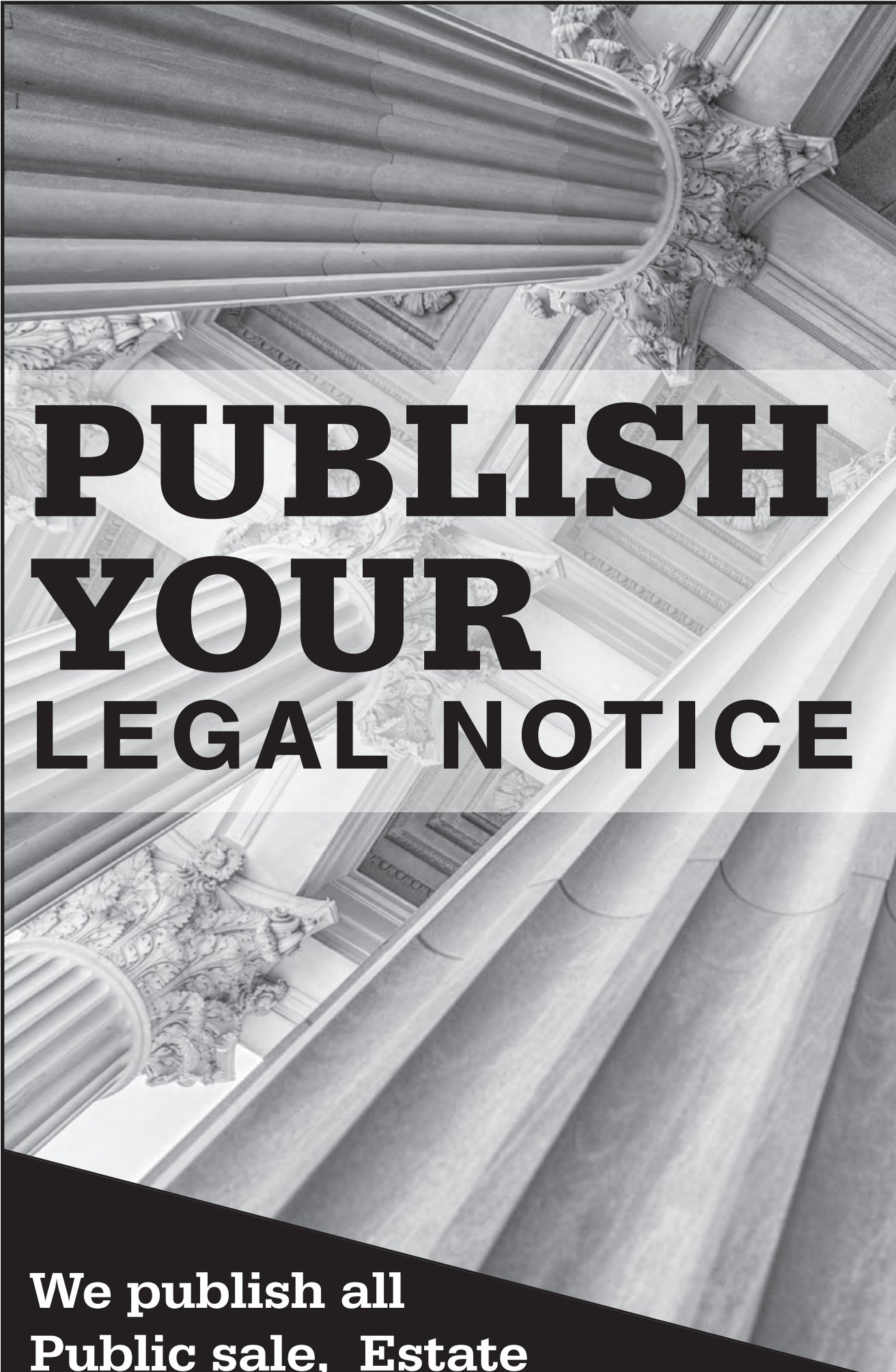


CHARLOTTE COUNTY LEGAL NOTICES



# 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** and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

V20878\_V22

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on January 20, 2025, at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

- Cody Langan 5014 \$677.30
- Dorothy Robinson 1080 \$574.30
- George Haray 2032 \$848.10
- Brian Pierre 3046 \$441.70
- Ashley May 3130 \$477.50
- Gregg Voorhees 6004 \$4,024.05

