

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice of Public Auction for monies due on storage units. The auction will be held on January 15, 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows COUNTY Charlotte FACILITY 23950 Veterans Blvd Port Charlotte, FL 33954 NAME UNIT BALANCE CHRISTOPHER PRICE 2042 427.8 Leilani Alcisto 2176 790.7 Trevor Cherry 2057 409.9 CHRISTOPHER BURNETT 1043 477.8 Raymond Jones 3012 509.9 TANAYRA RODRIGUEZ 3134 357.8 rustie macdonald 1040 454.77 December 26, 2025; January 2, 2026 25-01348T		
FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/15/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.		
637	Heather Cabrera	Boxes, Furniture, Toys
628	Gene Fisher	Boxes, Furniture
152	Marisol Cortes	Boxes, Bags, Lamp
663	Allard, Wyatt	Boxes, Tools, 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. December 26, 2025; January 2, 2026 25-01333T		
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001417CP Division: Probate IN RE: ESTATE OF DAVID MICHAEL WINTHEISER, Deceased.		
The administration of the estate of DAVID MICHAEL WINTHEISER, deceased, whose date of death was August 9, 2025, 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. 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 cura-		
tor 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.211 of the 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 26, 2025. JORDAN DAVID WINTHEISER Personal Representative 1447 Wren Court, Punta Gorda, Florida 33950 STEPHEN J. PUTNOKI-HIGGINS Attorney for Personal Representative E-mail: stephen.higgins@stinson.com Secondary e-mail: kcm.LSSTeam2@stinson.com Fla. Bar No. 0121646 STINSON LLP 100 S. Ashley Dr., Ste. 500, Tampa, FL 33602 Telephone: (813) 534-7551 Facsimile: (813) 534-7338 Dec. 26, 2025; Jan. 2, 2026 25-01334T		
FIRST INSERTION		
NOTICE OF RULEMAKING REGARDING THE AMENDED POTABLE WATER, WASTEWATER AND IRRIGATION QUALITY WATER RATES AND FEES SCHEDULE OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT		
In accordance with Chapter 2007-306, <i>Laws of Florida</i> , as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed amended Potable Water, Wastewater and Irrigation Quality Water Rates and Fees Schedule (the "Proposed Rule"). The Proposed Rule number is 2026-18. Prior notice of rule development relative to the Proposed Rule was published in the Administrative Register on December 1, 2025.		
A public hearing will be conducted by the Governing Board ("Board") of the District on the following date, time and place to adopt the Proposed Rule:		
Time & Date:	January 22, 2026, at 4:00 p.m.	
Location:	Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982.	
Pursuant to Section 6(60)(e) of the Act, the Proposed Rules will not require legislative ratification. The Specific grant of rulemaking authority for the adoption of the Proposed Rules includes Section 6(6)(e), Chapter 2007-306, <i>Laws of Florida</i> , as amended. The specific laws implemented in the Proposed Rules include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, <i>Laws of Florida</i> , as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, <i>Florida Statutes</i> .		
A statement of estimated regulatory costs, as defined in Section 120.541(2), <i>Florida Statutes</i> , has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), <i>Florida Statutes</i> , must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.		
For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at http://www.babcockranchliving.com/153/Independent-Special-District .		
The purpose and effect of the Proposed Rule is to update such rules, rates, fees, and charges as provided below and to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District. The proposed changes to the Proposed Rule are provided below with new language in underline and proposed deletions noted in strikethrough. The full text of the Proposed Rule is available upon request from the District Manager's Office. The proposed rates implementing the Proposed Rule are set forth below, which may be adjusted at the public hearing pursuant to discussion		
FIRST INSERTION		
NOTICE OF PUBLIC SALE		
The following personal property of ROBERT STONE DAVIS and JANICE MINT-ER will, on January 7, 2026, at 10:00 a.m., at 5601 Duncan Road, Lot #77, Punta Gorda, Charlotte County, Florida 33982; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1994 BARR MOBILE HOME, VIN: FLFLP79A11007BA, TITLE NO.: 0066391824, and VIN: FLFLP79B11007BA, TITLE NO.: 0066391825 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-2305) Dec. 26, 2025; Jan. 2, 2026 25-01349T		
FIRST INSERTION		
STARLING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING		
The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold a Regular Meeting on January 7, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955 for the purpose of considering any business which may properly come before it.		
The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://starlingcdd.net/ .		
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.		
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.		
District Manager	December 26, 2025 25-01352T	
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION File No.: 25001361CP IN RE: ESTATE OF JOHN BERTRAND GABOURY		
The administration of the estate of JOHN BERTRAND GABOURY, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-		
mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. Personal Representative: JON E. GABOURY 4334 Hudson Mill Rd Cataula, GA 31804 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487 Telephone: (561) 210-5500 Dec. 26, 2025; Jan. 2, 2026 25-01332T		
FIRST INSERTION		
by the Board and public comment:		
C. MISCELLANEOUS FEES		
Violation of District policies may lead to discontinuation of Utility Service, assessment of fees and fines, as well as inspection charges and fees to reconnect services once the violation has been resolved. Any work performed between 3:00PM and 8:00AM shall be considered after normal working hours.		
Disconnection of Services		
Normal disconnect working hours	\$39.22	\$45.00
Normal disconnect after working hours	\$78.42	\$125.00
Due to Violation	\$82.34 plus violation fine	
Premise Visit in Lieu of disconnection	\$39.98	during normal working hours
	\$79.95	after normal working hours
Reconnection of Services		
Normal reconnect during working hours	\$58.82	\$75.00
Normal reconnect after working hours	\$71.89	\$125.00
Due to Violation	\$82.34 plus violation fine	
Service Relocation Fees	Actual Cost*	
Trip Charge (per builder special request/visit)	\$53.89	\$75.00
Late Payment (up to \$193 past due)	\$2.40 2% or \$5.00 minimum (whichever is greater)	
Certified Letter (delinquent accounts)	\$25.00	
Payment Plan – Setup Fee	\$35.00	
Payment Plan – Monthly Monitoring Fee	\$25.00	
This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.		
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.		
Cindy Cerbone, District Manager	Babcock Ranch Community Independent Special District	
December 26, 2025	25-01347T	



