

# CHARLOTTE COUNTY LEGAL NOTICES

## --- SALES ---

### FIRST INSERTION

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

CIVIL DIVISION:  
**CASE NO.: 22001160CA**  
**RESIDENTIAL INVESTMENT TRUST IV,**  
**Plaintiff, vs.**  
**BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; CAPITAL LEGAL FUNDING LLC,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of November 2024 and entered in Case No. 22001160CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County,

Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff, BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; CAPITAL LEGAL FUNDING LLC, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 6th day of January 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 11, PORT CHARLOTTE SUBDIVISION SECTION SIX, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 7A THROUGH 7F, IN-

CLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 141 CARLISLE AVENUE NW, PORT CHARLOTTE, FL 33952  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 12/06/2024.

Roger D. Eaton  
 Clerk of The Circuit Court  
 (SEAL) By: D. Gerace  
 Deputy Clerk  
 DELUCA LAW GROUP, PLLC.  
 Attorney for the Plaintiff  
 2101 NE 26th Street  
 Fort Lauderdale, FL 33305  
 Telephone (954) 368-1311 |  
 Fax: (954) 200-8649  
[service@delucalawgroup.com](mailto:service@delucalawgroup.com)  
 22-05230  
 December 13, 20, 2024 24-01150T

## --- PUBLIC SALES ---

### FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES,

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of CubeSmart 5862, located at 395 Longley Drive, Port Charlotte, Florida, 33953, in the County of Charlotte, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, this 6th day of December 2024. OWNER: TSO Tamiami, LP December 13, 2024 24-01152T

### FIRST INSERTION

#### NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on December 6, 2024, issued an Environmental Resource Permit (Permit Number 08-111299-P, Application Number 240703-44598) with conditions to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982 and Babcock Ranch Community Independent Special District at 42911 Lake Babcock Drive, Babcock Ranch, FL 33982 for the Construction and Operation of a stormwater management (SWM) system serving 359.08 acres of mitigation development known as BRC Mitigation Area E16, E19, E20, F1, F2, and F3A. This permit authorizes the implementation of the on-site mitigation activities within Mitigation Area E16, E19, E20, F1, F2, and F3A. The property is located within Mitigation Areas E16, E19, E20, F1, F2, and F3A located in Sections 9, 10, 15, 16, 21, 22, 23, 26, and 27, Township 42 South, Range 26 East, Charlotte County, Florida.

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

### NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

#### RIGHT TO REQUEST ADMINISTRATIVE HEARING

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

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

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

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

#### FILING INSTRUCTIONS

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

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

#### INITIATION OF ADMINISTRATIVE HEARING

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

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

#### MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

#### RIGHT TO SEEK JUDICIAL

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

December 13, 2024

24-01166T

### FIRST INSERTION

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

CIVIL DIVISION  
**Case No.: 23001398CC**

**THE TREETOPS AT RANGER POINT HOMEOWNERS' ASSOCIATION, INC.,**  
 a Florida not-for-profit-corporation  
**Plaintiff, vs.**  
**PACIFIC AMERICAN INVESTMENTS, LLC;**  
**their devisees, grantees, creditors,**  
**and all other parties claiming by,**  
**through, under or against them**  
**and all unknown natural persons,**  
**if alive and if not known to be dead**  
**or alive, their several and respective**  
**spouses, heirs, devisees grantees,**  
**and creditors or other parties**  
**claiming by, through, or under those**  
**unknown natural persons and their**

several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described,  
**Defendants.**  
 NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on January 8, 2025, at 11:00 a.m. at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com), in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 40, Tree Tops at Ranger Point, Phase I, according to the plat thereof, recorded in Plat Book 16, Pages 50A through 50C, of the Public Records of Charlotte County, Florida. Commonly Known As: 4281 Oak Terrace Circle, Port Charlotte, FL 33953

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 2023-001398CC, THE TREETOPS AT RANGER POINT HOMEOWNERS' ASSOCIATION, INC., vs. PACIFIC AMERICAN INVESTMENTS, LLC.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta

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 12/09/2024.

