

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001227-CP
Division: Probate
IN RE: ESTATE OF
ROBERT CHARLES VALENTINE,
JR. Deceased.

The administration of the estate of ROBERT CHARLES VALENTINE, JR., deceased, whose date of death was February 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida. 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. 732.221, 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 December 6, 2024.

Personal Representative:

Jessica Duranleau

1287 Route #122
Wheelock, VT 05851

Attorney for Personal Representative:
CHEYENNE R. YOUNG

Florida Bar Number: 0515299
WOTITZKY, WOTITZKY, ROSS
& YOUNG, P.A.

1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950

Telephone: (941) 639-2171
Fax: (941) 639-8617

E-Mail: cyoung@wotitzkylaw.com

Secondary E-Mail:
jackie@wotitzkylaw.com

December 6, 13, 2024 24-01139T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-001261-CP
Division: Probate
IN RE: ESTATE OF
MICHELLE SCHUBERT,
Deceased.

The administration of the estate of MICHELLE SCHUBERT, deceased, whose date of death was June 12, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida. 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. 732.221, 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 December 6, 2024.

Personal Representative:

Katherine L. Zier

405 Holston Drive
Glade Spring, VA 24340

Attorney for Personal Representative:
CHEYENNE R. YOUNG

Florida Bar Number: 0515299
WOTITZKY, WOTITZKY, ROSS
& YOUNG, P.A.

1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950

Telephone: (941) 639-2171
Fax: (941) 639-8617

E-Mail: cyoung@wotitzkylaw.com

Secondary E-Mail:
jackie@wotitzkylaw.com

December 6, 13, 2024 24-01135T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001260-CP
Division: Probate
IN RE: ESTATE OF
JOHN W. WALMSLEY, IV,
A/K/A JOHN W. WALMSLEY,
Deceased.

The administration of the estate of JOHN W. WALMSLEY, IV, A/K/A JOHN W. WALMSLEY, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida. 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. 732.221, 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 December 6, 2024.

Personal Representative:

Brenda L. Walmsley

2836 Magdalina Drive
Punta Gorda, FL 33950

Attorney for Personal Representative:
CHEYENNE R. YOUNG

Florida Bar Number: 0515299
WOTITZKY, WOTITZKY, ROSS
& YOUNG, P.A.

1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950

Telephone: (941) 639-2171
Fax: (941) 639-8617

E-Mail: cyoung@wotitzkylaw.com

Secondary E-Mail:
jackie@wotitzkylaw.com

December 6, 13, 2024 24-01134T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001233CP
IN RE: ESTATE OF
CALVIN CHRISTOPHER GRIMES
Deceased.

The administration of the estate of Calvin Christopher Grimes, deceased, whose date of death was April 24, 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. 732.221, 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 December 6, 2024.

Personal Representative:

Brenda Jean Davis

(Nov 7, 2024 18:29 EST)

Brenda Jean Davis a/k/a

Brenda Grimes Davis

7 Green St
Gloucester, Massachusetts 01930

Attorney for Personal Representative:
Nicole Loughlin, Attorney

Florida Bar Number: 105337
Loughlin Law, P.A.

150 East Palmetto Park Road, Suite 800
Boca Raton, Florida 33432

Telephone: (561) 921-5751
Fax: (561) 931-0107

E-Mail: nicole@loughlinlawpa.com

Secondary E-Mail:
assistant@loughlinlawpa.com

December 6, 13, 2024 24-01133T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001222CP
IN RE: ESTATE OF
BEVERLY NAN BAHM,
Deceased.

The administration of the estate of BEVERLY NAN BAHM, Deceased, whose date of death was May 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is December 6, 2024.

GEORGE BAHM,**Personal Representative**

Attorney for

Personal Representative:
Scott R. Bugay, Esquire

Florida Bar No. 5207
Citicentre, Suite P600

290 NW 165 Street
Miami FL 33169

Telephone: (305) 956-9040
Fax: (305) 945-2905

Primary Email:
Scott@srblawyers.com

Secondary Email:
angelica@srblawyers.com

December 6, 13, 2024 24-01131T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001296CP
Division: Probate
IN RE: ESTATE OF
BEVERLY ANN FIGEL
Deceased.

The administration of the estate of BEVERLY ANN FIGEL, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 December 6, 2024.

