

CHARLOTTE COUNTY LEGAL NOTICES

PUBLISH YOUR LEGAL NOTICE

--- ESTATE / ACTIONS ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY  
FLORIDA  
PROBATE DIVISION  
File No. 24001177-CP  
IN RE: ESTATE OF  
WANDA L. SMITH,  
Deceased.

The administration of the estate of WANDA L. SMITH, deceased, File Number 24001177CP, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

mands against the decedent's estate, including unmatured, contingent and unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is November 29, 2024.

**Person Giving Notice:**  
**Rachel DuBois,**

**Personal Representative**  
180 Belmont Avenue  
LeHigh Acres, FL 33936

Attorney for Person Giving Notice:  
DEAN HANEWINCKEL  
Florida Bar No. 454818  
Law Offices of  
Dean Hanewinkel, P.A.  
2650 South McCall Road  
Englewood, Florida 34224  
Telephone: (941) 473-2828  
dean@dean-law.com

Nov. 29; Dec. 6, 2024 24-01119T

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/19/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

130	Nicholas Rokicki	Boxes, Electronics, Mannequins
449	Jason Ziviello	Boxes, Furniture
456	Shaunessy Lucas	Boxes, Clothing, Furniture
920	Gary Willis	Shopping Cart, Walker, Clothing
2106	Christina Veras	Boxes, Furniture
2246	Derrick Jackson	Boxes, Clothing
2337	Jacqueline Deslandes	Boxes, Golf Clubs
2701	Andrae Jones	Boxes, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

Nov. 29; Dec. 6, 2024

24-01125T

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY  
FLORIDA  
PROBATE DIVISION

File No. 24-1242-CP

Division Probate

IN RE: ESTATE OF

ESTHER MABEL HUGGAN

A/K/A ESTHER M. HUGGAN

Deceased.

The administration of the estate of Esther Mabel Huggan a/k/a Esther M. Huggan, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 29, 2024.

**Persons Giving Notice:**

**Karlotta Andrea Shirleen Huggan**  
3111 Brooklyn Avenue  
Port Charlotte, FL 33952

Attorney for Persons Giving Notice:

Jeffrey R. Kuhns,

Florida Bar No. 96026

Forrest G. Miller,

Florida Bar No. 1028360

KUHNS LAW FIRM, PLLC

425 Cross Street, Ste. #312

Punta Gorda, FL 33950

Telephone: (941) 205-8000/

Fax: (941) 205-8001

E-Mail: jeff@kuhnslawfirm.com

Secondary E-Mail:

forrest@kuhnslawfirm.com

Nov. 29; Dec. 6, 2024 24-01120T

FIRST INSERTION

**NOTICE OF ACTION**

(formal notice by publication)

IN THE CIRCUIT COURT FOR THE

20TH JUDICIAL CIRCUIT,

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 24001195CP

IN RE: ESTATE OF

GERARDO ANTONIO OJEDA

VARGAS

Deceased.

TO: Gerardo Jose Ojeda Montiel

(Addresses Unknown)

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve

a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 290 N.W. 165th Street, Suite P-600, Miami, Florida 33169 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Nov. 29; Dec. 6, 13, 20, 2024

24-01123T

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY  
FLORIDA

File No. 24001244CP

Division: Probate

IN RE: ESTATE OF

ROBERT D. GOODLOE

Deceased.

The administration of the estate of Robert D. Goodloe, deceased, whose date of death was July 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 29, 2024.

**Personal Representative:**  
**Bert Van Beever**

7135 S. Brentwood Road  
Fort Myers, Florida 33919

Attorney for Personal Representative:  
Hayley E. Donaldson

Attorney

Florida Bar Number: 1002236

Sheppard Law Firm

9100 College Pointe Court

Fort Myers, FL 33919

Telephone: (239) 334-1141

Fax: (239) 334-3965

E-Mail: donaldson@sbshlaw.com

Secondary E-Mail:

bmerhige@sbshlaw.com

Nov. 29; Dec. 6, 2024 24-01126T

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

**Metro Self Storage**  
1231 Kings Highway  
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **December 17th, 2024 at 10AM**

Occupant Name	Unit	Description of Property
Matthew Phillips	05004	Household Items
Theodore Ingemanson	08014	Household Items
Frances Curley	10031	Household Items
Paul Rymiec	10075	Household Items
Brenda Johnson	11087	Household Items
Martin Del Priore	11099	Household Items
Nicola Baker	11131	Household Items
Courtney Conley	12023	Household Items

Nov. 29; Dec. 6, 2024

24-01115T

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



1V20278\_V15



**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

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

1V18337\_V26

--- ACTIONS / SALES ---

--- PUBLIC SALES / ESTATES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO. 24000926CA**  
**GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF IRIS W OBRIEN A/K/A IRIS WINIFRED OBRIEN, DECEASED; CAROL J SANDERSON; JANE K CRAWFORD; KEITH ANTHONY OAKES; PENELOPE D HURT; IAN OAKES; STEPHAN OAKES A/K/A STEPHEN OAKES; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ROTONDA WEST ASSOCIATION, INC.**  
**Defendants.**  
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 15, 2024, 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 1172, ROTONDA WEST OAKLAND HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 15A-15K, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

a/k/a 10 GOLFVIEW RD, ROTONDA WEST, FL 33947-2230 at public sale, to the highest and best bidder, for cash, online at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com), on December 23, 2024, beginning at 11:00 AM.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this 11/20/2024.  
Roger D. Eaton  
Clerk of The Circuit Court  
(SEAL) By: D. Gerace  
Deputy Clerk  
eXL Legal, PLLC  
12425 28TH ST NORTH, STE. 200  
ST. PETERSBURG, FL 33716-1826  
EFILING@EXLLEGAL.COM  
1000009754  
Nov. 29; Dec. 6, 2024 24-01116T

