# CHARLOTTE COUNTY LEGAL NOTICES

**CHARLOTTE COUNTY** 

--- ESTATE ---

#### FIRST INSERTION

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

## File No.: 24 CP 1025 IN RE: ESTATE OF KRISANNE DAY RADOMSKE Deceased.

The administration of the estate of Krisanne Day Radomske, deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for Charlotte County address of 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 tile their claims with this court WITHIN THE LATER OF  $3\,$  MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 September 20, 2024.

#### Personal Representative: Robert Lawernce Radomske

Sept. 20, 27, 2024

Attorney for Personal Representative Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 contact @nath and ougher tylaw.com

## FIRST INSERTION

24-00910T

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

File No. 24-950-CP Division Probate IN RE: ESTATE OF STEPHEN JOHN PFAFF A/K/A STEPHEN J. PFAFF

Deceased. The administration of the estate of Stephen John Pfaff a/k/a Stephen J. Pfaff, deceased, whose date of death was August 7, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is September 20, 2024.

# Personal Representatives

Susan Hulse 2334 Magdalina Drive Punta Gorda, Florida 33950

Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com

Sept. 20, 27, 2024

24-00903T

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-0847-CP **Division Probate** 

IN RE: ESTATE OF EDWARD STANLEY MODZELSKI Deceased.

The administration of the estate of ED-WARD STANLEY MODZELSKI, deceased, whose date of death was May 31, 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

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

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

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

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

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

The date of first publication of this notice is September 20, 2024.

#### Personal Representative: NEIL R. COVERT, ESQ. 311 Park Place Blvd., Ste. 180

Clearwater, Florida 33759 Attorney for Personal Representative: Neil R. Covert, Esquire Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com

Secondary E-Mail:

Sept. 20, 27, 2024

service@covertlaw.com

24-00919T

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-980-CP **Division PROBATE** IN RE: ESTATE OF CARLETA LOU MCCAIN A/K/A

CARLETA L. MCCAIN Deceased.
The administration of the estate of Carleta Lou McCain a/k/a Carleta L. McCain, deceased, whose date of death was August 3, 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 rep-

resentative's attorney are set forth below All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 September 20, 2024.

#### Personal Representative: Dalena M. Morris 6400 Via Corral

Anaheim, California 92807 Schwarz & Harris, P.A. Attorney for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Elise V. Bouchard Florida Bar Number: 0109033 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: elise@schwarzlaw.net Secondary: e-service@schwarzlaw.net Sept. 20, 27, 2024 24-00911T

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION IN RE: ESTATE OF JUNFONG HEWES

Deceased.

The administration of the estate of JUNFONG HEWES, deceased, whose date of death was January 13, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228.

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is September 20, 2024.

## Personal Representative:

Port Charlotte, Florida 33948 Attorney for Personal Representative: /s/ Amanda O. Singleton Amanda O. Singleton, Attorney Florida Bar Number: 0015957 425 22nd Avenue N. Suite D SAINT PETERSBURG, FL 33704

Telephone: (727) 755-4316 Fax: (727) 234-8183 E-Mail: amanda@singletonlegal.com Sept. 20, 27, 2024 24-00909T

Julie Surman 17365 Sabrina Circle

FIRST INSERTION NOTICE TO CREDITORS

(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 24-942-CP **Division PROBATE** IN RE: ESTATE OF ROBERT J. MCDANIEL A/K/A ROBERT JUSTIN MCDANIEL

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 J. Mc-Daniel a/k/a Robert Justin McDaniel, deceased, File Number 24-942-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was June 2, 2023; that the total value of the estate is \$12,768.41 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Robin Vazquez 6230 Scott St. #211

Punta Gorda, Florida 33950 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is September 20, 2024.

# **Person Giving Notice:** Robin Vazquez (Aug 26, 2024 12:44 EDT) 6230 Scott St. #211

Punta Gorda, Florida 33950 Attorney for Person Giving Notice Schwarz & Harris, P.A. Ellie K. Harris Florida Bar Number: 0021671 Elise V. Bouchard Florida Bar Number: 0109033 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: elise@schwarzlaw.net Secondary E-Mail: e-service@schwarzlaw.net

Sept. 20, 27, 2024

24-00915T

## FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-703-CP Division: Probate IN RE: ESTATE OF THOMAS FRANCIS SHEPARD A/K/A THOMAS F. SHEPARD A/K/A THOMAS W. SHEPARD

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 Thomas Francis Shepard a/k/a Thomas F. Shepard a/k/a Thomas W. Shepard, deceased, File Number 24-703-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was May 1, 2024; that the total value of the estate is \$44,587.25 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Mark Wood 231 Statler Street Port Charlotte, FL 33954 ALL INTERESTED PERSONS ARE

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

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

The date of first publication of this Notice is September 20, 2024.

# **Person Giving Notice:**

Mark Wood 231 Statler Street Port Charlotte, Florida 33954 Attorney for Person Giving Notice Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460

E-Mail: e-service@schwarzlaw.net Secondary E-Mail:

mackenzie@schwarzlaw.netSept. 20, 27, 2024 24-00907T

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No. 24-968-CI **Division Probate** IN RE: ESTATE OF

GARY DALE RACE Deceased. The administration of the Estate of Gary Dale Race, deceased, whose date of death was July 19, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave., Punta Gorda, Florida 33950. The names and

addresses of the personal representative

and the personal representative's attor-

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Uniform D munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 September 20, 2024. Personal Representative:

## Cody Dale Race

16110 Juarez Circle Punta Gorda, Florida 33955 Attorney for Personal Representative: Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com 24-00908T Sept. 20, 27, 2024

#### of Charlotte, in the City of Englewood, Florida 34224 intends to register the said name with the Division of Corporations of the Florida Department

of State, Tallahassee, Florida.

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09.

Florida Statutes

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage

in business under the fictitious name

of R&S Handyman Service located at

10128 Willmington Blvd, in the County

Dated at Englewood, Florida, this 17th day of September, 2024. R&S ESSENTIALS LLC September 20, 2024 24-00914T

FIRST INSERTION

#### Notice of Meetings Fiscal Year 2024-2025 North Loop Community **Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024-2025 Regular Meetings of the Board of Supervisors of the North Loop Community Devel-opment District shall be held the 2nd Tuesday of every month at 2:30 p.m. at Punta Gorda Charlotte Library, 401 Shreve Street, Punta Gorda, FL 33950, except where noted. The meeting dates are as follows:

October 8, 2024 November 12, 2024 December 10, 2024 January 14, 2025 February 11, 2025 March 11, 2025 April 8, 2025 May 13, 2025 June 10, 2025 July 8, 2025 August 12, 2025 September 9, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained by Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32746 at (813)565-4663, one week prior to the

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Breeze, District Management 24-00906T September 20, 2024



Deadline Wednesday at noon Friday Publication

HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE

SARASOTA • MANATEE

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and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

CALL 941-906-9386

**CHARLOTTE COUNTY** 

#### FIRST INSERTION

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

Case No. 24001334CA Truist Bank Plaintiff, vs.