Who benefits from legal notices?

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

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

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.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

The Babcock Ranch Community Independent Special District Governing Board (“Board”) will hold public hearings and public meeting on

PUBLIC HEARINGS AND MEETING

DATE: January 22, 2026
TIME: 4:00 PM
LOCATION: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments to provide security for a proposed additional State Infrastructure Bank Loan (“SIB Loan”) on benefited lands within the Babcock Ranch Community Independent Special District (“District”) relating to SR 31 Offsite Road Improvements, a depiction of which lands to be assessed is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District’s *Supplemental Engineer’s Report for Babcock Ranch State Road 31 Offsite Improvements*, dated September 11, 2025 (“Improvement Plan”). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, *Florida Statutes*, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by contacting the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (“Improvements”) are currently expected to include, but are not limited to, SR 31 offsite roadway and related improvements all as more specifically described in the Improvement Plan, on file and available during normal business hours at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s *SR31 Offsite Road Improvement 2025 Special Assessment Methodology Report*, dated December 18, 2025 (“Assessment Report”), which is on file and available during normal business hours at the addresses provided above. The Assessment Report identifies the assessment area within the District and assessments for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of twenty (20) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$10,000,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Number of Dwelling Units/Sq. Ft./Acres		Assessments per Dwelling Unit/1,000 Sq. Ft./Acre		Assessment per Dwelling Unit/1,000 Sq. Ft./Acre*	
	2025 SIB Loan Assessments			Total 2025 SIB Loan Annual Payments		
Undeveloped Lands						
Residential (Dwelling Units)						
Charlotte County	6,745	\$5,450,004.34	\$808.01	\$450,766.17		\$71.10
Lee County	257	\$0.00	\$0.00	\$0.00		\$0.00
	7,002	\$5,450,004.34		\$450,766.17		
Non-Residential (Sq. Ft.)						
Charlotte County						
Retail	1,771,023	\$3,210,444.52	\$1,812.76	\$265,533.69		\$159.50
Office	1,252,459	\$1,076,762.79	\$859.72	\$89,058.32		\$75.65
Industrial	153,687	\$90,278.94	\$587.42	\$7,466.91		\$51.69
Hotel	250,000	\$172,509.40	\$690.04	\$14,268.14		\$60.72
	3,427,169	\$4,549,995.66		\$376,327.06		
Total		10,000,000.00		827,093		