Roger D. Eaton, Clerk  
 (SEAL) By: B. Lackey  
 Deputy Clerk  
 Ernest W. Sturges, Jr., Esq.,  
 701 JC Center Court, Suite 3,  
 Port Charlotte, FL 33954  
 December 13, 20, 2024 24-01156T

### 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.: 22001153CA**

**RESIDENTIAL INVESTMENT TRUST IV,**  
**Plaintiff, vs.**  
**BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; GREEN HOUSE SOLAR AND AIR, INC,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of November 2024 and entered in Case No. 22001153CA of the Circuit Court of the 20TH Judicial

Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; GREEN HOUSE SOLAR AND AIR, INC., are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 6th day of January 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 640, BLOCK 2091, OF PORT CHARLOTTE SUBDIVISION, SECTION 36, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED

IN PLAT BOOK 5, PAGE 40, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 21811 EDGEWATER DRIVE, PORT CHARLOTTE, FL 33952  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350

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

Dated this day of 12/05/2024.

Roger D. Eaton  
 Clerk of The Circuit Court  
 (SEAL) By: B. Lackey  
 Deputy Clerk  
 DELUCA LAW GROUP, PLLC.  
 Attorney for the Plaintiff  
 2101 NE 26th Street  
 Fort Lauderdale, FL 33305  
 Telephone (954) 368-1311 |  
 Fax: (954) 200-8649  
[service@delucalawgroup.com](mailto:service@delucalawgroup.com)  
 22-05228  
 December 13, 20, 2024 24-01149T

# Q&A

## Are there different types of legal notices?

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

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

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

## Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



--- ACTIONS / 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.: 23-CC-1445  
**ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. JULIANA REYES-CHAHIN, Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 12/05/2024 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(S) #13, Block #122, ROTONDA MEADOWS, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court recorded in DC2330/2119-TJB 2330/2121 2631/67&712789/390 of Charlotte County, Florida.  
Commonly known as: 8 Cala-

mondin 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 27th, 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 12/05/2024.  
Roger D. Eaton, Clerk of Court (SEAL) By: D. Gerace  
December 13, 20, 2024 24-01148T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO. 24001776CA

**SHANE DENSLAW, Plaintiff, MICHEL CHERY, if alive and if not her unknown spouse, heirs, devisees, grantees, creditors or other parties claiming by, through, under or against MICHEL CHERY, and CHARLOTTE COUNTY TAX COLLECTOR Defendants,**

TO THE DEFENDANTS: MICHEL CHERY, if alive and if not her unknown spouse, heirs, devisees, grantees, creditors or other parties claiming by, through, under or against MICHEL CHERY who may claim an interest in the real property which is subject of this action.

YOU ARE HEREBY NOTIFIED that an action for quieting title for the following property in Charlotte County, Florida has been filed against you:

Lot 15, Block 3217, PORT CHARLOTTE SUBDIVISION, Section 51, a Subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 65A-65H, of the Public Records of Charlotte County, Florida.  
More commonly known as: 22492 Cezane Ave, Port Charlotte, FL 33952  
Parcel #402211227024

YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: paralegal@spearinglaw.com, on or before January 13, 2025. If you fail to do so, 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 at Charlotte County, Florida, this 6th day of December, 2024.  
Clerk of Circuit Court  
By: B. Lackey (SEAL)  
Irina Prell, Esq.,  
3729 Chiquita Blvd. S.,  
Cape Coral, FL 33914,  
Tel. (239) 231-2222,  
email: paralegal@spearinglaw.com  
Dec. 13, 20, 27, 2024; Jan. 3, 2025  
24-01155T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 24001563CA

**DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT STEELE, DECEASED, et al., Defendant(s).**

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT T. STEELE, DECEASED  
Whose last known residence(s) is/ are:

2094 Carpetgreen Street, Port Charlotte, FL 33948  
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND 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 SPOUSE, HEIRS, DEVISEES, GRANTEEES, BENEFICIARIES OR OTHER CLAIMANTS  
Whose last known residence(s) is/ are:

2094 Carpetgreen Street, Port Charlotte, FL 33948  
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 thereof 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@dwardmanlaw.com, within thirty (30) days of the first publication of this Notice The Business Observer

or by 1-14-2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 9, BLOCK 332, PORT CHARLOTTE SUBDIVISION, SECTION 21, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12-A THRU 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
PARCEL IDENTIFICATION NUMBER: 402218230009  
A/K/A 2094 CARPETGREEN STREET, PORT CHARLOTTE, FL 33948

If you fail to file your response or answer, 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@dwardmanlaw.com, within thirty (30) days of the first publication of this Notice in The Business Observer, 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 at Charlotte County this 9 day of December, 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@dwardmanlaw.com  
December 13, 20, 2024 24-01158T

FIRST INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE**  
**PERSONAL PROPERTY**  
IN THE COUNTY COURT OF CHARLOTTE COUNTY, FLORIDA  
Case No: 24001424CC

**Ally Bank v. Bernard J. Suskie Defendant(s).**

TO: Bernard J. Suskie: LAST KNOWN ADDRESS: 26347 Seminole Lakes Blvd, Punta Gorda, FL 33955  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Charlotte County, Florida, more particularly described as follows:  
2010 Winnebago Adventurer (VIN No: 1F6N-F53Y090A02043)

This action has been filed against you and you are required to serve a copy

of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after 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.

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 the 10th day of December, 2024.

Circuit and County Courts  
By: B. Lackey (SEAL)  
Deputy Clerk  
LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
24-331534 RPO1 AYL  
Dec. 13, 20, 27, 2024; Jan. 3, 2025  
24-01165T

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 24-CC-000586

**JOHSUA ROLLINS, as account holder of the American Estate and Trust FBO Joshua Rollins, Plaintiff, v. WECAN MSM, LLC a Utah limited liability company; ROTONDA SANDS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation. Defendants.**

NOTICE is hereby given that pursuant to the Final Judgment entered in Charlotte County Civil Case Number 24000586CC of the Twentieth Judicial Circuit in and for Charlotte County, Florida, that the following property will be sold in Charlotte County, Florida by the Charlotte County Clerk, described as:

LOT 114, Block 4, ROTONDA SANDS NORTH REPLAT - UNIT 1, According to the plat thereof, as recorded in Plat Book 11, Pages 4A through 4Z2, of the Public Records of Charlotte County, Florida.  
Being Known As: 10 Transon Lane, Placida, Florida 33946  
At public sale, to the highest and best bidder for cash, online at www.charlotte.realforeclose.com, at 11:00 a.m. on the 31st day of January, 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 BEFORE THE CLERK REPORTS THE SURPLUS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Dated: 12/10/2024  
Roger D. Eaton  
Clerk of the Circuit Court (SEAL) By: B. Lackey  
Deputy Clerk  
ROBERT D. POLLOCK, ESQ.  
BLALOCK WALTERS, P.A.  
802 11TH STREET WEST  
BRADENTON, FL 34205  
December 13, 20, 2024 24-01160T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2024CA002113

**DISCOVER BANK Plaintiff(s), vs. BETHANY EILEEN RAYAKA BETHANY RAY; DAVID STEVEN RAY; BETHANY EILEEN RAY AKA BETHANY RAY AS TRUSTEE OF THE DAVID STEVEN RAY AND BETHANY RAY REVOCABLE TRUST, DATED JULY 26, 2022; DAVID STEVEN RAY AS TRUSTEE OF THE DAVID STEVEN RAY AND BETHANY RAY REVOCABLE TRUST, DATED JULY 26, 2022; FLORIDA POWER MANAGEMENT; THE UNKNOWN BENEFICIARIES OF THE DAVID STEVEN RAY AND BETHANY RAY REVOCABLE TRUST, DATED JULY 26, 2022; SUNNOVA TE MANAGEMENT LLC; THE UNKNOWN SPOUSE OF BETHANY EILEEN RAY AKA BETHANY RAY; THE UNKNOWN SPOUSE OF DAVID STEVEN RAY; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**

TO: THE UNKNOWN BENEFICIARIES OF THE DAVID STEVEN RAY AND BETHANY RAY REVOCABLE TRUST, DATED JULY 26, 2022  
LAST KNOWN ADDRESS: UNKNOWN  
CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real property described as follows:

LOTS 12 AND 13, BLOCK 3582, PORT CHARLOTTE SUBDIVISION, SECTION 62, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Property address: 6188 Rosewood Drive, Englewood, FL 34224  
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first 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.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 6th day of December, 2024.  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
By: B. Lackey (SEAL)  
Deputy Clerk  
Plaintiff Atty: Padgett Law Group  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 24-010521-1  
December 13, 20, 2024 24-01151T

CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Property address: 6188 Rosewood Drive, Englewood, FL 34224  
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first 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.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 6th day of December, 2024.  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
By: B. Lackey (SEAL)  
Deputy Clerk  
Plaintiff Atty: Padgett Law Group  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 24-010521-1  
December 13, 20, 2024 24-01151T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO: 24001386CC

**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. JOSEPH MILAZZO, Defendant.**

TO: JOSEPH MILAZZO  
19 PETTICOAT LN,  
TRUMBULL, CT 06611-1432

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

Lot 918, ROTONDA HEIGHTS, according to the Plat thereof, recorded in Plat Book 8, Pages 26F through 26U, of the public Records of Charlotte County, Florida.  
Which has the address of 254 SPRING DR, ROTONDA WEST, FL 33947

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 26 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 13, 20, 2024 24-01154T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 23001931CA

**CARRINGTON MORTGAGE SERVICES LLC Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJORIE E. RANGER AKA MARJORIE E. BAKER AKA MARJORIE ELLEN RANGER, DECEASED, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23001931CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein, CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJORIE E. RANGER AKA MARJORIE E. BAKER AKA MARJORIE ELLEN RANGER, DECEASED, et al., are Defendants, Clerk of Circuit Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com, on January 16, 2025 at 11:00 AM, the following described property:

DEED 1: LOTS 8 AND 9, BLOCK 133, HARBOUR HEIGHTS, SECTION 4 REVISED PART 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 80A AND 80B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
DEED 2: LOT 10, BLOCK 133, HARBOUR HEIGHTS, SECTION 4 REVISED PART 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 80A AND 80B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.  
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 12/09/2024.  
ROGER D. EATON  
Clerk Circuit Court (SEAL) By: /s/Brittany Lackey  
Deputy Clerk  
Submitted by:  
GREENSPOON MARDER, LLP  
23-000666-01 / 58341.1744 / Jean Schwartz  
December 13, 20, 2024 24-01159T

HEIGHTS, SECTION 4 REVISED PART 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 80A AND 80B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
DEED 2: LOT 10, BLOCK 133, HARBOUR HEIGHTS, SECTION 4 REVISED PART 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 80A AND 80B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.  
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 12/09/2024.  
ROGER D. EATON  
Clerk Circuit Court (SEAL) By: /s/Brittany Lackey  
Deputy Clerk  
Submitted by:  
GREENSPOON MARDER, LLP  
23-000666-01 / 58341.1744 / Jean Schwartz  
December 13, 20, 2024 24-01159T

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.: 24000300CA

**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KEITH LAVALLA-PARISH A/K/A KEITH A. LAVALLA-PARISH; RIVERCLUB OF PORT CHARLOTTE HOMEOWNERS ASSOCIATION INC.; AURIEL L. LAVALLA A/K/A AURIEL LEE BARNES; UNKNOWN SPOUSE OF KEITH LAVALLA-PARISH A/K/A KEITH A. LAVALLA-PARISH; UNKNOWN SPOUSE OF AURIEL L. LAVALLA-PARISH A/K/A AURIEL LEE BARNES; 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 14 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 124, RIVER CLUB, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 25A THROUGH 25L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 4028 RIVER BANK WAY, PORT CHARLOTTE, FL 33980

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 12/10/2024.  
ROGER D. EATON  
Clerk Of The Circuit Court  
By: (SEAL) 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  
24-00200  
December 13, 20, 2024 24-01163T



--- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24000925CP  
IN RE: ESTATE OF  
ANTOINETTE TONINI  
Deceased.**

The administration of the estate of Antoinette Tonini, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

**Personal Representative:  
Tito Tonini**

24300 Airport Road, #91  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Rodolfo Suarez Jr. Esq.,  
Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd, Suite 1620  
Miami, Florida 33156  
Telephone: 305 448-4244  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
December 13, 20, 2024 24-01144T

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 24001310CP  
Division: Probate  
IN RE: ESTATE OF  
LISA A. DAVIS, Deceased.**

The administration of the estate of Lisa A. Davis, deceased, whose date of death was April 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 13, 2024.