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

TO: Kim Ngo Brophy a/k/a Kim N. Brophy a/k/a Kim Brophy Last Known Address: 40 Long View Acre, South Paris, ME 04281

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

LOT 19, BLOCK 3063, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY SEVEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 71-A THROUGH 71-C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

quire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before October 7, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

or voice impaired, call 711. DATED on August 30, 2024.

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

Julie York, Esquire Brock & Scott, PLLC... the Plaintiff's attorney, 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309 File # 24-F00798 24-00913T

#### FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION

DIVISION CASE NO.: 24-001582-CA BANK OZK, an Arkansas banking corporation,

FREEDOM REHAB, LLC, a Florida limited liability company, BRENDA VAN SALISBURY, GEORGE VAN SALISBURY, MARK KAUFMAN ROOFING CONTRACTOR, INC., a dissolved Florida corporation and UNKNOWN TENANT(S) IN POSSESSION Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 17, 2024, entered in Civil Case No. 24-001582-CA of the Circuit Court of the 20h Judicial Circuit in and for Charlotte County, Florida, Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com the Clerk's Website for online auctions at 11:00 a.m. on the 6th day of November, 2024, the following described property as set forth in said Final Judgment of

Foreclosure, to-wit: Lots 9, 10 and 11, Block 1084, PORT CHARLOTTE SUBDIVI-SION, SECTION 16 according to the plat thereof, recorded in Plat Book 5, Pages 5A thru 5C, of the

Public Records of Charlotte Countv. Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Dated this day of 09/17/2024 ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace

Deputy Clerk Richard B. Storfer, Esquire Lorium PLLC 101 NE Third Avenue, Suite 1800 Ft. Lauderdale, Florida 33301 Tel: (954) 462-8000 Fax: (954) 462-4300 Sept. 20, 27, 2024

24-00920T

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23004164CA EF MORTGAGE, LLC,

Plaintiff, vs. MODERN CEO 2, INC.:1027 NEWTON ST., INC.; ADRIANA VICTORIA DEL MONTE GONZALEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on September 9, 2024 in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, ROGER D. EATON, the Clerk of Court will on OCTOBER 24, 2024 at 11:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte.realforeclose. com the following described property situated in Charlotte County, Florida:

LOT 45, GULF AIRE SUBDIVI-SION, AS ACCORDING TO THE

PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 56, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-

IDA. Property Address: 1027 NEW-TON STREET, ENGLEWOOD, FL 34224

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: 09/16/2024 ROGER D. EATON Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk

Attorney for Plaintiff: MCMICHAEL TAYLOR GRAY, LLC 3275 W. Hillsboro Blvd, Suite 312 Deerfield Beach, FL 33442 servicefl@mtglaw.com

Sept. 20, 27, 2024 24-00912T

## --- ESTATE ---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000973CP Division: Probate IN RE: ESTATE OF THERESA B. BELLMORE

Deceased. The administration of the estate of THERESA B. BELLMORE, deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

notice is September 20, 2024. Personal Representative:

DONALD BLAIR 2129 Gardenia Ave Port Charlotte, FL 33953  ${\bf Attorney\ for\ Personal\ Representative:}$ THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC  $6751~\mathrm{N}.$  Federal Highway, Ste. 101,

Boca Raton, FL 33487 Telephone: (561) 210-5500 Sept. 20, 27, 2024 24-00916T

# FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24000900CA FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOYCE GADRY, DECEASED, et. al.

Defendant(s), TO: BRENDA JOYCE A/K/A BRENDA GADRY-JOYCE A/K/A BRENDA

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 17, BLOCK 2808, PORT CHARLOTTE SUBDIVISION, SECTION 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10-23-2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 17 day of September, 2024.

CLERK OF THE CIRCUIT COURT BY: B. Lackey (SEAL) DEPUTY CLERK Robertson, Anschutz, Schneid, Crane &

Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-230639

Sept. 20, 27, 2024

## FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO:. 24001460CA

IGOR RETSLAV, Plaintiff.

AMERICAN ESTATE AND TRUST FBO JEANETTE SCHWIND IRA, BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION INC., a Florida corporation,

Defendant(s),
TO any and all parties claiming interests by, through, under or against AMERICAN ESTATE AND TRUST FBO JEANETTE SCHWIND IRA and any and all parties claiming interests by, through, under or against BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION INC. and all parties having or claiming to have any right, title or interest in the property herein

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

A. LEGAL DESCRIPTION: Lot 3, Block 928, PUNTA GORDA ISLES, Section 21, a Subdivision according to the Plat thereof as recorded in Plat Book 13, Pages 1A through 1Z2, inclusive, of the Public Records of Charlotte County, Florida.

PGI 021 0928 0003 PUNTA GORDA ISLES SEC 21 BLK 928 B. Parcel ID No.: 422331255003

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN

AND FOR CHARLOTTE COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO.: 24001698CA

MORTGAGE CORPORATION, AS

TRUSTEE FOR THE BENEFIT OF

THE FREDDIE MAC SEASONED

BENEFICIARIES, DEVISEES,

CREDIT RISK TRANSFER TRUST,

CREDITORS, TRUSTEES AND ALL

THOMAS A. MCCULLOUGH A/K/A

OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF

FEDERAL HOME LOAN

**SERIES 2019-2,** 

Plaintiff, vs. UNKNOWN HEIRS,

ASSIGNEES, LIENORS,

ADDRESS: 17245 CAPE HORN BLVD, PUNTA GORDA,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Igor Retslav, the plaintiff, whose address is 11447 Fort Lauderdale Pl, Venice, Fl 34293, on or before October 23 2024, and file the original with the clerk of this court either before service on the plaintiff or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or

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

DATED on September 17 2024. Clerk of the Circuit Court B. Lackey (SEAL) Deputy Clerk

Plaintiff Igor Retslav 11447 Fort Lauderdale Pl, Venice, Fl 34293, Tel. 415-728-2890, E-mail: Lotosdc@gmail.com Sept. 20, 27; Oct. 4, 11, 2024

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-000998 Division: Probate IN RE: ESTATE OF

The administration of the estate of Edgar C. Godfrey III, deceased, whose date of death was August 6, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division the address of which is 35 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.

EDGAR C. GODFREY III

Deceased.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 September 20, 2024.

Personal Representative: Nancy Jo Godfrey 510 Via Cintia

Punta Gorda, FL 33950 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com

## FIRST INSERTION

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

CASE NO. 24000970CA GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST

Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RUTH M MARCHAND, DECEASED, ET AL. Defendants.

UNKNOWN HEIRS, TO: THE GRANTEES, DEVISEES, LIENORS, TRUSTEES AND CREDITORS OF RUTH M MARCHAND, DECEASED Current Residence Unknown, whose last known address was: 22381 NYACK AVENUE, PORT CHARLOTTE, FL 33952-7154 AND

ROBERT J. EVANS, III, Current residence unknown, but whose last known address was 4146 BLUE DOVE LN, GRANITE

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

LOT(S) 14, BLOCK 564, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 10-17-2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 350 E Marion Ave, Punta Gorda, FL 33951, 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 petition.