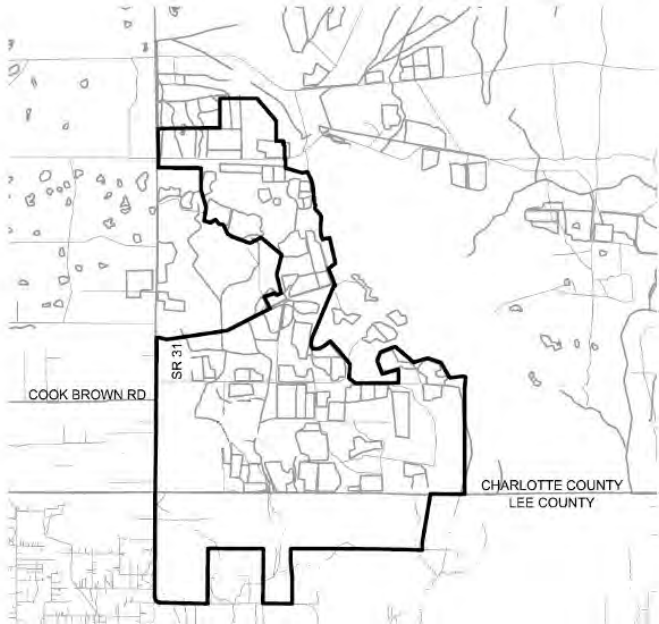
* Includes collections fees and early payment discount - assumes payment in March

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than nineteen (19) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.



RESOLUTION 2026-14

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Babcock Ranch Community Independent Special District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 2007-306, Laws of Florida, as amended, (the “Act”) being situated in Charlotte County and Lee County, Florida; and

WHEREAS, as provided in the Act, the special purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the District, including among other things, roadways; and

WHEREAS, the widening of SR 31 is needed to meet the existing roadway conditions and future growth and development of the District; and

WHEREAS, pursuant to Resolution 2021-8, the Board entered into a State Infrastructure Bank Loan Agreement with the Florida Department of Transportation for the State Road 31 roadway widening project; and

WHEREAS, as authorized by the Board on September 25, 2025, the District is pursuing an additional State Infrastructure Bank (the “SIB”) loan for additional funding for construction of the project; and

WHEREAS, Babcock Property Holdings, LLC, (the “Developer”) has committed to providing collected transportation fees to the District that will be used to pay back the SIB loan; and

WHEREAS, the District has committed to levy a special assessment in amounts sufficient to make the loan payments, in the event the transportation fees are not sufficient to cover the loan payments for any fiscal year’s payment; and

WHEREAS, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) for the District and described in the District’s *Supplemental Engineer’s Report for Babcock Ranch State Road 31 Offsite Improvements*, dated September 11, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, in the event transportation fees are not sufficient to cover any fiscal year’s loan payment, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 170 and 197, Florida Statutes, (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *SR31 Offsite Road Improvement 2025 Special Assessment Methodology Report*, dated December 18, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:

- Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- The total estimated cost of the Improvements is \$216,362,673 (the “Estimated Cost”).
- The Assessments will defray approximately \$10,000,000, which includes a portion of the Estimated Cost.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions regarding the collection of the Assessments in any fiscal year in which there is a projected shortfall of transportation fees or other contributed sources to cover the SIB loan payments.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- In accordance with the schedule provided in Table 4 of Exhibit B, the Assessments shall be paid in not more than (20) twenty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of December, 2025.