FIRST INSERTION

**NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION**  
Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 903440 from GB West Port, LLC, 5858 Central Ave, St Petersburg, FL 33707. The application was received on Tuesday, September 24, 2024. Proposed activities include: a 47,240 SF Grocery store and 9,800 SF Retail space and its associated infrastructure. The project name is West Port Marketplace and is approximately 14.35 acres of land, located in Section 12, Township 40 South, Range 21 East, in Charlotte County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at [www.watmatters.org/permits/](http://www.watmatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.watmatters.org](http://www.watmatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.  
November 29, 2024 24-01118T

FIRST INSERTION

**NOTICE OF ACTION – CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 24002027CA**  
**SEWARD BUILDERS LLC, Plaintiff, vs.**  
**HUGH STEWART; UNKNOWN SPOUSE OF HUGH STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, whose names are fictitious to account for parties in possession, Defendants.**  
TO: HUGH STEWART  
UNKNOWN SPOUSE OF HUGH STEWART  
PO BOX 360603  
MELBOURNE, FL 32936  
HUGH STEWART  
UNKNOWN SPOUSE OF HUGH STEWART  
23476 HARPER AVENUE  
PORT CHARLOTTE, FL 33980  
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS  
Address Unknown  
whose residence is unknown and all parties claiming an interest by, through, under, or against, the said Defendants who are not known to be dead or alive, and all parties having or claiming to have any right, title, or interest in the property described in the mortgage recorded on January 19, 2023, Instrument Number 3205647, Public Records of Charlotte County, Florida.  
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property:  
THE WEST 25 FEET OF LOT 5 AND THE EAST 50 FEET OF LOT 4, BLOCK C, UNIT NO. 1, CHARLOTTE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 83, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA  
PROPERTY ADDRESS: 23476 HARPER AVENUE, PUNTA GORDA, FLORIDA 33980  
PARCEL 402225427006.  
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on counsel for the Plaintiff, Ashland R. Medley, Esq., Ashland Medley Law, PLLC, 3111 North University Drive, Suite 718, Coral Springs, Florida 33065, on or before 12-26-24 (30 days from the date of the 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 filed in this action.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of this Court on 11-20-2024.  
ROGER D. EATON  
CLERK OF THE CIRCUIT COURTS & COMPTROLLER  
By: B. Lackey (SEAL)  
Deputy Clerk  
Charlotte County Justice Center  
350 E. Marion Avenue  
Punta Gorda, FL 33950  
Ashland R. Medley, Esq.,  
Ashland Medley Law, PLLC,  
3111 North University Drive,  
Suite 718,  
Coral Springs, Florida 33065  
Nov. 29; Dec. 6, 2024 24-01117T

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.: 24001438CA**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.**  
**MICHAEL S. MCMULLEN; SECTION 20 PROPERTY OWNERS ASSOCIATION INC.; STEPHANIE G. MCMULLEN; 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](http://www.charlotte.realforeclose.com) at, 11:00 AM on the 08 day of January 2025 the following described property as set forth in said Final Judgment, to wit:  
LOT 30, BLOCK 551, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2Z42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 141 AN-GOL STREET, PUNTA GORDA, FL 33983  
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 11/21/2024.  
ROGER D. EATON  
Clerk of The Circuit Court  
(SEAL) By: D. Gerace  
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](mailto:eservice@decubaslewis.com)  
24-00975  
Nov. 29; Dec. 6, 2024 24-01124T

--- SALES ---

SECOND INSERTION

**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 CORP., 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 of Foreclosure dated September 10, 2024, and 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 and 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](http://www.charlotte).

realforeclose.com at 11:00 a.m. on the 16th day of January, 2025, 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, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION 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 CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON 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 CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSECTION 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 DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659, PUBLIC RECORDS OF CHARLOTTE 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 RECORDS 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 TO THE NEW SOUTHEAST-ERLY R/W LINE OF HARBOR VIEW ROAD (80 FEET R/W); 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, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION 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 CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MINUTES 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 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MINUTES 08 SECONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DEGREES 29 MINUTES 29 SECONDS 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 MINUTES 37 SECONDS WEST A DISTANCE OF 209.91 FEET TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY 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 Harbor-view Road, Port Charlotte, Florida 33980  
and all fixtures and personal property located therein or thereon, which are

included as security in Plaintiff's mortgage.  
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 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: 11/19/2024  
Roger D. Eaton  
As Clerk of said Court  
(SEAL) /s/ D. Gerace  
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](mailto:FLpleadings@mwc-law.com)  
File No: 23-400084  
Nov. 22, 29, 2024 24-01106T

--- ESTATE ---

SECOND INSERTION

ORDER OF SUMMARY ADMINISTRATION IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA

This case came before the Court upon the Petition for Summary Administration, and the Court being fully advised in the premises, it is ORDERED:

1. The Decedent SHARON LEE MACKAY a resident of Charlotte County, whose last four digits of her social security number were 7200 and whose last known address was:

22263 Laramore Avenue Port Charlotte, Florida 33952 Died on September 13, 2024

2. The Decedent Testate and Decedent's Will was deposited with the Clerk.

3. The Estate is eligible for Summary Administration because:

The Decedent died testate and: a. The Decedent's Will does not direct administration as required by chapter 733, and the value of the entire estate subject to administration in the State of Florida, less the value of property exempt from the claims of creditors, does not exceed \$75,000.00.

b. The decedent's will does not direct administration as required by chapter 733 Florida Statutes.