Personal Representative:

Deborah Hemphill

21464 Eldred Ave
Port Charlotte, Florida 33952

Attorney for Personal Representative:
James W Mallonee

Attorney
Florida Bar Number: 0638048

946 Tamiami Trail, #206
Port Charlotte, FL 33953

Telephone: (941) 206-2223
Fax: (941) 206-2224

E-Mail:
jmallonee@jameswmallonee.com

December 6, 13, 2024 24-01130T

--- SALES / PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 24-CC-0241

**ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC, a Florida not for profit
Corporation,
Plaintiff, v.
IMA BENOIT,
Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 11/27/2024 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:

Lots 1, Block 33, ROTONDA VILLAS, according to the map or plat thereof as recorded in Plat Book 12, Page 1-A - 1-Z-15, Public Records of Charlotte County, Florida.
Commonly known as: 12360 Greenling Way, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 am on January 9th, 2025.

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 12/03/2024.

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

December 6, 13, 2024 24-01137T

FIRST INSERTION

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF REGULAR GOVERNING BOARD MEETING**

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on December 19, 2024 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
December 6, 2024

24-01140T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT FOR CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000714
IN RE: ESTATE OF
ELISA IACOBUCCI
Deceased.

The administration of the estate of Elisa Iacobucci, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 6, 2024.

Personal Representative:

Luigi Iacobucci

17 Autumn Circle
Rocky Hill, Connecticut 06067

Attorney for Personal Representative:
Kevin Hernandez, Esquire

Attorney for Personal Representative
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.

28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761

Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com

Secondary email:
david@thehernandezlaw.com

Secondary email:
victoria@thehernandezlaw.com

December 6, 13, 2024 24-01127T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001274
Division: Probate
IN RE: ESTATE OF
JOY E. SWAILS, Deceased.

The administration of the Estate of Joy E. Swails, deceased, whose date of death was April 4, 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 the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 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 the 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

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Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS / ESTATES ---

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 20TH JUDICIAL CIRCUIT, IN
 AND FOR CHARLOTTE COUNTY,
 FLORIDA
 CIVIL DIVISION
CASE NO.: 24002037CA
ON SLOW BAY FINANCIAL, LLC,
Plaintiff, vs.
DAVE ROY MCCLEARY A/K/A
DAVID R. MCCLEARY, et al.,
Defendants.
 TO: DAVE ROY MCCLEARY A/K/A
 DAVID R. MCCLEARY
 727 BONITA CT, PUNTA GORDA, FL
 33950
 CLARIBEL MCCLEARY
 727 BONITA CT, PUNTA GORDA, FL
 33950
 YOU ARE NOTIFIED that an action
 for Foreclosure of Mortgage on the fol-
 lowing described property:
 LOT 11, BLOCK W, CHAR-
 LOTTE PARK, ACCORD-
 ING TO THE MAP OR PLAT
 THEREOF, AS RECORDED IN
 PLAT BOOK 3, PAGE(S) 90A
 THROUGH 90C, INCLUSIVE,
 OF THE PUBLIC RECORDS
 OF CHARLOTTE COUNTY,
 FLORIDA.
 has been filed against you and you are
 required to serve a copy of your writ-
 ten defenses, if any, to it, on De Cubas
 & Lewis, P.A., Attorney for Plaintiff,
 whose address is PO BOX 5026, COR-
 AL SPRINGS, FL 33310 on or before

1-9-2025, a date at least thirty (30) days
 after the first publication of this Notice
 in the (Please publish in BUSINESS
 OBSERVER) and file the original with
 the Clerk of this Court either before
 service on Plaintiff's attorney or im-
 mediately 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 provi-
 sion 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.
 WITNESS my hand and the seal of
 this Court this 4th day of December,
 2024.

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

De Cubas & Lewis, P.A.,
 Attorney for Plaintiff,
 PO BOX 5026,
 CORAL SPRINGS, FL 33310
 24-02586
 December 6, 13, 2024 24-01142T