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

WITNESS my hand and seal of the Court on this 11 day of September,

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

Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 337161000009751 Sept. 20, 27, 2024 24-00904T

eXL Legal, PLLC,

THOMAS A. MC CULLOUGH, et Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS A. MC-CULLOUGH A/K/A THOMAS A. MC CULLOUGH 13400 DARNELL AVE, PORT CHAR-

LOTTE, FL 33981 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 6, BLOCK 5090, PORT

CHARLOTTE SUBDIVISION SECTION NINETY FIVE, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 1A THROUGH 1Z-33, OF THE PUBLIC RECORDS OF CHAR-

FIRST INSERTION LOTTE COUNTY, FLORIDA.

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

& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before 10-17-2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-NESS OBSERVER) 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 the seal of this Court this 11th day of September,

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

> > 24-00905T

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026. CORAL SPRINGS, FL 33310 Sept. 20, 27, 2024

**HOW TO PUBLISH YOUR**  CALL 941-906-9386 and select the appropriate County

Sept. 20, 27, 2024

name from the menu option or e-mail legal@businessobserverfl.com

24-00921T

# **SUBSEQUENT INSERTIONS**

#### --- **ESTATE** ---

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-929-CP

IN RE: ESTATE OF ARY ALAN ROSE a/k/a GARY ROSE Deceased.

The administration of the estate of Gary Alan Rose a/k/a Gary Rose, deceased, whose date of death was June 6, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, 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 WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative: Frances E. Rose

820 Holly Dr. Prince Frederick, Maryland 20678-3622

Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com

Sept. 13, 20, 2024 24-00879T

#### --- ACTIONS ---

### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY. FLORIDACIVIL ACTION

CASE NO. 24-CA-1398 MILFORD C. THOMAS, JR., Plaintiff, vs. GOLDOME CREDIT CORPORATION f/k/a COLONIAL FINANCIAL SERVICE, INC., MILFORD C. THOMAS. MELINDA J. THOMAS, and THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARJORIE L. INGHAM. Defendants.

TO THE DEFENDANT, GOLDOME CREDIT CORPORATION f/k/a CO-LONIAL FINANCIAL SERVICE, INC.

YOU ARE HEREBY NOTIFIED that a Complaint has been filed on behalf of Plaintiff, MILFORD C. THOMAS, JR., and you are required to serve a copy of your written defenses, if any, to it on Erik C. Stocks, Esquire, Plaintiffs' Attorney, of the law firm of Jones, Haber &

Rollings, whose address is 1633 SE 47th Terrace, Cape Coral, Florida 33904 and file the original with the Clerk of this Court on or before 10/16/2024; otherwise the allegations of the Petition will be taken as confessed.

This Notice shall be published once a week for four consecutive weeks in Charlotte, Florida.

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: September 10, 2024

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

Sept. 13, 20, 27; Oct. 4, 2024 24-00898T

## THIRD INSERTION

NOTICE OF ACTION CIRCUIT COURT FOR CHARLOTTE

COUNTY, FLORIDA Case No.: 24000428DR IN RE: The Marriage of NATASHA LYNN WHITEAKER, DONALD TYLER STRENTH,

Husband. To: DONALD TYLER STRENTH

2520 GAIL HELEN CT

NORTH FORT MYERS, Florida 33917 YOU ARE NOTIFIED that a petition for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to it on attorney for plaintiff, Gregg Horowitz, P.O. Box 2927, Sarasota, Fl 34230, Gregg.horowitz@verizon.net, and file the original with the clerk of the above-styled court at 18500 Murdock Cir, Port Charlotte, FL 33948, (941) publication of the notice; otherwise, a default will be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are availabe at the Clerk of the Circuit Court's office. You may review these documents upon

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

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

This notice shall be published in the Business Observer once a week for four consecutive weeks.

If you are a person with a disability who needs any accommodation in or-der 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 notifithe time before uled appearance is less than 7 days; if you are hearing or voice impaired,

WITNESS my hand and the seal of said Court at Charlotte, Florida on August 30, 2024.

Roger D. Eaton, As Clerk of the Court By: C. Schmidt (SEAL) As Deputy Clerk

attorney for plaintiff, Gregg Horowitz, P.O. Box 2927, Sarasota, Fl 34230, Gregg.horowitz@verizon.net Sept. 6, 13, 20, 27, 2024

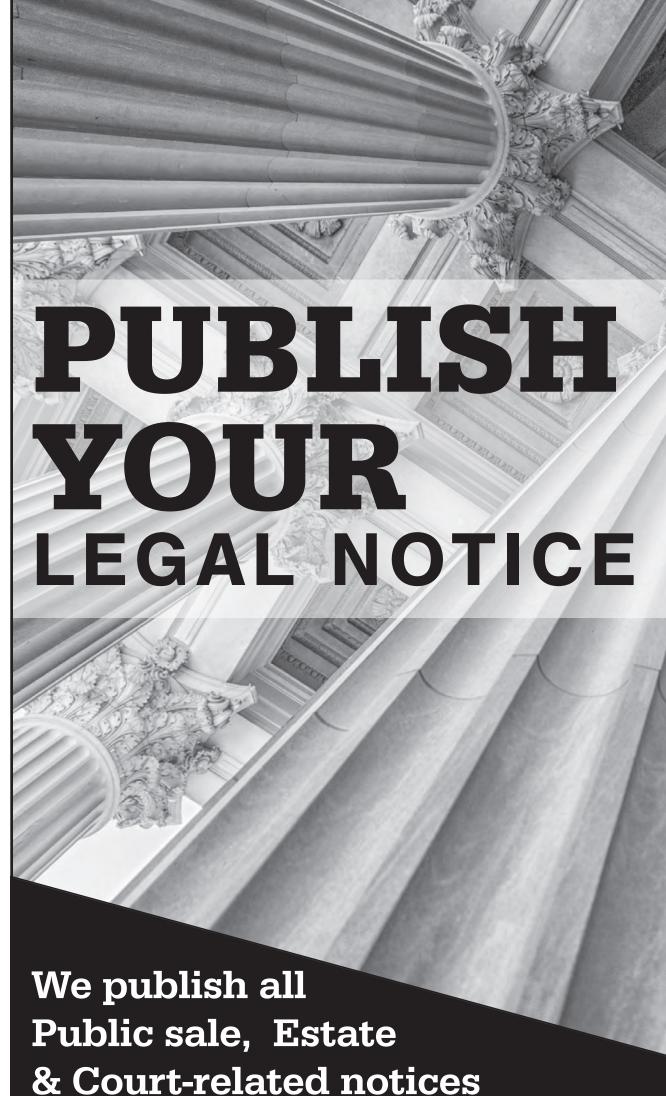
24-00870T



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- ESTATE ---

**CHARLOTTE COUNTY** 

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 24-000952-CP **Division: PROBATE** IN RE: ESTATE OF JANE ELLEN PARKYN, A/K/A JANE PARKYN, Deceased.