4. Assets of the gross estate and their estimated values:

a. 2002 Toyota Tacoma valued at \$3,000.00+-

b. Personal Effects valued at \$1,000.00+-

5. The estate is indebted and those debts will be addressed in accordance with Florida Statute 733.607(2).

6. Those entitled to distribution and assets they are to receive, if any, after payment of administrative expenses:

THE SHARON LEE MACKAY REVOCABLE LIVING TRUST c/o Brian Waldorf, Trustee

11064 Hayfield Drive Alexandria, Kentucky 41001

ORDERED at Charlotte County, Florida.

24001229CP Lisa S. Porter, Circuit Court Judge K5E+J2kw 24001229CP

11/08/2024 15:51:38 Nov. 22, 29, 2024 24-01094T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA. PROBATE DIVISION File No. 24001180CP IN RE: Estate of Jean Anne Botelho Deceased.

The administration of the estate of Jean Anne Botelho, deceased, whose date of death was September 2, 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.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Petitioner: Gary M. Botelho 4028 Mulgrave Ave. North Port, Fl 34287

Attorney for Petitioner Alfred J. Pandl, Florida Bar Number: 1022400 PANDL LAW PLLC

871 Venetia Bay Blvd., Suite 231 Venice, Florida 34285 Telephone: (941) 548-1071 E-Mail: APANDL@PANDLLAW.COM

Nov. 22, 29, 2024 24-01104T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000986CP IN RE: ESTATE OF DEBRA ANN PELLEGRINO (AKA DEBRA A. PELLEGRINO) Deceased.

The administration of the estate of Debra Ann Pellegrino (AKA Debra A. Pellegrino), deceased, whose date of death was December 20, 2023, and whose last four digits of his social security number are 4211 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Circuit Court for Charlotte County, Attn: Probate Division, 350 E. Marion Ave., Punta Gorda, FL 33950.

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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: November 22, 2024.

Personal Representative: Nicholas V. Pellegrino 38 Jewett St., #2 Providence, RI 02908

Attorney for Personal Representative: Mark Iacono Florida Bar No. 0936081

Sylvia & Kishfy, LLC 56 Exchange Terrace Providence, RI 02903 Telephone: 401-600-0144

Email: miacono@sklawri.com Nov. 22, 29, 2024 24-01113T

--- PUBLIC SALES ---

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 Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 12/11/2024 at 10:00AM.

24-01087T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24001262CP Division Probate IN RE: ESTATE OF CLARICE D. CARRIGAN, Deceased.

The administration of the estate of CLARICE D. CARRIGAN deceased, whose date of death was July 4, 2024, and the last four digits of whose social security number is 6069, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, File No. 24001262CP, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Nicholas Carrigan 75 Barnes Rd. Tustin, CA 92782

Attorney for Personal Representative: Ariana R. 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

Nov. 22, 29, 2024 24-01107T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24001192CP Division Probate IN RE: ESTATE OF Frances M. Stamper Deceased.

The administration of the estate of Frances M. Stamper, deceased, whose date of death was August 30th, 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.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

David W. Stamper c/o Kanetksy, Moore & DeBoer, PA

P.O. Address: 227 Nokomis Avenue South Venice, FL 34285

Personal Representative: JON R. FAHS, Jr. KANETSKY, MOORE & DeBOER, P.A.

ATTORNEYS AT LAW Attorneys for Personal Representative

227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571

Florida Bar No. 1025389 Email Addresses: jrf@kmdpa.com Nov. 22, 29, 2024 24-01092T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24001215CP Division Probate IN RE: ESTATE OF SEAN MARTIN OMALLEY Deceased.

The administration of the estate of SEAN MARTIN OMALLEY, deceased, whose date of death was September 29, 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.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: SEAN OMALLEY JR. 416 S. Main Street, Apt. 4 Zelenople, PA 16063

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 N. Federal Highway, Ste. 101, Boca Raton, FL 33487

Telephone: (561) 210-5500 Nov. 22, 29, 2024 24-01088T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-1206-CP Division: PROBATE IN RE: ESTATE OF MARGARET A. GARDNER Deceased.

The administration of the estate of MARGARET A. GARDNER, deceased, whose date of death was October 11, 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.