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-1201
Division Probate
IN RE: ESTATE OF
JUDY JOAN MEHAFFEY
Deceased.
 The administration of the estate of Judy
 Joan Mehaffey, deceased, whose date of
 death was June 12, 2024, is pending in
 the Circuit Court for Charlotte County,
 Florida, Probate Division, the address
 of which is 350 E. Marion Avenue, Pun-
 ta Gorda, FL 33950. The names and
 addresses of the personal representative
 and the personal representative's attor-
 ney are set forth below.
 All creditors of the decedent and oth-
 er persons having claims or demands
 against decedent's estate on whom a
 copy of this notice is required to be
 served must file their claims with this
 court ON OR BEFORE THE LATER
 OF 3 MONTHS AFTER THE TIME
 OF THE FIRST PUBLICATION OF
 THIS NOTICE OR 30 DAYS AFTER
 THE DATE OF SERVICE OF A COPY
 OF THIS NOTICE ON THEM.
 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 sur-
 viving spouse is property to which the
 Florida Uniform Disposition of Com-
 munity Property Rights at Death Act
 as described in ss. 732.216-732.228,
 Florida Statutes, applies, or may apply,
 unless a written demand is made by a
 creditor as specified under s. 732.2211,
 Florida Statutes.
 All other creditors of the decedent
 and other persons having claims or de-
 mands against decedent's estate must
 file their claims with this court WITH-
 IN 3 MONTHS AFTER THE DATE OF
 THE FIRST PUBLICATION OF THIS
 NOTICE.
 ALL CLAIMS NOT FILED WITHIN
 THE TIME PERIODS SET FORTH
 IN FLORIDA STATUTES SEC-
 TION 733.702 WILL BE FOREVER
 BARRED.
 NOTWITHSTANDING THE TIME
 PERIODS SET FORTH ABOVE, ANY
 CLAIM FILED TWO (2) YEARS OR
 MORE AFTER THE DECEDENT'S
 DATE OF DEATH IS BARRED.
 The date of first publication of this
 notice is December 6, 2024.
Personal Representative:
Fawn Ann Minchin
 1608 Roosevelt Drive
 Greentield, Indiana 46140
 Attorney for Personal Representative:
 Douglas A. Dodson, II
 Florida Bar Number: 126439
 DORCEY LAW FIRM PLC
 10181 Six Mile Cypress Parkway, Ste C
 Fort Myers, FL 33966
 Telephone: (239) 418-0169
 Fax: (239) 418-0048
 E-Mail: douglas@dorceylaw.com
 Secondary E-Mail:
 probate@dorceylaw.com
 December 6, 13, 2024 24-01141T

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE
 TWENTIETH JUDICIAL
 CIRCUIT IN AND FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-988
IN RE: ESTATE OF
MICHAEL J. COCIMANO
Deceased.
 The administration of the estate of
 Michael J. Cocimano, deceased, whose
 date of death was June 28, 2024 file
 number 2024-CP-988, is pending in the
 Circuit Court for Charlotte County,
 Florida, Probate Division, the address
 of which is 350 East Marion Avenue,
 Punta Gorda, Florida 33950. The name
 and addresses of the Personal Repre-
 sentative and the Personal Representa-
 tive's attorney are set forth below.
 All creditors of the decedent and oth-
 er persons having claims or demands
 against the decedent's estate on whom
 a copy of this notice is required to be
 served must file their claims with this
 court 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 the 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 STATUTE SECTION §733.702
 OF THE FLORIDA PROBATE CODE
 WILL BE FOREVER BARRED. NOT-
 WITHSTANDING THE TIME PE-
 RIODS SET FORTH ABOVE, ANY
 CLAIM FILED TWO (2) YEARS OR
 MORE AFTER THE DECEDENT'S
 DATE OF DEATH IS BARRED.
 A personal representative or curator
 has no duty to discover whether any
 property held at the time of the deced-
 ent's death by the decedent or the de-
 cedent's surviving spouse is property to
 which the Florida Uniform Disposition
 of Community Property Rights at Death
 Act as described in Florida Statutes sec-
 tions 732.216-732.228, applies, or may
 apply, unless a written demand is made
 by a creditor as specified under Florida
 Statute section 732.2211.
 The date of first publication of this
 notice is December 6, 2024.
 Signed on this 3rd day of December,
 2024.

Theresa M. Donoza, as
Personal Representative
 9490 Old Jones Lane
 Dunkirk, MD 20754
 THE BAIN LAW FIRM P.L.
 Attorney for the
 Personal Representative
 /s/ Basil L. Bain
 Basil L. Bain
 Florida Bar No.: 106186
 The Bain Law Firm P.L.
 4099 Tamiami Trail North, Ste. 208
 Naples, FL 34103
 Telephone: (239) 434-2294
 Primary E-mail:
 blb@bainlawfirm.com
 E-mail: legaladmin@bainlawfirm.com
 December 6, 13, 2024 24-01143T

**PUBLISH YOUR
 LEGAL NOTICE**

Email
legal@businessobserverfl.com

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

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

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on January 15, 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 10, Block 5095, PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, according to the plat thereof, recorded in Plat Book 10, Page 1A, of the Public Records of Charlotte County, Florida. Property Address: 6294 Thorman Road, Port Charlotte, FL 33981

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 12/03/2024.

