

CASE NO.: 2024-CA-000798
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, v.
**ELIZABETH MORGAN HEGEDUS,
et al.,**
Defendants.

TO: Jacob John Hegedus
Port Charlotte FL 33981

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

Lot 10, Block 5095, PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, according to the map or plat thereof, recorded in Plat Book 10, Page 1A, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service

on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 11th day of June, 2024.

Roger D. Eaton
as Clerk of the Circuit Court of
Charlotte County, Florida
By: (SEAL) B. Lackey
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
June 14, 21, 2024 24-00575T

SECOND INSERTION

**RE NOTICE OF
FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA

CIVIL DIVISION:
CASE NO.: 22001157CA
**RESIDENTIAL INVESTMENT
TRUST IV,**
Plaintiff, vs.

**N & J DREAMS, LLC, a Nevada
Limited Liability Company;**
**FELICIA ACOSTA; BLUE
INTERNATIONAL GROUP, LLC;**
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of January 2024 and entered in Case No. 22001157CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff and N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; BLUE INTERNATIONAL GROUP, LLC; COVID RELIEF ASSISTANCE, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 22nd day of July 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 2108, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-FIVE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 5, PAGE(S) 18A THROUGH 18C, INCLUSIVE OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 854 CONREID DRIVE NORTHEAST, PORT CHARLOTTE, FL 33952

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this day of 06/06/2024.

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

DELUCA LAW GROUP, PLLC.
Attorney for the Plaintiff
2101 NE 26th Street
Fort Lauderdale, FL 33305
Telephone (954) 368-1311 |
Fax: (954) 200-8649
service@delucalawgroup.com
22-05044
June 14, 21, 2024 24-00567T

SECOND INSERTION

**RE-NOTICE OF
FORECLOSURE SALE**

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

CASE NO.: 22000329CA
**FREEDOM MORTGAGE
CORPORATION**
PLAINTIFF, VS.

**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
ARACELIS SERRANO RIVERA
A/K/A ARACELIS MONTALVO,
ET AL.,**
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Agreed Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 4th day of June, 2024, and entered in Case No. 22000329CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FRANK RODRIGUEZ; ELIZABETH MONGE; DANIEL DELTORO and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARACELIS SERRANO RIVERA A/K/A ARACELIS MONTALVO; are defendants. 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 A.M. on the 5th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 29, BLOCK 1439, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5,

PAGE(S) 20A THROUGH 20F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

Dated this day of 06/05/2024.

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

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. WD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-0209
June 14, 21, 2024 24-00562T

SECOND INSERTION

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

CASE NO.: 24000746CA
TATIANA REALTY, INC.,
Plaintiff, v.
NEW VISTA PROPERTIES, INC.,
and BRIAN MINDLEY,
Defendants.

TO: BRIAN MINDLEY
c/o NEW VISTA PROPERTIES, INC.
15280 NW 79TH CT., STE 350
MIAMI LAKES, FL 33016

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA,
TO WIT:

Lot 4, Block 2869, PORT CHARLOTTE SUBDIVISION, SECTION 49, a subdivision according to the plat thereof, recorded in Plat Book 5, Pages 63A through 63E, of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, June 14, 21, 28; July 5, 2024

less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 29th day of May, 2024.

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

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
June 14, 21, 28; July 5, 2024

24-00561T

SECOND INSERTION

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

CASE NO: 24-CC-0175 (Charlotte)
**ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC. a Florida not-for-profit
Corporation**
Plaintiff, v.

BEXAIDA SANTIAGO,
Defendant.
TO: BEXAIDA SANTIAGO
Calle FM11, Hermanas Davila, Bayamon, PR 00959

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

Lot(s) 17, Block 100, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Pages 15-A-15-Z-18, of the pUBLIC Records of Charlotte County, Florida. Property Address: 8 Wren Dr, Placida, FL 33946

Which has the address of: 8Wren Dr, Placida, FL 33946
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane, Building #63, Fort Myers, FL 33907 (239-887-4276),

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

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

DATED on June 5, 2024.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace (SEAL)
As Deputy Clerk

Association Legal Services, LLC
Plaintiff's attorney
12600 World Plaza Lane. Building #63
Fort Myers, FL 33907
(239-887-4276)
leland@associationlegalservices.com
June 14, 21, 2024 24-00560T

THIRD INSERTION

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

CASE NO.: 2024-001212-CA
GREGORIA MEIER,
Plaintiff, vs.

**ESTATE OF GLADYCE
AMANDA KIPP MEIER
WIGGLESWORTH a/k/a
GLADYS M. WIGGLESWORTH;
UNKNOWN HEIRS OF THE
ESTATE OF AMANDA KIPP
MEIER WIGGLESWORTH a/k/a
GLADYCE M. WIGGLESWORTH,**
Defendant.

TO: ESTATE OF GLADYCE AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYS M. WIGGLESWORTH; UNKNOWN HEIRS OF THE ESTATE OF AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYCE M. WIGGLESWORTH (Address Unknown)

COMES NOW, the Plaintiff, GREGORIA MEIER, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on May 20, 2024. Case No: 2024-001212-CA.

1. Legal Description:
Lot 4, Block 4852, PORT CHARLOTTE GOLF COURSE SECTION, according to the Plat thereof, recorded in plat Book 7, Pages 33A thru 33G, of the Public Records of Charlotte County, Florida.
Parcel ID: 402214403004
More Particularly Known As: 2308 Conway Blvd., Port Charlotte, Florida 33952

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE OF YOUR

ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before July 5, 2024, and file the original with the clerk of this court at Charlotte County Justice Center, 350 E Marion Avenue, Punta Gorda, Florida 33950, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.
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 30th DAY OF May, 2024.

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

/s/ Richard M. Ricciardi, Jr., Esq.
Richard M. Ricciardi, Jr., Esquire
Florida Bar No. 90567
Your Advocates
Attorney for Plaintiff
2050 McGregor Blvd.
Fort Myers, FL 33901
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)
ricciardi@your-advocates.org
June 7, 14, 21, 28, 2024 24-00533T