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: WILLIAM H. MISKELL 13230 Rinella Street Venice, Florida 34293

Attorney for Personal Representative: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413

MARY A. BYRSKI 25086 Olympia Ave. Suite 310

Punta Gorda, Florida 33950 Telephone: (941) 833-9262 Fax: (941) 833-9264

E-Mail: mary@byrskilaw.com Secondary E-Mail: kaye@byrskilaw.com

Nov. 22, 29, 2024 24-01108T

OFFICIAL COURTHOUSE WEBSITES



MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

1V20890\_V5

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No. 08-2024-CA-002094  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ANGELINA CRAMMER BASILE A/K/A ANGELINA BASILE A/K/A ANGELINA C CRANMER A/K/A ANGELINA CRANMER-BASILE, DECEASED, BRIANNA CRANMER, AS LEGAL GUARDIAN OF MARIANGELES MERCEDES PINEIRO, A MINOR AND AS KNOWN HEIR OF ANGELINA CRAMMER BASILE A/K/A ANGELINA BASILE A/K/A ANGELINA C CRANMER A/K/A ANGELINA CRANMER-BASILE, CHRISTOPHER BASILE, AS NATURAL GUARDIAN OF SOPHIA BASILE, A MINOR AND AS KNOWN HEIR OF ANGELINA CRAMMER BASILE A/K/A ANGELINA BASILE A/K/A ANGELINA C CRANMER A/K/A ANGELINA CRANMER-BASILE, et al.**  
**Defendants.**  
 TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ANGELINA CRAMMER BASILE A/K/A ANGELINA BASILE A/K/A ANGELINA C CRANMER A/K/A ANGELINA CRANMER-BASILE, DECEASED  
 CURRENT RESIDENCE UNKNOWN  
 You are notified that an action to foreclose a mortgage on the following

property in Charlotte County, Florida: LOT 27, BLOCK 1549, PORT CHARLOTTE SUBDIVISION SECTION FIFTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 4A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

commonly known as 23283 DUCHESS AVE, PORT CHARLOTTE, FL 33954 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12/26/2024, (or 30 days from the first date of publication, whichever is later) 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.

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: November 18, 2024.

CLERK OF THE COURT  
 Honorable Roger D. Eaton  
 350 E. Marion Avenue  
 Punta Gorda, Florida 33950  
 By: B. Lackey (SEAL)  
 Deputy Clerk

Jennifer M. Scott  
 Kass Shuler, P.A.  
 plaintiff's attorney  
 P.O. Box 800  
 Tampa, Florida 33601  
 (813) 229-0900  
 011150/2427139/MTS  
 Nov. 22, 29, 2024 24-01111T

SECOND INSERTION

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

Case #: 22001500CA  
**Wells Fargo Bank, N.A.**  
**Plaintiff, vs.-**  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Helen Schaeffer a/k/a Helen Barbara Schaeffer a/k/a Helen B. Schaeffer f/k/a Helen Barbara Arend, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Eugene Joseph Arend a/k/a Eugene J. Arend; Jason F. Fisher a/k/a Jason Fisher; April Ann Cook a/k/a April A. Cook f/k/a April A. Fisher; Courtney Fisher Pierson a/k/a Courtney Pierson f/k/a Courtney Ann Fisher; Carol Arend Randall a/k/a Carol Ann Randall a/k/a Carol A. Arend; Kevin R. Arend; David Joseph Arend a/k/a David J. Arend a/k/a David Arend; Cheryl Lynn Dougherty a/k/a Cheryl L. Dougherty a/k/a Cheryl Dougherty f/k/a Cheryl L. Quire f/k/a Cheryl Lynn Arend; Unknown Spouse of Eugene Joseph Arend a/k/a Eugene J. Arend; Unknown Spouse of Jason F. Fisher a/k/a Jason Fisher; Unknown Spouse of April Ann Cook a/k/a April A. Cook f/k/a April A. Fisher; Unknown Spouse of Courtney Fisher Pierson a/k/a Courtney Pierson f/k/a Courtney Ann Fisher; Unknown Spouse of Carol Arend Randall a/k/a Carol Ann Randall a/k/a Carol A. Randall; Unknown Spouse of Kevin R. Arend; Unknown Spouse of David Joseph Arend a/k/a David J. Arend a/k/a David Arend; Unknown Spouse of Cheryl Lynn Dougherty a/k/a Cheryl L. Dougherty a/k/a Cheryl L. Quire f/k/a Cheryl Lynn Arend; Deep Creek Gardens Condominium Association, Inc.; Driveway Maintenance, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**  
**Defendant(s).**

Trustees of Helen Schaeffer a/k/a Helen Barbara Schaeffer a/k/a Helen B. Schaeffer f/k/a Helen Barbara Arend, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on December 30, 2024, the following described property as set forth in said Final Judgment, to-wit:  
 UNIT S-102 IN PHASE 15, OF DEEP CREEK GARDENS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE 1241, AND AS PER PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGES 44A THROUGH 44M, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

Roger D. Eaton  
 CLERK OF THE CIRCUIT COURT  
 Charlotte County, Florida  
 (SEAL) By: D. Gerace  
 DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF:  
 LOGS LEGAL GROUP LLP  
 750 Park of Commerce Blvd., Suite 130  
 Boca Raton, Florida 33487  
 (561) 998-6700  
 (561) 998-6707  
 22-327388 FC01 WNI  
 Nov. 22, 29, 2024 24-01110T