The administration of the estate of Jane Ellen Parkyn, a/k/a Jane Parkyn, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 13, 2024.

#### Personal Representative: Bobbi Jane Huerta

186 Forrest Avenue NW Port Charlotte, FL 33952 Attorney for Personal Representative: Cheyenne R. Young 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 Sept. 13, 20, 2024 24-00897T

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-757-CP

Division: Probate IN RE: ESTATE OF

DEBORAH ADAIR STEWART

a/k/a D. ADAIR BECKETT

Deceased.

The administration of the estate of

DEBORAH ADAIR STEWART a/k/a D. ADAIR BECKETT, deceased, whose

date of death was April 22, 2024, is

pending in the Circuit Court for Char-

lotte County, Florida, Probate Division,

the address of which is 350 E. Marion

SECOND INSERTION

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

File No. 24-963-CP **Division Probate** IN RE: ESTATE OF ROBERT NORMAN REYNOLDS

(a/k/a Robert N. Reynolds) Deceased administration of the estate of ROBERT NORMAN REYNOLDS a/k/a Robert N. Reynolds, deceased, whose date of death was July 9, 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.

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

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

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative: MELISSA FRANKLIN

589 Reading Street NW Port Charlotte, Florida 33952 Attorney for Personal Representative: NICOLE S. PEET, Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com Sept. 13, 20, 2024 24-00885T

Ave, Punta Gorda, FL 33950. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

OF THIS NOTICE ON THEM.

SECOND INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000570CF **Division Probate** 

IN RE: ESTATE OF Mary Ellen Fanstill, 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 Mary Ellen Fanstill, deceased, File Number 24000570CP; by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was February 6, 2024; that the total value of the estate is \$25,574.71 and that the names and addresses of those to whom it has been assigned by such order are:

Address Creditors: NONE

Beneficiaries: Mark William Fanstill 3355 Osprey Lane Port Charlotte, FL 33948

Ellen Joy Diomedes 3300 Loveland Blvd., #3104 Port Charlotte, FL 33980 David Wayne Fanstill 610 Hartford Avenue NW Port Charlotte, FL 33952

Daniel Thomas Fanstill 25354 Palisade Road Port Charlotte, FL 33983 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

DEATH IS BARRED. The date of first publication of this Notice is September 13, 2024.

**Person Giving Notices** /s/Mark William Fanstill Mark William Fanstill Personal Representative 3355 Osprey Lane

Port Charlotte, FL 33953

Attorney for Person Giving Notice:

/s/Mark Martella Mark Martella, Esq. Attorney for Petitioners Florida Bar No. 024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Phone: 941-867-6865 Fax: 941-867-8949 Primary: mark@martellalaw.com Secondary: tara@martellalaw.com

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 13, 2024.

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

Sept. 13, 20, 2024

NOTICE.

BARRED.

24-00888T

SECOND INSERTION

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

File No. 24-927-CP **Division Probate** IN RE: ESTATE OF JEANETTE DARLENE HANCOCK Deceased.

The administration of the estate of JEANETTE DARLENE HANCOCK, deceased, whose date of death was February 5, 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 oth-

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

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

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

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

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

specified under section 732.2211. The date of first publication of this notice is September 13, 2024.

Personal Representative: CAYSEN TYLER GOBLE 3224 Seabrook Way

White Pines, Tennessee 34890 Attorney for Personal Representative: NICOLE S. PEET

Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com Sept. 13, 20, 2024 24-00892T

603 Macedonia Dr.

Punta Gorda, Florida 33950

Attorney for

Personal Representative: /s/ Elias M. Mahshie

Elias M. Mahshie, ESQ.

Attorney for Petitioner Florida Bar Number: 073103

MAHSHIE & DECOSTA, PA

407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950

Telephone: (941) 639-7627

Secondary E-Mail:

Sept. 13, 20, 2024

Ledbetter Law Group

Callie W. Cowan, Esq.,

Carolyn S. Smith, Esq.,

FL Bar No. 1045180

Jada W. Terreros, Esq.

FL Bar No. 1032584

229 Pensacola Road

Tel: (941) 256-3965

Fax: (941) 866-7514

Venice, Florida 34285

FL Bar No. 41345

FL Bar No. 57893

Steven W. Ledbetter, Esq.,

Fax: (941) 575-0242 E-Mail: Elias@MD-Lawfirm.com

Attorney for Personal Representative:

Email: steve@LedbetterLawFL.com

Email: callie@LedbetterLawFL.com

Email: carrie@LedbetterLawFL.com

Email: jada@LedbetterLawFL.com

24-00887T

Kamalee@MD-Lawfirm.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000931CP

**Division Probate** IN RE: ESTATE OF HARVEY R. ELLIOTT, Deceased.

The administration of the estate of HARVEY R. ELLIOTT, deceased, whose date of death was April 5, 2024, and the last four digits of whose social security number is 8921, 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 attornev are set forth below.

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

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

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative: Donna M. Elliott 144 Cousley Drive SE

Port Charlotte, FL 33952 Attorney for Personal Representative: Ariana Ř. Fileman Florida Bar No.0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Telephone: 941-833-5560 Email address: afileman@filemanlaw.com Sept. 13, 20, 2024 24-00891T

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000955CP Division Probate IN RE: ESTATE OF

BARBARA J. COOPER, 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 BARBARA J. COOPER, deceased, File Number 24000955CP 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 May 7, 2024; that the total value of the estate is \$3,108.45 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address James Cooper 303 Hanover Arms Ct., Winston Salem, NC 27104

Vickie Read a/k/a Vicki Read 6757 Ketona Rd., North Port, FL 34287 Steven Cooper 176 Highland Dr.,

Leesburg, FL 34788 John Cooper 5025 Quan Dr., Unit 1, Jacksonville, FL 32205

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 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 September 13, 2024. Person Giving Notice:

Vickie Read

6757 Ketona Rd. North Port, FL 34287 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

SECOND INSERTION

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

File No. 24-932 CP **Division Probate** IN RE: ESTATE OF ALAN D. FORTUNATO, Deceased.

The administration of the estate of Alan D. Fortunato, deceased, whose date of death was April 27, 2024, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative: Diane Fortunato 2412 Quirt Lane

Punta Gorda, FL 33982 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  $\hbox{E-Mail: Administrator@kellerlaw.biz}$ Sept. 13, 20, 2024 24-00895T

SECOND INSERTION

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

File No. 24000943CP IN RE: ESTATE OF SANDRA MARIE HANDYSIDE Deceased.

The administration of the estate of SANDRA MARIE HANDYSIDE, deceased, whose date of death was March 31, 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 the 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 733.702WILLBEFOREVERBARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732,2211.