ATTEST:

/s/ Cindy Cerbone
Secretary / Assistant Secretary

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
/s/ Bill Vander May
Chairman / Vice Chairman

Exhibit A: *Supplemental Engineer’s Report for Babcock Ranch State Road 31 Offsite Improvements*, dated September 11, 2025
Exhibit B: *SR31 Offsite Road Improvement 2025 Special Assessment Methodology Report*, dated December 18, 2025

December 26, 2025; January 2, 2026

25-01351T

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.



ESTATES / ACTIONS / SALES

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 25-001167-CC PLACIDA HARBOUR CLUB, INC., a Florida not-for-profit corporation, Plaintiff, vs. GODOIE SOUZA REAL ESTATE INVESTMENTS LLC, a Florida limited liability company; PLACIDA POINTE HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation; and JOHN DOE and MARY DOE, as Unknown Occupants. Defendants. NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in this cause on or about December 16, 2025, in the County Court of Charlotte County, Florida, the Clerk shall offer for sale the property situated in Charlotte County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on January 26, 2026 at 11:00 a.m. at https://www.charlotte. realforeclose.com in accordance with Chapter 45 Florida Statutes. Lot 53, PLACIDA POINTE, Unit 1, a Subdivision according to the plat thereof, as recorded in Plat	Book 16, Pages 60A and 60B, of the Public Records of Charlotte County, Florida, - and - All personal property located on or in the Unit. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on 12/17/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: D. Gerace Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-01335T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001398CP IN RE: ESTATE OF SIMON JOHN CONROY Deceased. The Trust administration of the Simon J. Conroy Living Trust, dated January 5, 2021, for Simon John Conroy, deceased, whose date of death was July 9, 2025, is pending in Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the Trustee and the Trustee'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 decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Trustee 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 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 26, 2025. /s/Jonathan W. Conroy Jonathan W. Conroy Trustee 21000 Midway Boulevard Port Charlotte, FL 33952 /s/Mark Martella Mark Martella Attorney for Personal Representative Email Addresses: mark@martellalaw.com tara@martellalaw.com Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: (941) 867-6865 Dec. 26, 2025; Jan. 2, 2026 25-01346T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-001236-CP IN RE: ESTATE OF ARTHUR ROBERT COOK (also known as "ARTHUR COOK"), Deceased. The administration of the estate of AR- THUR ROBERT COOK (also known as "Arthur Cook"), deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Char- lotte 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 repre- sentative'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- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's sur-	viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci- fied under s. 732.2211, 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. The date of first publication of this notice is: December 26, 2025. Personal Representative: Jearna Marie Adams 9 Arbor Drive Highland Heights, KY 41076 Attorney for Personal Representative: JOHN H. ADAMS, Esq. Florida Bar No. 13208 Primary email: john.adams@gray-robinson.com Secondary email: jennifer.colbert@gray-robinson.com CARLEE J. GODWIN, Esq. Florida Bar No. 1039029 Primary email: carlee.godwin@gray-robinson.com Secondary email: angie.cutts@gray-robinson.com Gray/Robinson, P.A. 601 South Palafox Street Pensacola, FL 32502 Telephone: (448) 239-6060 Dec. 26, 2025; Jan. 2, 2026 25-01336T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25000601CA B-MUSED, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLES W. COOK, DECEASED, et al., Defendant(s). NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on February 19, 2026, at 11:00 EST at www.charlotte. realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Charlotte County, Florida: LOT(S) 9, BLOCK 2805, PORT CHARLOTTE SUBDIVISION, SECTION 45, ACCORDING TO THE PAT THEREOF RECORD- ED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE	PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 21330 HEPNER AVENUE, PORT CHARLOTTE, FL 33952 pursuant to a Final Judgment of Foreclosure entered in Case No. 25000601CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the style of which is indicated above. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative 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 sched- uled 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 12/22/2025. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-01357T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001388-CP IN RE: ESTATE OF RAYMOND VICTOR BIZIER Deceased. The administration of the estate of Ray- mond Victor Bizier, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Char- lotte 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 repre- sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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 26, 2025. Personal Representative: Monika Bizier 11030 Sandrift Avenue Englewood, Florida 34224 Attorney for Personal Representative: Albert Stickley III, Esq. Attorney Florida Bar Number: 0051605 237 Nokomis Ave S Venice, FL 34285 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: astickley@farr.com Secondary E-Mail: smerlo@farr.com Dec. 26, 2025; Jan. 2, 2026 25-01340T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1362-CP Division Probate IN RE: ESTATE OF CHARLES L. ORAM A/K/A CHARLES L. ORAM, SR. Deceased. The administration of the estate of CHARLES L. ORAM a/k/a CHARLES L. ORAM, SR., deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Pun- ta Gorda, Florida 33950. The names and addresses of the personal repre- sentative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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 26, 2025. Personal Representative: CHARLES L. ORAM, JR. 15388 Lime Drive Punta Gorda, Florida 33955 Attorney for Personal Representative: MICHAEL M. WILSON, Attorney Florida Bar Number: 076244 Olmsted & Wilson, P.A. 17801 Murdock Circle, Suite A Port Charlotte, FL 33948 Telephone: (941) 624-2700 Fax: (941) 624-5151 E-Mail: mike@owpa.com Secondary E-Mail: kathy@owpa.com Dec. 26, 2025; Jan. 2, 2026 25-01354T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1376 IN RE: ESTATE OF TORY JAMES MCMAHAN, a/k/a TORY MCMAHAN, Deceased. The administration of the estate of Tory James McMahan, deceased, whose date of death was April 16, 2024, is pend- ing 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 repre- sentative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 26, 2025. Patricia McMahan Burkett Personal Representative 19731 State Rd. 31 N. Fort Myers, Florida 33917 Nicole R. Cook, Esq. Attorney for Personal Representative Florida Bar Number: 12495 SIMMONS & COOK, PLLC 2080 McGregor Blvd., Suite 101 Fort Myers, FL 33901 Telephone: (239) 204-9376 Fax: (239) 204-9378 E-Mail: Nicole@lawswfl.com Secondary E-Mail: Victoria@lawswfl.com Dec. 26, 2025; Jan. 2, 2026 25-01353T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001400 IN RE: ESTATE OF JOHN STEWART DEMARS A/K/A JOHN S. DEMARS A/K/A JOHN DEMARS Deceased. The administration of the estate of John Stewart Demars A/K/A John S. Demars A/K/A John Demars, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is 350 East Mar- ion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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 26, 2025. Personal Representative: Bonnie S. Demars 5031 Bal Harbor Blvd. Punta Gorda, Florida 33950 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 McCrory Law Firm 309 Tamiami Trail Punta Gorda, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com Dec. 26, 2025; Jan. 2, 2026 25-01355T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001249CP IN RE: ESTATE OF FRANCIS J. GALIANO, Deceased. The administration of the estate of FRANCIS J. GALIANO, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT- UTES, 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 26, 2025. Personal Representative: FRANCIS J. GALIANO II c/o Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Timothy J. Carver Florida Bar Number: 1068449 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: tcarver@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com Dec. 26, 2025; Jan. 2, 2026 25-01356T

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ACTIONS / SALES

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION</p> <p>CASE NO.: 24-001351-CC PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs. ZEMLANDS LLC, a Florida Limited liability company, Defendant.</p> <p>Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Charlotte County, Florida, the Clerk will sell the property described below situated in Charlotte County, Florida, described as:</p> <p>1596 Frisco Terrace, Port Charlotte, Florida, Lot 9, Block 2592, Port Charlotte Section 29 and being more particularly described in Notice of Commencement recorded as instrument number 20233334317, Charlotte County, Florida</p> <p>at public sale, to the highest bidder, for cash. The judicial sale will be conducted</p>	<p>electronically online at the following website https://www.charlotte.realforeclose.com/at 11:00 a.m. on February 9, 2025.</p> <p>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.</p> <p>WITNESS my hand and the seal of said court on 12/18/2025.</p> <p>Roger D. Eaton Clerk of the Charlotte County Circuit Court 350 E. Marion Ave. Punta Gorda, FL 33950 By: (SEAL) D. Gerace Deputy Clerk</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-01337T</p>