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 24001662CA**  
**MSR ASSET VEHICLE LLC,**  
**Plaintiff, vs.**  
**PAMELA SAWCZYSHYN A/K/A PAMELA R. SAWCZYSHYN;**  
**UNKNOWN SPOUSE OF PAMELA SAWCZYSHYN A/K/A PAMELA R. SAWCZYSHYN,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated November 17, 2024, and entered in Case No. 24001662CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein MSR Asset Vehicle LLC, is Plaintiff and Pamela Sawczynszyn a/k/a Pamela R. Sawczynszyn; Unknown Spouse of Pamela Sawczynszyn a/k/a Pamela R. Sawczynszyn, 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 13th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:  
 LOT 10, BLOCK 2932, PORT CHARLOTTE SUBDIVISION, SECTION 59, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 73A THROUGH 73F, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 2112 Jacobs Street, Port Charlotte, Florida 33953

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

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 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: 11/19/2024

Roger D. Eaton  
 As Clerk of said Court  
 (SEAL) By: D. Gerace  
 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: 24-400100  
 Nov. 22, 29, 2024 24-01109T

SECOND INSERTION

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

**CASE NO.: 23001959CA**  
**FREEDOM MORTGAGE CORPORATION**  
**PLAINTIFF, VS.**  
**ANN MARIE FIGIEL ET AL.,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the December 23, 2024 Foreclosure Sale dated the 8th day of November, 2024, and entered in Case No. 23001959CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FOUNDATION FINANCE COMPANY LLC and ANN MARIE FIGIEL are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 10th day of February, 2025, the following described property as set forth in said Final Judgment, to-wit:  
 LOT 1, BLOCK 301, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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 11/14/2024.

Roger D. Eaton  
 Clerk of The Circuit Court  
 (SEAL) /s/G. Colon  
 Deputy Clerk

Submitted by:  
 Miller, George & Suggs, PLLC  
 ATTORNEY FOR PLAINTIFF  
 210 N. University Drive, Suite 900  
 Coral Springs, FL 33071  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 ESERVICE@MGS-LEGAL.COM  
 23FL373-0268  
 Nov. 22, 29, 2024 24-01095T

SECOND INSERTION

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

**CASE NO. 24001973CA**  
**BIRSCOE LLC,**  
**Plaintiff(s), vs.**  
**MONARCH MANAGEMENT, INC., ET AL.,**  
**Defendants.**

TO: MONARCH MANAGEMENT, INC., last known address c/o L Goldsmith, 2602 NW 103 Avenue, Suite 406, Sunrise, FL 33322; and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named defendants in regard to the subject property.

YOU ARE NOTIFIED that an action has been filed against you to quiet title pursuant to Section 65.081, Florida Statutes, and as otherwise alleged in the complaint, to the following property(ies) located in Charlotte County, Florida:

Lot 14, Block 2847, PORT CHARLOTTE SUBDIVISION, Section 47, according to the Plat thereof, as recorded in Plat Book 5, Pages 61, of the Public Records of Charlotte County, Florida, Parcel ID No.: 402106126014, Site address: 118 MCDILL DR., PORT CHARLOTTE, FL 33953

You are required to serve a copy of your written response, if any, to the

action on Ilian Rashtanov, Plaintiff's attorney, whose address is One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com, on or before 12-19-2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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 November 13, 2024.

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

Ilian Rashtanov,  
 Plaintiff's attorney,  
 One E. Broward Blvd., Ste. 700,  
 Ft. Lauderdale, Florida 33301,  
 ir@rashtanov-law.com  
 Nov. 22, 29; Dec. 6, 13, 2024  
 24-01091T

SECOND INSERTION

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

**CASE NO.: 23-CA-002775**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, v.**  
**NATHANIEL S. ROHLEDER A/K/A NATHANIEL ROHLEDER, et al.,**  
**Defendants.**

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on January 8, 2025, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:

Lot 37, Block 965, PORT CHARLOTTE SUBDIVISION SECTION SEVENTEEN, according to the plat thereof, as recorded in Plat Book 5, Pages 6A through 6D, of the Public Records of Charlotte County, Florida.

Property Address: 19071 Ruskin Avenue, Port Charlotte, FL 33954

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 official seal of this Honorable Court this day of 11/18/2024.

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

Tiffany & Bosco, P.A.  
 1201 S. Orlando Ave., Suite 430  
 Winter Park, FL 32789  
 floridaobserver@tblaw.com  
 Nov. 22, 29, 2024 24-01098T

SECOND INSERTION

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

**CASE NO:24-CC-000068**  
**ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation,**  
**Plaintiff, v.**  
**CASPIAN BUILDERS, LLC, a Florida Limited Liability Company,**  
**Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on July 17, 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 17, Block 32, ROTONDA MEADOWS, as per plat thereof recorded in Plat Book 10, Pages 15-A through 15-Z-18, of the Public Records of Charlotte County, Florida. Commonly known as: 24 Hemlock Dr, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with

Chapter 45, Florida Statutes, beginning at 11:00 a.m. on December 20, 2024

A copy of this notice shall be published in the Business Observer.

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 11/20/2024.