**Personal Representative:  
Amber Nicole Baty  
c/o Ledbetter Law Group**

229 Pensacola Rd.  
Venice, FL 34285  
Attorney for Personal Representative:  
Ledbetter Law Group  
Steven W. Ledbetter, Esq.,  
FL Bar No. 41345  
Email: steve@LedbetterLawFL.com  
Callie W. Cowan, Esq.,  
FL Bar No. 57893  
Email: callie@LedbetterLawFL.com  
Jada W. Terreros, Esq.,  
FL Bar No. 1032584  
Email: jada@LedbetterLawFL.com  
229 Pensacola Road  
Venice, Florida 34285  
Tel: (941) 256-3965 Fax: (941) 866-7514  
2nd Email:  
probate@LedbetterLawFL.com  
December 13, 20, 2024 24-01146T

# Q&A

## What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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

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

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-001138-CP  
IN RE: ESTATE OF  
JANICE D. KASONY,  
Deceased.**

The administration of the estate of JANICE D. KASONY, deceased, whose date of death was January 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County. 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

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24001281CP  
Division Probate  
IN RE: ESTATE OF  
Vera Joan Elko,  
a/k/a Vera J. Elko  
Deceased.**

The administration of the estate of Vera Joan Elko, a/k/a Vera J. Elko, deceased, whose date of death was September 28, 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

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

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

The personal representative has no duty to discover whether any property

personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

## FIRST INSERTION

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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

## FIRST INSERTION

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

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

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

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

Signed on this 10th day of December, 2024.

/s/Sandra A. Merritt

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

**Personal Representative:**

**LEAH M. KASONY**  
60 Dunn Street  
McKees Rocks, PA 15136  
Attorney for Personal Representative:  
/s/ Patricia Keyes  
Patricia Keyes  
E-Mail Addresses:  
patty@mykplaw.org  
jodi@mykplaw.org  
Florida Bar No. 61663  
Law Office of Patricia Keyes, P.A.  
111 N Pine Island Road  
Plantation, FL 33324  
Telephone: 954-233-0682  
December 13, 20, 2024 24-01161T

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-1185-CP  
IN RE: ESTATE OF  
CATHERINE ANNE GRIFFITH  
Deceased.**

The administration of the estate of Catherine Anne Griffith, deceased, whose date of death was September 8, 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 13, 2024.

**Personal Representative:  
Christopher R. Griffith**

340 SW Santa Barbara Place  
Cape Coral, Florida 33914  
Attorney for Personal Representative:  
/s/ Jacqueline A. Wong  
Jacqueline A. Wong, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 1018248  
THE ESTATE PLAN  
135 San Lorenzo Avenue, Suite 750  
Coral Gables, Florida 33146  
Telephone: (305) 665-8888  
Fax: (305) 665-3939  
E-Mail: thefirm@tepfll.com  
Secondary E-Mail: jwong@tepfll.com  
December 13, 20, 2024 24-01157T

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
File No. 24001153CP  
Division PROBATE  
IN RE: ESTATE OF  
DANIEL PATRICK GREENAWAY  
Deceased.**

The administration of the estate of DANIEL PATRICK GREENAWAY, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 13, 2024.

**Personal Representative:  
Kathryn Bauer**

913 Emerald Drive  
Storm Lake, Iowa 50588  
Attorney for Personal Representative:  
Jessica K. Close, Esq., Attorney  
Florida Bar Number: 1011273  
737 S. Indiana Ave., Suite B  
Englewood, FL 34223  
Telephone: (941) 548-7883  
Fax: (941) 841-4051  
E-Mail: jclose@closelegal.com  
Secondary E-Mail:  
office@closelegal.com  
December 13, 20, 2024 24-01145T

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24001240CP  
IN RE: ESTATE OF  
Rose Gayle Buti  
Deceased.**

The administration of the estate of Rose Gayle Buti, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The 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 ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 13, 2024.