Roger D. Eaton
Clerk of the Circuit Court
(SEAL) By: B. Lackey
DEPUTY CLERK
December 6, 13, 2024 24-01138T

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. 24000087CA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST AGREEMENT DATED OCTOBER 22, 2003, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2024, and entered in 24000087CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida,

wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; UNKNOWN BENEFICIARIES OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GAY A. NUCKOLLS 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 December 23, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK E, HOLIDAY MOBILE ESTATES 3RD ADDITION, AS PER PLAT THEREOF,

FIRST INSERTION

RECORDED IN PLAT BOOK 13, PAGE 30A THROUGH 30E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH-DOUBLE WIDE 1980 MOBILE HOME; VIN NUMBERS 6340B/A
Property Address: 1429 BLUE HERON DRIVE, ENGLEWOOD, FL 34224

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 11/26/2024.

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

Submitted by:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-166633 - MaM
December 6, 13, 2024 24-01128T

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

THIRD 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 immediately 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 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.

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 (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

SECOND 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 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.

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

SECOND 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@sbslaw.com
Secondary E-Mail:
bmerhige@sbslaw.com
Nov. 29; Dec. 6, 2024 24-01126T

FIRST INSERTION

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

CASE NO: 24001467CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. IVONNE M. RUIZ and CESAR A. CAMARGO, Defendants.

TO: IVONNE M. RUIZ and CESAR A. CAMARGO
11890 SW 8TH ST UNIT 502, MIAMI, FL 33184

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

Lot 17, Block 114, Rotonda Meadows, according to the plat thereof, recorded in Plat Book 10, Pages 15A through 15Z18, Public Records, Charlotte County, Florida.

Which has the address of 4 Aspen Ct, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276),

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

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

DATED on December 2, 2024.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace (SEAL)
As Deputy Clerk

Association Legal Services, LLC
Plaintiff's attorney
12600 World Plaza Lane. Build.#63
Fort Myers, FL 33907
(239-887-4276)
leland@associationlegalservices.com
December 6, 13, 2024 24-01132T

SECOND 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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands

against the decedent's estate, including unmaturred, 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 Bermont Avenue
LeHigh Acres, FL 33936

Attorney for Person Giving Notice:
DEAN HANWINCKEL
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

SECOND 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 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 Ryniec	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

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 10 day of January, 2025, 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 SOUTH-EASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14" EAST ALONG THE SOUTH-EASTERLY 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-SOUTH-EASTERLY 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 11/26/2024.
ROGER D. EATON
Clerk Of The Circuit Court
(SEAL) By: B. Lackey
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
22-00480
December 6, 13, 2024 24-01129T

--- ACTIONS / SALES ---

SECOND 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

FOURTH 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
MILLICENT 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

SECOND 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 OBBRIEN A/K/A IRIS WINIFRED OBBRIEN, 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 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 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

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, 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@EXLEGAL.COM
1000009754
Nov. 29; Dec. 6, 2024 24-01116T

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
24-00975
Nov. 29; Dec. 6, 2024 24-01124T

THIRD 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.

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

--- PUBLIC SALES / ESTATES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No.: 24001250CP
Division: Probate
IN RE: ESTATE OF JUDITH L. TAPSCOTT Deceased.

The administration of the estate of Judith L. Tapscott, deceased, whose date of death was March 23, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 Friday, November 29, 2024.

Personal Representative:
Roxanne J. Fedraw
1084 Ballfield Road
Hortense, Georgia 31543
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney FOR Personal Representative
Florida Bar Number: 071110
WELLBAUM LAW, PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
karen@wellbaumlaw.com
Nov. 29; Dec. 6, 2024 24-01122T

SECOND 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	Shaunnessy 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

THIRD 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 action 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-

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No. 24-001173-CP
Division: Probate
IN RE: ESTATE OF KENNETH G. KIRKWOOD, Deceased.

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

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

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

All other creditors of the decedent 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:
Jamie L. Kirkwood
420 Caicos Dr.
Punta Gorda, FL 33950
Attorney for Personal Representative:
Guy S. Emerich, Esq.
Florida Bar Number: 126991
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail:
sziegler@farr.com and
probate@farr.com
Nov. 29; Dec. 6, 2024 24-01121T



Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386