(SEAL) By: D. Gerace  
 Roger D. Eaton,  
 Clerk of Court

Nov. 22, 29, 2024 24-01112T

THIRD INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**Case No.: 24001209DR**  
**Division: FAMILY**

**MILLCENT KNIGHT,**  
**Petitioner, and**  
**WILLIS J. KNIGHT, JR.,**  
**Respondent,**  
 TO: Willis J. Knight, Jr.  
 5895 59th St N, Saint Petersburg, FL 33709

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Millicent Knight, whose address is 425 Garfield Ave NW, Port Charlotte, FL 33952 on or before 12-19-24, and file the original with the clerk of this Court at 18500 Murdock Cir, Port Charlotte, FL 33948 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: none  
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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 office.


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.

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: 11-12-2024

CLERK OF THE CIRCUIT COURT  
 By: C. Schmidt (SEAL)  
 Deputy Clerk

Nov. 15, 22, 29; Dec. 6, 2024  
 24-01082T



**Who benefits from legal notices?**

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

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

01/23/24 03

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

CIVIL DIVISION  
CASE NO. 23003435CA  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
THE UNKNOWN SPOUSES,  
HEIRS, DEVISEES,  
GRANTEES, CREDITORS, AND  
ALL OTHER PARTIES  
CLAIMING BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF JOHN P. SOUZA  
A/K/A JOHN PHILLIP SOUZA,  
DECEASED; JENNETTE CORYN  
SOUZA; UNKNOWN TENANT NO. 1;  
UNKNOWN TENANT NO. 2; and  
ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendant(s).

TO: THE UNKNOWN SPOUSES,  
HEIRS, DEVISEES, GRANT-  
EES, CREDITORS, AND ALL  
OTHER PARTIES CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
THE ESTATE OF JOHN P. SOUZA  
A/K/A JOHN PHILLIP SOUZA,  
DECEASED  
RESIDENCES UNKNOWN  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
described property in Charlotte County,  
Florida:  
LOT 4, BLOCK 1478, PORT  
CHARLOTTE SUBDIVISION,  
SECTION THIRTY FOUR,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED

IN PLAT BOOK 5, PAGES 38-A  
THROUGH 38H, 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 Diaz Anselmo  
& Associates, P.A., Plaintiff's attorneys,  
whose address is P.O. BOX 19519, Fort  
Lauderdale, FL 33318, (954) 564-0071,  
answers@dallegal.com, within 30 days  
from first date of publication, and file  
the original with the Clerk of this Court  
either before service on Plaintiff's at-  
torneys or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint 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 lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

DATED ON November 13, 2024.  
As Clerk of the Court  
By: B. Lackey (SEAL)  
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,  
Plaintiff's attorneys,  
P.O. BOX 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
1463-193895 / VP2  
Nov. 22, 29, 2024 24-01090T

## SECOND INSERTION

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

CASE NO.: 2024-CA-001360  
CYMBIDIUM RESTORATION  
TRUST,  
Plaintiff, vs.  
THE UNKNOWN SPOUSE,  
HEIRS, DEVISEES,  
BENEFICIARIES, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHER PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF ANAIS ANDRES,  
DECEASED, et al,  
Defendants.

TO: THE UNKNOWN SPOUSE,  
HEIRS, DEVISEES, BENEFICIA-  
RIES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUST-  
EES AND ALL OTHER PARTIES  
CLAIMING AN INTEREST BY,  
THROUGH, UNDER OR AGAINST  
THE ESTATE OF ANAIS ANDRES,  
DECEASED

Whose last known residence(s) is:  
1346 Kenmore Street, Port Charlotte,  
FL 33952

YAMILE A. DELVALLE A/K/A  
YAMILE ANDRES A/K/A YAMILE  
ANDRES DEL VALLE

Whose last known residence(s) is:  
970 Brentwood Drive, Venice, FL  
34292

ANDRES RAYNALDO ANDRES  
A/K/A ANDRES R. ANDRES A/K/A  
REYNALDO  
A. ANDRES A/K/A RAMON  
ANDRES

Whose last known residence(s) is:  
970 Brentwood Drive, Venice, FL  
34292

FERMIN J. ANDRES A/K/A FER-  
MIN JOSE ANDRES

Whose last known residence(s) is:  
970 Brentwood Drive, Venice, FL  
34292

BLANCA E. ANDRES  
Whose last known residence(s) is/  
are:  
1611 E. Rabbit Run Ave Alton, TX  
78573

YOU ARE HEREBY required to file  
your answer or written defenses, if any,  
in the above proceeding with the Clerk  
of this Court, and to serve a copy there-  
of upon Plaintiff's attorney, Damian G.  
Waldman, Esq., Law Offices of Damian  
G. Waldman, P.A., PO Box 5162, Largo,

FL 33779, telephone (727) 538-4160,  
facsimile (727) 240-4972, or email to  
service@dwaldmanlaw.com, within  
thirty (30) days of the first publication  
of this Notice or by 12-19-2024, the  
nature of this proceeding being a suit for  
foreclosure of mortgage against the fol-  
lowing described property, to wit:

LOTS 5 AND 6, BLOCK 1430,  
PORT CHARLOTTE SUBDI-  
VISION, SECTION TWENTY  
SEVEN (27), ACCORDING TO  
THE PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 5,  
PAGE(S) 20A THROUGH 20F,  
OF THE PUBLIC RECORDS  
OF CHARLOTTE COUNTY,  
FLORIDA. PARCEL IDENTIFICATION  
NUMBER: 402210329005  
A/K/A 1346 Kenmore Street,  
Port Charlotte, FL 33952

If you fail to file your response or an-  
swer, if any, in the above proceeding  
with the Clerk of this Court, and to  
serve a copy thereof upon the Plaintiff's  
attorney, Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A., PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160, facsimile  
(727) 240-4972, or email to service@  
dwaldmanlaw.com, within thirty (30)  
days of the first publication of this No-  
tice, a default will be entered against  
you for the relief demanded in the Com-  
plaint 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 pro-  
vision 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 notifi-  
cation if the time before the scheduled  
appearance is less than 7 days; if you are  
hearing or voice impaired, call 711.