The date of first publication of this notice is September 13, 2024. Personal Representative:

GEORGE BRICE HANDYSIDE 2100 Kings Highway, Lot 439

Port Charlotte, Florida 33980 Attorney for Personal Representative: Rodolfo Suarez, Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156

Telephone: (305) 448-4244 Fax: (305) 448-4211 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com Sept. 13, 20, 2024 24-00878T

#### and other persons having claims or de-Personal Representative: mands against decedent's estate must Robert G. Stewart

SECOND INSERTION

SECOND INSERTION

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

PROBATE DIVISION File No. 24000909CP Division Probate IN RE: ESTATE OF DONALD J. FREITAS

Deceased. The administration of the estate of Donald J. Freitas, deceased, whose date of death was May 20, 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024 CP 000970

Division Probate

IN RE: ESTATE OF

ELAINE E. KINNEY, Deceased.

The administration of the estate of

ELAINE E. KINNEY, deceased, whose

date of death was July 31, 2024, is

pending in the Circuit Court for Charlotte County, Florida, Probate Division,

the address of which is 18500 Murdock

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

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

Florida Statutes. All other creditors of the decedent and other persons having claims or de-

Circle, Port Charlotte, FL 33948. The

names and addresses of the personal

representatives and the personal repre-

sentatives' attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court WITHIN 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

THE TIME PERIODS SET FORTH IN

ALL CLAIMS NOT FILED WITHIN

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 September 13, 2024. **Personal Representative:** Anita Nichols c/o Ledbetter Law Group 229 Pensacola Rd Venice, FL 34285

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 13, 2024.

2nd Email: probate@LedbetterLawFL.comSept. 13, 20, 2024 24-00884T BRADLEY D. MAGEE

Bradley D. Magee, Esq. Attorney for the Personal Representatives Florida Bar No. 861730 BRADLEY D. MAGEE, ATTORNEY AT LAW, P.L. P.O. Box 3 Osprey, FL 34229Telephone: (941) 918-9894

 $3421\,\mathrm{Allandale}\,\mathrm{Drive}\,\mathrm{Holiday},\mathrm{FL}\,34691$ Personal Representative:

Email: magee-law@comcast.net

Personal Representative: MARY ANN MOWERY Sept. 13, 20, 2024

24-00899T Sept. 13, 20, 2024

Attorney for Person Giving Notice:

24-00896T

SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-200 Park Trace Blvd. ER BARRED. Osprey, FL 34229 NOTWITHSTANDING THE TIME Attorney for Personal Representatives: PERIODS SET FORTH ABOVE, ANY

## --- ACTIONS / SALES ---

#### SECOND INSERTION

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

Case No. 08-2023-CA-000516

NAVY FEDERAL CREDIT UNION Plaintiff, vs. FREDERICK W BURNS, DENISE A BURNS, ROTONDA WEST ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 9, 2024, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT(S) 954 AND 955, ROTUN-DA - WEST WHITE MARSH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 8, PAGE(S) 17. OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

and commonly known as: 911 ROTON-DA CIR, ROTONDA WEST, FL 33947; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose. com in accordance with Chapter 45 Florida Statutes , on NOVEMBER 8, 2024 at 11:00 A.M..

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

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

Dated this 09/11/2024. Clerk of the Circuit Court

Roger D. Eaton By: (SEAL) D. Gerace Deputy Clerk

Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 110650/2320851/w11 Sept. 13, 20, 2024 24-00900T

# SECOND INSERTION

# NOTICE OF SALE PURSUANT TO

**CHAPTER 45** IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO.: 23-CC-1051 ROTONDA WEST ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,

PLAINTIFF, V. JULIEN SEITE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 15, 2024, and entered in Case No. 23-CC-1051 of the County Court of the Twentieth Judicial Circuit in and for Charlotte County. Florida, wherein ROTONDA WEST ASSOCIATION, INC. is Plaintiff, and Julien Seite and Unknown Spouse of Julien Seite are Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 7th day of October, 2024 the following described property as set forth in said Final Judgment, to

Lot 538, Rotonda West Pinehurst according to the plat thereof, recorded in Plat Book 8, Pages 12A thru 12K. of the Public Records of Charlotte County, Florida. A/K/A: 84 Fairway Road, Rotonda

West, FL 33947 A PERSON CLAIMING AN INTER-EST 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 SIXTY (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 this day of 09/04/2024. ROGER D. EATON as Clerk of said Court By: (SEAL) D. Gerace As Deputy Clerk

LAW OFFICES BECKER & POLIAKOFF, P.A. 1 EAST BROWARD BLVD., SUITE 1700 • FORT LAUDERDALE, FL 33301 TELEPHONE Broward: (954) 985-4102 25478407v.1 R13821/414943 24-00880T Sept. 13, 20, 2024

# SECOND INSERTION

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

CIVIL ACTION Case No. 24-968-CC JOAN SAUSE, individually and as Trustee of the Sause Revocable Trust dated June 9, 2015,

Plaintiff, vs.
TIMOTHY PROPES and LESLIE PROPES; his/her/their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described: CHARLOTTE COUNTY UTILITIES; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.

TO: TIMOTHY PROPES and LESLIE PROPES; their devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns. successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any

right, title or interest in and to the lands hereafter described, situate, lying and being in Charlotte County, Florida,

Lot 5, Block 45, Port Charlotte Subdivision, Section Four, according to the plat thereof as recorded in Plat Book 3, Page 87-A, Public Records of Charlotte County, Florida.

Commonly known as: 410 Dalton Blvd., Port Charlotte, FL 33952

AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien assessment on the above-described real property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ERNEST W. STURGES, JR., ESQ., GOLDMAN. TISEO & STURGES P.A., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954, and file the original with the Clerk of the above-styled Court on or before October 10, 2024; otherwise, a judgment 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 vou. 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 said Court this 4 day of September, 2024.

ROGER D. EATON CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk

Ernest W. Sturges, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 esturges@gtslawfirm.comaelias@gtslawfirm.com PH: 941-625-6666 24-00882T

## SECOND INSERTION

**CHARLOTTE COUNTY** 

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

COUNTY, FLORIDA Case No. 24-001820-CA EAST EUROPEAN EAGLE EQUIT LLC, a Florida limited liability company. Plaintiff, v.

EAST EUROPEAN EAGLE EQUIT LTD, a foreign company, Defendant.

STATE OF FLORIDA To: EAST EUROPEAN EAGLE EQUIT LTD, a foreign company, and all parties having or claiming to have any right, title or interest to the property described below, whose residence is

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

AQE 002 000G 0029 AQUI ESTA UN 2 BLK G LOT 29 a.k.a. 3214 Vasco Street, Punta Gorda, FL 33950

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before October 10, 2024 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 12307 SW 143rd Ln, Miami, FL

33186-6026 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,

DATED this 4th day of September, 2024.

> CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk

Vestalia Aylsworth, Esq., Plaintiff's attorney 12307 SW 143rd Ln, Miami, FL 33186-6026 Sept. 13, 20, 27; Oct. 4, 2024

24-00881T

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 22001187CA

Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mark Christopher Morrison a/k/a Mark C. Morrison, Deceased, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22001187CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mark Christopher Morrison a/k/a Mark C. Morrison, Deceased; Section 20 Property Owner's Association, Inc.; James Michael Morrison a/k/a James M. Morrison a/k/a James Morrison; Keith Michael Morrison; Paul F. Morrison; Susan Elizabeth Clark a/k/a Suzanne E. Clark a/k/a Susan Elizabeth Morrison a/k/a Susan E. Morrison; Gretchen Morrison; David S. Morrison; Janet B. Weisbecker a/k/a Janet Weisbecker; Mary Patricia Morrison; State of Florida Department of Revenue; Ashley Morrison; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brian Kirk Morrison, Deceased are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose. com, beginning at 11:00AM on the 28th day of October, the following described property as set forth in said Final Judg-

ment, to wit:

LOT 5, BLOCK 625, PUNTA
GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2A TO 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY-, FLORIDA.

TAX ID: 402305408005 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, Admin-Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 09/10/2024. Roger Eaton

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

Brock & Scott PLLC 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 22-F00272 Sept. 13, 20, 2024 24-00893T

# SECOND INSERTION

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

CIVIL DIVISION Case No. 08-2023-CA-003021 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, DREW DADDONO, PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, MICHAEL EDWARD ETHIER, KNOWN HEIR OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, UNKNOWN SPOUSE OF MICHAEL EDWARD ETHIER, THE OAKS IV CONDOMINIUM ASSOCIATION, INC., R & L BUILDING CONSTRUCTION, INC., VELOCITY SERVICES GROUP FL, LLC, GALLOWAY ROOFING LLC, AND UNKNOWN TENANTS/

OWNERS. Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 6, 2024, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

UNIT O-107, OF THE OAKS IV, A CONDOMINIUM ACCORDING TO THE DELCARATION OF CONDOMINIUM EXECUTED JUNE 5, 1985 AND RECORDED JUNE 21, 1985 IN OFFICIAL RE-

CORDS BOOK 821, PAGES 2073 THROUGH 2177, INCLUSIVE, AND AS AMENDED, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

and commonly known as: 19505 QUESADA AVENUE UNIT OO-107 AKA 19505 QUESADA AVE -BLDG OO-UNIT O107, PORT CHARLOTTE, FL 33948; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte. realforeclose.com in accordance with Chapter 45 Florida Statutes , on October 24, 2024 at 11:00 A.M..

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

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

Dated this day of 09/09/2024. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) D. Gerace Deputy Clerk

Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 011150/2322541/w11 Sept. 13, 20, 2024 24-00889T

## --- PUBLIC SALES ---

#### SECOND INSERTION

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL.

TIMESHARE FORECLOSURE Prepared by: Thomas L Avrutis, Esquire Return to: John

Cunningham Asset Recovery Services 3671 Webber Street, #36 Sarasota, FL 34232 RE: SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC. CHARLOTTE County, Florida

Non-Judicial Timeshare foreclosure process

NOTICE IS HEREBY GIVEN that pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated February 7, 2023 and recorded February 13, 2024, in the Public Records of Charlotte County, Florida as Instrument Number 3369487, I will sell, to the highest and best bidder for cash, at SEA OATS BEACH CLUB's Manager's Office, 1720 Gulf Boulevard, Englewood, FL 34223 on the **18th day of SEPTEMBER**, **2024**, at 11:00 a.m., the following described real property located in Charlotte County, Florida, to-wit:

Week Numbers in Units as set forth below in SEA OATS BEACH CLUB, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 691, Page 452, of the Public Records of

Charlotte County, Florida and all amendments thereto.				
	Unit Number:	Week Number:	<b>Unit Number:</b>	Week Number:
	101	47	103	32,46
	104	46	105	01, 20, 47
	107	10, 26	108	23, 47
	109	27	112	31
	113	28, 29, 47	201	32
	202	04	203	34, 39
	204	20, 23	206	32
	209	37, 38	210	33, 42
	212	20. 27		

TO: Owner(s) Address Unit /Week Number(s) Amount due: Erin Mitchell 3504 Hildon Circle

Chamblee, GA 30341 101/47 \$802.00 with a per diem amount of \$0.40 from October 2, 2023 Gary D Marler and Frances A Marler 511 Tabebuia Tree Punta Gorda, FL 33955

103/32 \$1,177.00 with a per diem amount of \$0.58 from October 2, 2023 Kelly T Kirkbride and Kevin A Kirkbride

13 Somerset Place Collinsville, IL 62234 103/46 \$1,177.00 with a per diem amount of \$0.58 from October 2, 2023 David J Itrich and Annette J Itrich P.O. Box 187

Marine City, MI 48039 104/46 \$1,177.00 with a per diem amount of \$0.58 from October 2, 2023 Henry Monahan and Bonnie M Mo-

11184 Sparkleberry Drive Fort Myers, FL 33913 \$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

John A Mulligan and Cathy D Mulligan 6637 Castle Brook Way Ocean Isles Beach, NC 28496 105/20

\$1,772.13 with a per diem amount of \$0.88 from October 2, 2023 Todd D Dunlap and Emily D Dunlap 2190 Highland Gate Drive Cumming, GA 30040 105/47

\$1,202.00 with a per diem amount of

\$0.60 from October 2, 2023 Richard W Bastien and Mary Ann Bastien 1002 Mineral Springs Road RR #3 Dundas, ON L9H 5E3 Canada 107/10

\$1,152.00 with a per diem amount of \$0.57 from October 2, 2023 Germaine Manthey 3251 White Ibis Circle, Apt A1 Punta Gorda, FL 33950 107/26

\$1,404.75 with a per diem amount of \$0.70 from October 2, 2023 McGinnis Enterprises, Inc P.O. Box 510125 Punta Gorda, FL 33951-0125 108/23

\$1,202.00 with a per diem amount of \$0.60 from October 2, 2023 Mark Haddeman and Brittani Had-

6710 Lancaster Circle Cumming, GA 30040 \$583.63 with a per diem amount of \$0.29 from Oct Thomas D Bryan and Beatrice R P.O. Box 205

Nocatee, FL 34266 109/27 \$1,077.00 with a per diem amount of \$0.54 from October 2, 2023 James B Thompson and Patricia J Thompson

73 Maizefield Drive

Shippensburg, PA 17254 \$2,493.50 with a per diem amount of \$1.23 from October 2, 2023 Adela Gargour Diab f/k/a Adela Allenby Gargour and Edward Alfred Diab

24 Route De Sauverny 1290 Versoix Geneva 1290 Switzerland 113/38 \$968.00 with a per diem amount of \$0.48 from October 2, 2023

113/29 \$1,165.25 with a per diem amount of \$0.58 from October 2, 2023 Timothy W Mitchell and Claudia A Mitchell

