





--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24000362CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL9 TRUST, Plaintiff, vs. MICHAEL C. WELBORN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 AM on the 22 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 20, HOLYMAN'S SUBDIVISION, SOUTH CLEVELAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTHEASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF THE SECOND STREET A DISTANCE OF 86.84 FEET; THENCE SOUTH 40° 41' 46" EAST, A DISTANCE OF 157.76 FEET TO THE SOUTH SOUTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 57° 35' 54" WEST ALONG SAID SOUTHEASTERLY LOT LINE

A DISTANCE OF 87.07 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISTY AVENUE; THENCE NORTH 40° 57' 55" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 5411 BEECHWOOD ST, PUNTA GORDA, FL 33982 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 06/20/2024. ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) Brittany Lackey Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-00480 June 28; July 5, 2024 24-00611T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24000355CA VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation, Plaintiff, vs. ZAYNE COLE WISEMAN; et. al. Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2024, entered in Civil Case No. 24000355CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation, is Plaintiff and ZAYNE COLE WISEMAN; et. al., are Defendant(s). The Clerk, ROGER D. EATON, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on August 21, 2024 at 11:00 am at www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, the following described property as set forth in said Final Judgment, to wit: Lot 41, Block 2, WILSON MAZE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, Page(s) 48 of the Public Records of Charlotte County, Florida, together with Mobile Home 2006 SCTB VIN# SBHGA143051098; Title #97318715. Property Address: 5463 Maze

Drive, Punta Gorda, Florida 33982 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 21st day of June 2024. ROGER D. EATON Clerk of Circuit Court (Court Seal) BY: Brittany Lackey Deputy Clerk Matthew B. Leider, Esq. MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Tel: (561) 826-1740 Email: service@mils-pa.com June 28; July 5, 2024 24-00610T

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: 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 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: 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 July 30, 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. THIS NOTICE SHALL BE PUBLISHED 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. DATED on June 24, 2024. Roger Eaton As Clerk of the Court (SEAL) By B. Lackey 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-FO0798 June 28; July 5, 2024 24-00612T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 234528CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. MARIA E. DA SILVA; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, 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; and UNKNOWN SPOUSE OF MARIA E. DA SILVA, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, August 30, 2024, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance

with Chapter 45 Florida Statutes, the following-described real property: Lot 3, Block 3082, Port Charlotte Subdivision, Section Fifty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page 71A, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-004528-CA, New Vista Properties, Inc., v. Maria E. Da Silva. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated 06/25/2024. ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 June 28; July 5, 2024 24-00622T

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 234662CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. PATRICIA WILLIAMS; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, 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; and UNKNOWN SPOUSE OF PATRICIA WILLIAMS; GREGG M. MCCAUX; and UNKNOWN SPOUSE OF GREGG M. MCCAUX, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, August 30,

2024, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 9, Block 937, Port Charlotte Subdivision, Section 17, a subdivision according to the plat thereof, as recorded in Plat Book 5, Page 6A, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-004662-CA, New Vista Properties, Inc., v. Patricia Williams. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated 06/25/2024. ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 June 28; July 5, 2024 24-00621T

# Q&A

## Who benefits from legal notices?

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

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

## Are there different types of legal notices?

**A** Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## Are internet-only legal notices sufficient?

**A** No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

## How much do legal notices cost?

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

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

**VIEW NOTICES ONLINE AT**  
[Legals.BusinessObserverFL.com](https://www.Legals.BusinessObserverFL.com)

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

# SAVE TIME

Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



--- ACTIONS / SALES ---

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 23004139CA HERB FALK and WILL FALK, Plaintiffs, v. JASPER STONES INVESTMENTS, LLC AND THE STATE OF FLORIDA, Defendants. NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated May 3, 2024 and Order granting Motion to Reschedule Foreclosure Sale entered this 12th day of June, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash, at the Charlotte County Foreclosure Auction website at www.charlotte.realforeclose.com at 11:00am on July 29, 2024, the following described property: Lots 1 and 2, Block 15, Harbour Heights Section One (Revised), according to the plat thereof as recorded in Plat Book 3, Page 73A and 73B, of the Public Records of Charlotte County, Florida Parcel ID No: 402315407001

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23002491CA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. KATHERINE E. BLANCO AND FREDRIC O. BLANCO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 30, 2024, and entered in 23002491CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and FREDRIC BLANCO; KATHERINE BLANCO are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on July 22, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 2279, PORT CHARLOTTE SUBDIVISION, SECTION 20, ACCORDING TO THE PLAT THEREOF

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23-CC-1433 PRAIRIE CREEK PARK OWNER'S ASSOCIATION, INC., Plaintiff, vs. MATHEW W. FALTER, et al. Defendant(s). Notice is hereby given that pursuant to an Final Judgment of Foreclosure entered on June 4, 2024, in the above

SECOND INSERTION

RECORDED IN PLAT BOOK 5, PAGES 10A THRU 10F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 23102 MACLELLAN AVE, PORT CHARLOTTE, FL 33980 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 06/14/2024. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 23001934CA MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CYNTHIA L. BENNETT, DECEASED; UNKNOWN TENANT 2; GREGORY ALLEN BENNETT, JR.; ANGELA LEIGH CORSIATTO; CHRISTIE ANN BENNETT; DUSTIN ALLEN BENNETT, JR.; ZACHARY DANIEL BENNETT; MICHAEL BENNETT, A MINOR; AMANDA BENNETT KIRKENDALL, NATURAL GUARDIAN OF MICHAEL BENNETT, A MINOR; UNKNOWN TENANT 1; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 18, 2023, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as: LOT 15, BLOCK 1768, PORT CHARLOTTE SUBDIVISION SECTION - FIFTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 66A AND 66F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLLEGAL.COM 1000008995 June 21, 28, 2024 24-00584T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23001575CA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TYLER C. MADDEN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 16, 2024, and entered in 23001575CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TYLER C. MADDEN; HALEY N. SAWIN; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on July 15, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 16, BLOCK 2823, PORT CHARLOTTE SECTION 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 21218 GLADIS AVE, PORT CHARLOTTE, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 06/14/2024. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk

FOURTH INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2024-001212-CA GREGORIA MEIER, Plaintiff, vs. ESTATE OF GLADYCE AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYS M. WIGGLESWORTH; UNKNOWN HEIRS OF THE ESTATE OF AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYCE M. WIGGLESWORTH, Defendant. TO: ESTATE OF GLADYCE AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYS M. WIGGLESWORTH; UNKNOWN HEIRS OF THE ESTATE OF AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYCE M. WIGGLESWORTH (Address Unknown) COMES NOW, the Plaintiff, GREGORIA MEIER, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on May 20, 2024. Case No: 2024-001212-CA. 1. Legal Description: Lot 4, Block 4852, PORT CHARLOTTE GOLF COURSE SECTION, according to the Plat thereof, recorded in plat Book 7, Pages 33A thru 33G, of the Public Records of Charlotte County, Florida. Parcel ID: 402214403004 More Particularly Known As: 2308 Conway Blvd., Port Charlotte, Florida 33952 You are required to serve an Answer to this action upon: RICHARD M.

at public sale on July 25, 2024, to the highest bidder for cash, except as prescribed in Paragraph 7, in the following location: In an online sale at www.charlotte.realforeclose.com, beginning at 11:00 a.m. on the prescribed date (mark this box for all sales in Charlotte County). If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED THIS day of 06/17/2024. Clerk Circuit & County Courts (SEAL) By: Deni Gerace Clerk of Court June 21, 28, 2024 24-00590T

THIRD INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO: 23-CA-2710 EJITO ALTIDOR, LLC, and EM PROPETIEZ CORPORATION, Plaintiff, v. MARIE ANGELA MAROTTA, WINDER VI, LLC, LUDEANA DERRINGER, HERBERT H. MILLER, ROBERT H. MILLER and CHARLOTTE COUNTY TAX COLLECTOR, Defendants. TO: HERBERT H. MILLER (address unknown) LUDEANA DERRINGER (address unknown) MARIE ANGELA MAROTTA 2809 Coast Line Court Las Vegas, Nevada 89117 COMES NOW, the Plaintiffs, EJITO ALTIDOR, LLC, and EM PROPETIEZ CORPORATION, by and through their undersigned counsel, and hereby gives notice that a Quiet Title action on the following properties listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Charlotte, on July 14, 2023; Case No: 2023-CA-2710. LOTS 6, 7, 8, BLOCK 126, TROPICAL GULF ACRES, UNIT 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES 99A THROUGH 99I, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Parcel No. 422302280022 28370 Calais Avenue, Punta Gorda, Florida 33955 /and/ Lot(s) 11, Block 215, Unit 10, of TROPICAL GULF ACRES, according to the PLAT thereof, as recorded in Plat Book 4, Page(s) 76A through 76N, in the Public Records of CHARLOTTE County, Florida. Parcel No. 422311156016 28101 Laurelwood Drive, Punta Gorda, Florida 33955 /and/ Lots, 55 and 56 Block 124, HRBR HTS SEC 6, Unit No. 9, accord-

FOURTH INSERTION

NOTICE OF ACTION I IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE 23003915CA MOLDAVITE HOLDINGS, LLC, a Florida limited liability company, Plaintiff, v. MARGARET E. HOFFMANN, SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, UNKNOWN SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, Defendants. To: MARGARET E. HOFFMANN, SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, 21 Lincoln Ave. S. St. Petersburg, FL 33711 and UNKNOWN SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, (Unknown Whereabouts) YOU ARE HEREBY NOTIFIED that an action for quiet title relating to the following property in Pasco County, Florida: The North half (1/2) of Lot 16, and all of Lots 17 and 18, Block 86, Harbour Heights, Section Four, Part One, according to the plat thereof as recorded in Plat Book 3, Page 27, Public Records of Charlotte County, Florida, the street address of which is 3340 Highlands Road, Punta Gorda, Charlotte County, FL 33983, has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is STARLETT M. MASSEY, of Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgroupa.com, service@masseylawgroupa.com, and file the original with the Clerk of the above-styled Court within thirty (30) days from the first publication, or you will be defaulted and a judgment may be entered against you for the relief demanded in the Amended Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: May 29, 2024. ROGER D. EATON Charlotte County Clerk of Circuit Court (SEAL) By: B. Lackey Deputy Clerk STARLETT M. MASSEY, Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgroupa.com, service@masseylawgroupa.com June 7, 14, 21, 28, 2024 24-00551T

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 7/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 CHLN HS B135XFL3934. Last Tenants: LONNIE BRICK, EJAI GEMICE ERNESTENE O'BRIEN, AND DANIEL DAVID O'BRIEN and all unknown parties beneficiaries heirs. Sale to be at PALMS & PINES INC, 5400 RIVERSIDE DRIVE, PUNTA GORDA, FL 33982. 813-241-8269. June 21, 28, 2024 24-00597T

SECOND INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 7/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Mark Owens unit #C166; Crista Wiles unit #E311. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 21, 28, 2024 24-00582T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com