DATED at Charlotte County this 13  
day of November, 2024.

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

Plaintiff's attorney,  
Damian G. Waldman, Esq.  
Law Offices of  
Damian G. Waldman, P.A.,  
PO Box 5162  
Largo, FL 33779  
telephone (727) 538- 4160  
facsimile (727) 240-4972  
service@dwaldmanlaw.com  
Nov. 22, 29, 2024 24-01100T

## SECOND INSERTION

**NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
WITH MINOR CHILDREN**

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

Case No. 2024-DR-1085  
Division: Domestic Relations

**IN RE: The Marriage of:  
SERGIO TEJEDA ZALDIVAR,  
Petitioner/Wife, and  
DAYLEN ROJAS LOBAINA,  
Respondent/Husband.**

To: DAYLEN ROJAS LOBAINA  
YOU ARE NOTIFIED that an ac-  
tion for Dissolution of marriage With  
Minor Children has been filed against  
you and that you are required to serve a  
copy of your written defenses, if any, to  
this action on the Petitioner's attorney,  
Eric A. Reyes, Esquire, whose address is  
18245 Paulson Drive, Suite 127, Port  
Charlotte, Florida 33954 on or before  
12-24-24, and file the original with the  
clerk of this Court at

Charlotte County Clerk of Court  
350 E. Marion Ave.  
Punta Gorda, Florida 33950  
before service on Petitioner or imme-

diately thereafter. If you fail to do so, a  
default may be entered against you for  
the relief demanded in the Petition.

Copies of all court documents in this  
case, including orders, are available at  
the Clerk of the Circuit Court's office.  
You may review these documents upon  
request.

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

WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure re-  
quires certain automatic disclosure of  
documents and information. Failure  
to comply can result in sanctions, in-  
cluding dismissal or striking of plead-  
ings.

Dated: 11-15-2024.  
CLERK OF THE CIRCUIT COURT  
By: C. Schmidt  
(SEAL) Deputy Clerk  
Nov. 22, 29; Dec. 6, 13, 2024  
24-01097T

## SECOND INSERTION

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

CIVIL DIVISION  
Case No. 24001910CA

**UMB BANK, NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS LEGAL TITLE  
TRUSTEE OF LVS TITLE TRUST  
XIII**

**Plaintiff vs.  
ESTATE OF BRADLEY A. HOLD-  
ER; PEGGY A. HOLDER; et al.,  
Defendants**

TO: ESTATE OF BRADLEY A.  
HOLDER and all unknown parties  
claiming by, through, under and  
against the above named Defendant  
who are unknown to be dead or alive  
whether said unknown are persons,  
heirs, devisees, grantees, or other  
claimants  
2009 Myrtle Ave  
Punta Gorda, FL 33950

YOU ARE NOTIFIED that an action  
to foreclose a mortgage has filed against  
you in Charlotte County, Florida re-  
garding the subject property with a legal  
description, to-wit:

Lots 7, 8, 14 and the west 1/2 of  
Lots 9 and 15, Block A, Solona  
Terrace No.2, A Subdivision Ac-  
cording to the Plat Thereof, As  
Recorded in Plat Book 1, Page 98,  
of the Public Records of Char-  
lotte County, Florida.

you are required to serve a copy of your  
written defenses, if any, to it on Gary  
Gassel, Esquire, of Law Office of Gary

Gassel, P.A. the plaintiff's attorney,  
whose address is 2191 Ringling Boul-  
eard, Sarasota, Florida 34237 and the  
Primary email address for electronic  
service of all pleadings in this case  
under Rule 2.516 is as follows: Plead-  
ings@Gassellaw.com, within 30 days  
from the first date of publication on or  
before 12/19/2024, and file the original  
with the clerk of this court at 350  
E. Marion Ave, Punta Gorda, Florida  
33950 either before service on Plain-  
tiff's attorney or immediately thereaf-  
ter; otherwise a default may be entered  
against you for the relief demanded in  
the Complaint.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the pro-  
vision 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 notifi-  
cation if the time before the scheduled  
appearance is less than 7 days; if you are  
hearing or voice impaired, call 711.