January 3, 10, 2025

25-00001T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Gasparilla Garage, Inc gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 01/27/25 at 9:00 AM at 7531 Sawyer Circle, Port Charlotte, FL 33981 941-830-3137 for \$12,117.95 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 1FTNW21F72ED48600 2002 Ford

January 3, 2025

25-00002T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 01/23/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

- |      |                  |                       |
|------|------------------|-----------------------|
| 719  | Robert Contreras | Boxes, Shelves, Tools |
| 722  | Sean Blackmore   | Artwork, Boxes, Bags  |
| 2127 | Jason Reedy      | Model Boat, Box       |
| 2221 | Fredrika Reed    | Couch, Kitchen Items  |
| 2436 | Charito Silvis   | Totes, Furniture      |

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

January 3, 10, 2025

25-00003T

# SAVE TIME



Email your Legal Notice

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

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

LV20906\_V19







## --- ESTATE / PUBLIC SALES / ACTIONS ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, IN AND  
FOR CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO. 24001190CP**  
**IN RE: ESTATE OF**  
**JAMES F. SINCLAIR, JR.,**  
**Deceased**

The administration of the Estate of James F. Sinclair, Jr., deceased, File Number 24001190CP, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.302 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.

Publication of this Notice has begun on December 27, 2024.

**Allan Cohen,**  
**Personal Representative**  
Michael N. Schneider  
Florida Bar No. 166929  
Ansbacher, Schneider & Trager, P.A.  
Attorney for Personal Representative  
5150 Belford Road, Building 100  
Jacksonville, Florida 32256  
(904) 296-0100  
mschneider@jaxlaw.com  
Dec. 27, 2024; Jan. 3, 2025

24-01207T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO. 24-CP-1356**  
**IN RE: ESTATE OF**

**KAREN D. MOSSO, Deceased.**  
The administration of the Estate of Karen D. Mossos, deceased, whose date of death was November 12, 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 33950. The names and addresses of the Personal Representatives 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 27, 2024.

**/s/ William Wilcox**  
**William Wilcox**  
4520 Skyline Boulevard #108  
Cape Coral, FL 33914  
**/s/ Alvaro Sanchez**  
Alvaro C. Sanchez  
Attorney for the Petitioner  
1714 Cape Coral Parkway East  
Cape Coral, FL 33904  
Tel: (239) 542-4733  
Fax: (239) 542-9203  
FLA BAR NO 105539  
Email: alvaro@capecoralattorney.com  
Email:  
courtfilings@capecoralattorney.com  
Dec. 27, 2024; Jan. 3, 2025

24-01208T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE #: 2024-CP-001278**  
**IN RE: ESTATE OF**  
**RICHARD D. MALCOMSON,**  
**Deceased.**

The administration of the estate of RICHARD D. MALCOMSON, deceased, whose date of death was October 22, 2024; is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division; File Number 2024-CP-001278; the address of which 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or

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

ALL CLAIMS NOT SO FILED 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 27, 2024.

**Personal Representative:**  
**Louise M. Malcomson**  
307 Mendez Dr.  
Sarasota, FL 34243.

Attorney for Personal Representative:  
Gregory A. Kaiser, Esquire -  
greg@wtpelf.com  
FBN 47376

Attorney for  
**LOUISE M. MALCOMSON, PR**  
Wills, Trusts, Probate  
and Elder Law Firm  
6751 Professional Parkway, Suite 104  
Sarasota, Florida 34240  
Telephone (941) 914-9145 -  
Fax (941) 914-9514  
Dec. 27, 2024; Jan. 3, 2025

24-01205T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-001293**  
**IN RE: ESTATE OF**  
**LISA MARIE MAHER,**  
**Deceased.**

The administration of the estate of LISA MARIE MAHER, deceased, whose date of death was October 10, 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, 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 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 27, 2024.

**Personal Representative:**  
**ALVIN ROUND**  
13564 Jaeger Avenue  
Port Charlotte, Florida 33953  
Attorney for Personal Representative:  
**JOHN FERRARI, JR.**  
Attorney

Florida Bar Number: 111132  
Ferrari, Butler & Money-maker, PLLC  
2520 Tamiami Trail North, Suite 11  
Nokomis, Florida 34275  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalf.com  
Secondary E-Mail:  
pollyb@elderlegalf.com  
Dec. 27, 2024; Jan. 3, 2025

24-01209T

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

**SHANE DENSLOW,**  
**Plaintiff,**  
**MICHEL CHERY, if alive and if**  
**not her unknown spouse, heirs,**  
**devises, 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 ac-

## SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

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

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

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

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **January 14th, 2025 at 10AM**

Occupant Name	Unit	Description of Property	
Gina Friemann	10062	Household Items	
Oliver Barton	4007	Household Items	
December 27, 2024; January 3, 2025			24-01199T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 24-001340-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**GLORIA A. SOLANO, Deceased.**  
**TO ALL PERSONS HAVING CLAIMS**  
**OR DEMANDS AGAINST THE**  
**ABOVE ESTATE:**

You are hereby notified that an Order of Summary Administration has been entered in the estate of Gloria A. Solano, deceased, File Number 24-001340-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was September 16, 2024; that the total value of the estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Ricardo R. Solano  
7062 Spinnaker Blvd.  
Englewood, FL 34224  
Maria E. Watson, f/k/a

Maria E. Solano  
1600 Willoughby Park Ct., Unit #4  
Wilmington, NC 28412  
Mariel M. Davenport  
5610 Garrett Lea Park  
Wilmington, NC 28412  
Edward R. Dyer  
32 Collinsworth Drive  
Clayton, NC 27527  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is December 27, 2024.

**Person Giving Notice:**  
**Ricardo R. Solano**  
7062 Spinnaker Blvd.  
Englewood, FL 34224

Attorney for Person Giving Notice  
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@wotitzkyllaw.com  
Secondary E-Mail:  
jackie@wotitzkyllaw.com  
Dec. 27, 2024; Jan. 3, 2025

24-01200T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 24-001334-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**HOWARD WEEKS**  
**HENDRICKSON, A/K/A**  
**HOWARD W. HENDRICKSON,**  
**Deceased.**

The administration of the estate of Howard Weeks Hendrickson, a/k/a Howard W. Hendrickson, deceased, whose date of death was October 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 27, 2024.

**Personal Representative:**  
**Keith W. Hendrickson**  
1713 Lighthouse Point Drive  
Gulf Breeze, FL 32563

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@wotitzkyllaw.com  
Secondary E-Mail:  
jackie@wotitzkyllaw.com  
Dec. 27, 2024; Jan. 3, 2025

24-01202T

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIR-  
CUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 24-CA-2194**

**ROBINZON PORTILLO AND**  
**LISBET OSORIO**  
**Plaintiff, vs.**

**TROPICAL PARCELS LLC.,**  
**5T WEALTH PARTNERS LP.,**  
**NATALIE ANN INFANTE**  
**A/K/A NATALIE ANN PAQUIN,**  
**DEFENDANT'S UNKNOWN**  
**SPOUSE, HEIRS, DEVISEES,**  
**GRANTEES, JUDGMENT**  
**CREDITORS, AND ALL OTHER**  
**PARTIES CLAIMING BY,**  
**THROUGH, UNDER, OR AGAINST**  
**DEFENDANTS OR PARTIES**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE, OR INTERESTS IN THE**  
**PROPERTY DESCRIBED IN THIS**  
**COMPLAINT, AND ALLEGES:**

**Defendant(s)**  
TO: DEFENDANTS' UNKNOWN  
SPOUSE, HEIRS, DEVISEES,  
GRANTEES, JUDGMENT CREDI-  
TORS, AND ALL OTHER PARTIES  
CLAIMING BY, THROUGH, UNDER,

OR AGAINST DEFENDANTS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTERESTS IN THE PROPERTY DESCRIBED IN PLAINTIFF'S COMPLAINT.

YOUR ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to quiet title to a certain real property described as follows:

Lot 456, Ridge Harbor Third Addition, according to the map or plat thereof, as recorded in Plat Book 3, Page 65, of the Public Records of Charlotte County, Florida. Physical address: 30268 Cedar Rd, Punta Gorda, FL 33982

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Matthew D. Wolf, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL 33607, within (30) days from the date of first publication, and file the original with the clerk of the 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.

This Notice shall be published once each week for two consecutive weeks.  
DATED this 18 day of December, 2024.

Roger D. Eaton  
Clerk of the Circuit Court  
By: B. Lackey (SEAL) Deputy Clerk  
Matthew D. Wolf, Esq.  
Ivanov and Wolf, PLLC.  
3310 W. Cypress St.,  
Suite 206  
Tampa, FL 33607  
813-870-6396  
Dec. 27, 2024; Jan. 3, 10, 17, 2025

24-01203T

## FOURTH INSERTION

cording 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@spearingllaw.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@spearingllaw.com  
Dec. 13, 20, 27, 2024; Jan. 3, 2025

24-01155T