124 Cape View Eatonton, GA 31024-5047

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

Steven M Patch and Jane Anne Patch 3916 Pasadena Drive Lafavette, IN 47905 201/32 \$1,177.00 with a per diem amount of \$0.58 from October 2, 2023 Julia De Pianta f/k/a Julia Welch and Michael De Pianta 6849 Palomino Drive Lakeland, FL 33811 202/04 \$1,735.00 with a per diem amount of \$0.86 from October 2, 2023 David Anderson and Susan Anderson 77- 3 ½ Avenue Clear Lake, WI 54005 203/34\$1,610.50 with a per diem amount of \$0.80 from October 2, 2023 George Burger and Lois Burger 46 Sportsman Circle Rotonda West, FL 33947 203/39 \$1,177.00 with a per diem amount of \$0.58 from October 2, 2023 Joseph Sardina

68 Morningstar Court Amherst, NY 14221 204/20\$1,548.75 with a per diem amount of \$0.77 from October 2, 2023 Danny R Stephenson and Melodee Stephenson 1005 Wheeler

Lehigh Acres, FL 33936 204/33\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023 Jack L Clark and Juanita P Clark 1302 Stenstrom Road Wauchula, FL 33873

206/32\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023 Lennox S Davies 766 Rock Hill Avenue Kettering, OH 45429

209/37\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023 209/38 \$1,735.00 with a per diem amount of

\$0.86 from October 2, 2023 Larry J Bennett and Linda M Bennett 264 Rotonda Circle Rotonda, FL 33947

210/33 \$1,735.00 with a per diem amount of \$0.86 from October 2, 2023 Graciella Osborn 421Tam O Shanter Lane

Punta Gorda, FL 33982 210/42 \$1,672.50 with a per diem amount of \$0.40 from October 2, 2023 Vincent E Wahl and Grace M Wahl, Trustees of the Grace M Wahl, Trust-

Wahl Family Revocable Trust Dated December 8, 1998 23052 August Avenue Port Charlotte, FL 33954

212/20\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023 Bill Kearns and Susan Kearns Whereabouts are Unknown 212/27

\$1,202.00 with a per diem amount of \$0.59 from October 2, 2023 The assessment lien created by the

Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable Law, and the amounts secured by said liens are as set You may cure the default at any time

prior to the public auction by paying the amount due, as set forth in this notice to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUC-TION/SALE is dated this 21st day of AUGUST, 2024.

THOMAS L AVRUTIS THOMAS L AVRUTIS, AS TRUSTEE FOR SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC

201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625 Email: tom@hosgesavrut is.com24-00876T Sept. 13, 20, 2024



CRETE MONUMENT LYING ON THE SOUTHERLY R/W

LINE OF SAID R/W; THENCE

SOUTH 35 DEGREES 46 MIN-

UTES 45 SECONDS EAST,

ALONG SAID R/W CHANGE,

5.00 FEET TO A DEPARTMENT

OF TRANSPORTATION CON-

CRETE MONUMENT; THENCE

SOUTH 54 DEGREES 13 MIN-UTES 15 SECONDS WEST,

ALONG THE SOUTHERLY R/W

LINE OF SAID R/W 21.21 FEET

TO THE NORTHEAST CORNER

OF THOSE LANDS DESCRIBED

IN OFFICIAL RECORDS BOOK 354, PAGES 278 AND 279,

PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES

16 MINUTES 03 SECONDS

EAST, ALONG THE CENTER OF

HEDGE ROW, 230 FEET, MORE

OR LESS, TO THE INTERSEC-

TION THEREOF WITH THE

MEAN HIGH WATER LINE OF

CHARLOTTE HARBOR (PEACH

RIVER); THENCE EASTERLY ALONG THE SHORELINE OF

SAID CHARLOTTE HARBOR,

115 FEET, MORE OR LESS, TO

THE WESTERLY BOUNDARY

LINE OF THOSE LANDS DE-

SCRIBED IN OFFICIAL RE-

CORDS BOOK 405, PAGE 659,

PUBLIC RECORDS OF CHAR-

LOTTE COUNTY , FLORIDA; THENCE NORTH 2 DEGREES

55 MINUTES 45 SECONDS

EAST, 88 FEET, MORE OR LESS.

TO AN OLD IRON PIPE, SAID

PIPE BEING THE POINT OF

BEGINNING OF THOSE LAND

DESCRIBED IN OFFICIAL RE-

CORDS BOOK 405, PAGE 659;

THENCE CONTINUE NORTH

2 DEGREES 55 MINUTES 45

SECONDS EAST, ALONG THE

WESTERLY BOUNDARY LINE

OF SAID LANDS, 257.47 FEET

## --- ACTIONS / SALES ---

**CHARLOTTE COUNTY** 

#### NOTICE OF SALE PURSUANT TO **CHAPTER 45**

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 23003459CA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2, Plaintiff, vs.

BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE; LMD GROUP INVESTMENTS

#### Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 6, 2024 and Amended Summary Final Judgment dated September 10, 2024; entered in Case No. 23003459CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff Blue International Group, LLC; Lucrecia M. Delmonte; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 23rd day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWN-SHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SEC-TION NO. 01560-2601, SHEET NO. 5. OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD,

SECOND INSERTION 80 FEET R/W) FOR A POINT TO THE NEW SOUTHEAST-OF BEGINNING: SAID POINT ERLY R/W LINE OF HARBOR ALSO BEING A DEPARTMENT VIEW ROAD (80 FEET R/W); OF TRANSPORTATION CON-THENCE SOUTH 54 DEGREES

13 MINUTES 15 SECONDS

WEST, ALONG SAID R/W LINE,

250.34 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWN-SHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SEC-TION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CON-CRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MIN-UTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD. A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 102.47 FEET. THENCE SOUTH 54 DE GREES 14 MINUTES 19 SEC-ONDS EAST A DISTANCE OF  $29.61\,\mathrm{FEET}$ . THENCE SOUTH  $22\,$ DEGREES 04 MINUTES 08 SEC-ONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DEGREES 29 MINUTES 29 SEC-ONDS EAST A DISTANCE OF 82.61 FEET. THENCE SOUTH 77 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 86.68 FEET. THENCE NORTH 22 DEGREES 32 MIN-UTES 37 SECONDS WEST A

DISTANCE OF 209.91 FEE TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHER-LY R/W LINE A DISTANCE OF 20.24 FEET. THENCE NORTH 33 DEGREES 12 MINUTES 47 SECONDS WEST A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING.

Property Address: 24167 Harborview Road, Port Charlotte, Florida 33980

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds 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

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: 09/11/2024

Roger D. Eaton As Clerk of said Court By: (SEAL) B. Lackey

As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email:

FLpleadings@mwc-law.com File No: 23-400084

Sept. 13, 20, 2024

# 24-00902T

# SECOND INSERTION

#### NOTICE OF ACTION: CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2024CA000558 VERO ATLANTIC 2 LLC, Plaintiff, vs.