**Roseanne Van Den Eeckhout**

P.O. Address: 57629 Tunnel Line,  
RR#2, Vienna, Ontario N0J 1Z0  
Canada  
**Cheryl Rochus**  
P.O. Address: 5 Warren Street, Aylmer,  
Ontario N5H 1E8 Canada  
**Personal Representative**  
Hodgson Russ LLP  
Attorneys for Personal Representative  
440 Royal Palm Way, Suite 202  
Palm Beach, FL 33480  
Telephone: (561) 656-8013  
By: Paul A. Baldovin, Jr. Esq.  
Florida Bar No. 376787  
Email Addresses:  
pbaldovin@hodgsonruss.com  
December 13, 20, 2024 24-01153T

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24001294CP  
Division Probate  
IN RE: ESTATE OF  
HAMILTON HERNANDO EMERY  
III Deceased.**

The administration of the estate of HAMILTON HERNANDO EMERY III, deceased, whose date of death was December 20, 2023, 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 13, 2024.

**Personal Representative:  
Hamilton Hernando Emery IV**

23445 Rocket Ave  
Port Charlotte, Florida 33954  
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  
E-Mail:  
hchalmers@jameswmallonee.com  
December 13, 20, 2024 24-01147T

## PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

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

**Business  
Observer**



## SUBSEQUENT INSERTIONS

## --- ACTIONS / ESTATES / SALES ---

## THIRD 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: Geraldo 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 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 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 SOUTHEASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF THE SECOND STREET, A DISTANCE OF 86.84 FEET; THENCE SOUTH 40° 41' 46" EAST, A DISTANCE OF 157.76 FEET TO THE SOUTH-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  
 ervice@decubaslewis.com  
 22-00480  
 December 6, 13, 2024 24-01129T

## FOURTH 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 im-

mediately 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: 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 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, 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 December 6, 2024.

**Personal Representative:**  
**Fawn Ann Minchin**  
 1608 Roosevelt Drive  
 Greenfield, 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

## SECOND INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-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 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 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. 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 Florida Statutes sections 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

## SECOND 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 IA, 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

## SECOND INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 24002037CA**  
**ONSLow 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 following described property:

LOT 11, BLOCK W, CHARLOTTE PARK, ACCORDING 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 written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL 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 immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS My hand and the seal of this Court this 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

## FOURTH INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO. 24001973CA**  
**BIRSCEO 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 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



## --- ACTIONS / SALES / ESTATES ---

## FOURTH 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 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, UNDER A 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, 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

## SECOND 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:  
 ervesice1@thehernandezlaw.com  
 Secondary email:  
 david@thehernandezlaw.com  
 Secondary email:  
 victoria@thehernandezlaw.com  
 December 6, 13, 2024 24-01127T

## SECOND 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 TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 the surviving spouse or a beneficiary as specified under Section 732.221.

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

**Personal Representative:**  
**Ashley B. Scaringella**  
 150 Coconut Street  
 Port Charlotte, FL 33980  
 Attorney for Personal Representative:  
 Kevin A. Kyle  
 Attorney for Personal Representative  
 Florida Bar Number: 980595  
 GREEN SCHOENFELD & KYLE LLP  
 1380 Royal Palm Square Boulevard  
 Fort Myers, Florida 33919  
 Telephone: (239) 936-7200  
 Fax: (239) 936-7997  
 E-Mail: kevin.kyle@gskattorneys.com  
 December 6, 13, 2024 24-01136T

## --- ESTATE ---

## SECOND 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. 732.2211, 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 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

## SECOND 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. 732.2211, 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 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

## SECOND 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. 732.2211, 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 December 6, 2024.

**Personal Representative:**  
**Brenda L. Walmsley**  
 2836 Magdalena 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

## SECOND INSERTION

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

**PROBATE DIVISION**  
**File No. 24-001233-CP**  
**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. 732.2211, 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 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

## SECOND 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.

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

**Personal Representative:**  
**GEORGE BAHM,**  
 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

## SECOND 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. 732.2211, 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 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