Dated on 11/13/24  
Roger D. Eaton  
CLERK OF THE COURT  
By: B. Lackey (SEAL)  
As Deputy Clerk

Gary Gassel, Esquire,  
of Law Office of Gary Gassel, P.A.  
the plaintiff's attorney,  
2191 Ringling Boulevard,  
Sarasota, Florida 34237  
Nov. 22, 29, 2024 24-01089T

## SECOND INSERTION

**NOTICE OF ACTION  
CONSTRUCTIVE  
SERVICE - PROPERTY**

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

CASE NO.: 24CA1985  
**NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,**

**Plaintiff, vs.  
HECTOR J. RUBIO; his devisees,  
grantees, creditors, and all other  
parties claiming by, through, under  
or against him 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 HECTOR  
J. RUBIO,  
Defendants.**  
TO: HECTOR J. RUBIO; his devisees,  
grantees, creditors, and all other  
parties claiming by, through, under or  
against him 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 claim-  
ing by, through, or under those unknown  
natural persons and their several un-  
known assigns, successors in interest  
trustees, or any other persons claim-  
ing by through, under or against any cor-  
poration 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 HECTOR  
J. RUBIO:

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

Lot 13, Block 2646, Port Char-  
lotte Subdivision, Section Forty-  
Eight, according to the map or  
plat thereof, as recorded in Plat  
Book 5, Page(s) 62, of the Pub-  
lic Records of Charlotte County,  
Florida

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Albert J. Tiseo,  
Jr., Plaintiff's attorney whose address is  
Goldman, Tiseo & Sturges, P.A., 701 JC  
Center Court, Suite 3, Port Charlotte,  
Florida 33954, thirty (30) days after  
the first publication date, 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 pro-  
vision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

WITNESS my hand and seal of this  
Court November 18, 2024.

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

Albert J. Tiseo, Jr., Esq.,  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
Nov. 22, 29, 2024 24-01101T

## SECOND INSERTION

**NOTICE OF ACTION FOR  
ESTABLISHMENT OF PATERNITY**

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

Case No. 2024-DR-1123  
Division: Domestic Relations

**ASHLEY PIQUETTE,  
Petitioner/Mother, and  
DUSTIN ADKISON,  
Respondent/Father.**

To: DUSTIN ADKISON  
YOU ARE NOTIFIED, that an action  
for Establishing paternity has been filed  
against you and that you are required to  
serve a copy of your written defenses,  
if any, to this action on the Petitioner's  
attorney, Eric A. Reyes, Esquire, whose  
address is 18245 Paulson Drive, Suite  
127, Port Charlotte, Florida 33954 on or  
before 12-24-2024, and file the original  
with the clerk of this Court at

Charlotte County Clerk of Court  
350 E. Marion Ave.  
Punta Gorda, Florida 33950  
before service on Petitioner or imme-  
diately thereafter. If you fail to do so, a

default may be entered against you for  
the relief demanded in the Petition.

Copies of all court documents in this  
case, including orders, are available at  
the Clerk of the Circuit Court's office.  
You may review these documents upon  
request.

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

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

Dated: November 15, 2024  
CLERK OF THE CIRCUIT COURT  
By: C. Schmidt  
(SEAL) Deputy Clerk  
Nov. 22, 29; Dec. 6, 13, 2024  
24-01096T

## 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. 24001896CA  
**NewRez LLC dba Shellpoint Mort-  
gage Servicing  
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  
Katherine Deschamp a/k/a  
Katherine A. Deschamp a/k/a  
Katherine Ann Deschamp,  
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 Katherine Deschamp  
a/k/a Katherine A. Deschamp a/k/a  
Katherine Ann Deschamp, 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 29, BLOCK 339, PORT  
CHARLOTTE SUBDIVISION,  
SECTION TWENTY-ONE,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 5 AT PAGE(S) 12A  
THRU 12G, 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 Plain-  
tiff's attorney, whose address is 4919  
Memorial Hwy, Suite 135, Tampa, FL  
33634, within thirty (30) days of the  
first date of publication on or before  
December 26, 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 pro-  
vision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

DATED ON 11-18-2024.

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

Brock & Scott PLLC  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Attorney for Plaintiff  
flocourtdocs@brockandscott.com  
File # 24-F00155  
Nov. 22, 29, 2024 24-01103T

## SECOND INSERTION

**NOTICE OF ACTION  
CONSTRUCTIVE  
SERVICE - PROPERTY**

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

CASE NO.: 241984CA  
**NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,**

**Plaintiff, vs.  
LUZ MIRYAN VASCO; 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 LUZ  
MIRYAN VASCO,  
Defendants.**  
TO: LUZ MIRYAN VASCO; 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 claim-  
ing by, through, or under those unknown  
natural persons and their several un-  
known assigns, successors in interest  
trustees, or any other persons claim-  
ing by through, under or against any cor-  
poration 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 de-  
fendants or parties who are claiming to

have any right, title or interest in and to  
the lands hereafter described; and UN-  
KNOWN SPOUSE OF LUZ MIRYAN  
VASCO:

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

Lot 5, Block 2545, Port Charlotte  
Subdivision, Section Twenty-  
Nine, according to the map or  
plat thereof, as recorded in Plat  
Book 5, Page(s) 22-A through  
22-G, 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 Albert J. Tiseo,  
Jr., Plaintiff's attorney whose address is  
Goldman, Tiseo & Sturges, P.A., 701 JC  
Center Court, Suite 3, Port Charlotte,  
Florida 33954, thirty (30) days after  
the first publication date, 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 pro-  
vision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

WITNESS my hand and seal of this  
Court November 18, 2024.

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

Albert J. Tiseo, Jr., Esq.,  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
Nov. 22, 29, 2024 24-01102T

**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](mailto:legal@businessobserverfl.com)

**Business  
Observer**