TIMOTHY W. HUNT, et al., Defendants.

TO: Charles Johnson, 20412 14th Ave S, SeaTac, WA 98198

Gaye Johnson, 1943 W 800 N. St, Pleasant Grove, UT 84062 Bonnie Miller, 740 Kingfish Ct, Punta Gorda, FL 33950

Paul Deubel, 740 Kingfish Ct, Punta Gorda, FL 33950 Unknown Heirs of Edith Holzschuh,

17 Reynolds Ave. #2, East Newark, NJ

Estate of Edith Holzschuh, 17 Reynolds Ave. #2, East Newark, NJ 07029 Dave Taylor, 6751 Monarch Park Dr,

Apollo Beach, FL 33572 Unknown Heirs of Catherine W. Parsons, 2609 Rummelbrown Dr,

Charleston, WV 25302 Unknown Heirs of Gene L. Parsons. 2609 Rummelbrown Dr, Charleston,

WV 25302 Estate of Catherine W. Parsons, 2609 Rummelbrown Dr, Charleston, WV 25302

Estate of Gene L. Parsons, 2609 Rummelbrown Dr, Charleston, WV 25302

Unknown Heirs of Raymond G. Hirsch, 7323 Greenbriar Rd, Syracuse, NY

Estate of Raymond G. Hirsch, 7323 Greenbriar Rd, Syracuse, NY 13212 Unknown Heirs of Monica L. Hirsch, 7323 Greenbriar Rd, Syracuse, NY

Estate of Monica L. Hirsch, 7323 Greenbriar Rd, Syracuse, NY 13212 Lucy Diaz, 275 E 94th St, Apt 1C Brooklyn, NY 11212

Hsu Kuo Chen, 2F, #13, Lane 80, Tung Hsin Street, Taipei, Taiwan, ROC Hsu Kuo-Hsiu, 2F, #13, Lane 80, Tung Hsin Street, Taipei, Taiwan, ROC Joyce De La Torre, 319 S 14th Ave, Hollywood, FL 33020

Mary C. Timms, 22 Hanover St, Lynn, MA 01902

Carl P. Timms, 22 Hanover St, Lynn, MA 01902

Ivan Rendon, 200 Mentor Dr. Naples, FL 34110 Chen Chao Yi, Nei Hu District, 2 F 81

Wen Te Road, Taipei, Taiwan, ROC Robert M. Dyson, 2440 Seymor Ct, N. Las Vegas, NV 89031 Lake Trust Credit Union as Successor

in interest to Huron River Area Credit Union, 501 S. Capitol Ave, Lansing, MI

Charles R. Wooldridge, 1815 N. San

Joaquin St, Stockton, CA 95204. Maria A. Wooldridge, 1815 N. San Joaquin St, Stockton, CA 95204. Adriana Del Carmen Veliz, 13 Ocean Ave, Jamestown, RI 02835

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

LOT 7, BLOCK 226, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422311332011 And;

LOT 8, BLOCK 93, TROPI-CAL GULF ACRES, UNIT 6. ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 3, PAGES 67A THRU 67F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422303180023

LOT 2, BLOCK 287, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 4, PAGE 76A THROUGH 76N, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Parcel ID: 422310159002

LOT 3, BLOCK 287, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THROUGH 76N, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

Parcel ID: 422310159003 LOT 10, BLOCK 185, TROPI-CAL GULF ACRES, UNIT 9. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A THROUGH 63F, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

LOT 24, BLOCK 186, TROPI-CAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF. RECORDED IN BOOK 4, PAGE 63A THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE

Parcel ID: 422310205010

COUNTY, FLORIDA. Parcel ID: 422310207025

And: LOT 23, BLOCK 187, TROPI-CAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Parcel ID: 422310209026

And:

LOT 5, BLOCK 250, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310253004 And;

LOT 4, BLOCK 252, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Parcel ID: 422310257003

LOT 5, BLOCK 252, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310257004 And:

LOT 13, BLOCK 255A, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310404007 And;

LOT 33, BLOCK 255, TROPI-CAL GULF ACRES. UNIT 10. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310406010

LOT 34, BLOCK 164, TROPI-CAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 4, PAGE 63A THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422311130039 And:

LOT 22, BLOCK 209, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422311181010 And:

LOT 15, BLOCK 222, TROPI-CAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 4, PAGE 76A
THRU 76N, OF THE PUBLIC
RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422311182009 And;

LOT 3 AND 4, BLOCK 116, HARBOUR HEIGHTS, SEC-TION 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 81A THRU 81B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 402322107006

LOT 6, BLOCK 2057, PORT CHARLOTTE SUBDIVISION, SECTION 24, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 5, PAGES 16A THRU 16E, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

Parcel ID: 402104352010 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before October 16, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on September 10, 2024. ROGER D. EATON CLERK OF THE CIRCUIT COURT

By: B. Lackey (SEAL) DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E

Greenacres, FL 33467Telephone: 561-507-5252 Facsimile: 561-342-4842  $\hbox{E-mail: pleadings@sokrem.com}$ Counsel for Plaintiff Sept. 13, 20, 27; Oct. 4, 2024

SECOND INSERTION

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

CASE NO: 24000238CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v.

SRN LAND HOLDINGS, LLC a New York Limited Liability Company, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 08/28/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 12, Block 63, ROTONDA

MEADOWS, a Subdivision according to the Plat thereof as recorded in Plat Book 10, Pages 15A through 15Z18, Public Records of Charlotte County, Florida

Commonly known as: 3 Dogwood Ter., Placida, FL 33946

There will be an online sale at www. charlotte.realforeclose.com October 14, 2024 beginning at 11:00 AM., in accordance with Chapter 45, Florida Statutes.

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,

DATED this day of 09/06/2024. By: (SEAL) B. Lackey Roger D. Eaton, Clerk of Court Sept. 13, 20, 2024 24-00886T

SECOND INSERTION

#### NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 24001332CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

WILLIAM EDWARD EGAN AND DORALEIGH LAUSH EGAN, et. al. Defendant(s),

TO: WILLIAM EDWARD EGAN, DORALEIGH LAUSH EGAN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property: LOT 116, BLOCK 7, ROTONDA SANDS, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10-11-2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at County, Florida, this 5 day of September, 2024.

CLERK OF THE CIRCUIT COURT BY: B. Lackey (SEAL) DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com 24-180427

Sept. 13, 20, 2024 24-00883T

## --- ESTATE ---

## SECOND INSERTION

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

PROBATE DIVISION File No. 24000975CP **Division Probate** IN RE: ESTATE OF

WILLIAM F COSTELLO Deceased. The administration of the estate of WILLIAM F COSTELLO, deceased, whose date of death was August 23, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is September 13, 2024. Personal Representative:

Joseph Costello 2097 Nuremberg Blvd Punta Gorda, Florida 33983 Attorney for Personal Representative:

James W Mallonee Attorney Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail:

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hchalmers@jameswmallonee.comSept. 13, 20, 2024 24-00901T



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