FIRST INSERTION	
<p>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</p> <p>CASE NO. 24000530CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2024, and entered in 24000530CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JAMIE BARNES A/K/A JAMIE STRATICO; STATE OF FLORIDA; UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A JAMIE N. STRATICO; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. 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 January 15, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 29, BLOCK 552, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A-2Z42, OF THE PUBLIC</p>	<p>RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 26166 PAY-SANDU DR, PUNTA GORDA, FL 33983</p> <p>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.</p> <p>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.</p> <p>Dated this day of 12/19/2025.</p> <p>ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk</p> <p>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 23-173487 - MaM Dec. 26, 2025; Jan. 2, 2026</p> <p>25-01342T</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25968CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. FLORA COLEMAN, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF FLORA COLEMAN, Defendants.</p> <p>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 Monday, February 2, 2026, at 11:00 a.m. at <a href="http://www.charlotte.</p></td><td><p>realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:</p> <p>Lot 11, Block 2937, Port Char- lotte Subdivision, Section Fifty- Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73A through 73F, inclusive, of the Public Records of Charlotte County, Florida</p> <p>The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25968CA, New Vista Properties, Inc., v. Flora Coleman.</p> <p>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- in 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated 12/18/2025</p> <p>ROGER D. EATON, Clerk By: (SEAL) D. Gerace Deputy Clerk</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-01339T</p>	

FIRST INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE NO. 25-001741-CA D&J LAND AND LOTS, INC., Plaintiff, vs. PHILIPPE BONS and NADINE BONS, his wife, and GEORGE WILLIAM HILBORN, Defendants.</p> <p>To: Philippe Bons and Nadine Bons, 25 Rue du General De Gaulle, 52330 Colombey Les Deux, Eglises, France</p> <p>YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:</p> <p>Lot 11, Block 211, Unit No. 10, Tropical Gulf Acres, according to the Plat thereof, as recorded in Plat Book 4, Page 76-A, Public Records of Charlotte County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood. FL 33021, and file the original with the Clerk of the above-styled Court on or before 1/24/26,</p>	<p>otherwise a default will be entered against you for the relief prayed for in the complaint or petition.</p> <p>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.</p> <p>WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this 12/19/25.</p> <p>ROGER D. EATON As Clerk of said Court (SEAL) By Deni Gerace Deputy Clerk</p> <p>Filed by: Dane T. Stanish, Esq., 3475 Sheridan St., Suite 209, Hollywood, FL 33021 (954-923-0524, stanishd@gmail.com) Dec. 26, 2025; Jan. 2, 9, 16, 2026</p> <p>25-01341T</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>Case No. 25000523CA Regions Bank d/b/a Regions Mortgage, Plaintiff, vs. Pamela J. Monnier, et al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25000523CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Regions Bank d/b/a Regions Mortgage is the Plaintiff and Pamela J. Monnier; Unknown Spouse of Pamela J. Monnier; Burnt Store Meadows Property Owner's Association, Inc.; North State Bank are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM EST on the 26th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 5, BLOCK 378, PUNTA GORDA ISLES, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS</p>	<p>RECORDED IN PLAT BOOK 10, PAGES 4-A THROUGH 4-Q., PUBLIC RECORDS OF CHARLOTTE COOUNTY, FLORIDA. TAX ID: 412328479004</p> <p>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.</p> <p>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.</p> <p>Dated this 12/19/2025.</p> <p>Roger Eaton As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk</p> <p>File # 24-F02395 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-01350T</p>

FIRST INSERTION	
<p>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</p> <p>CASE NO. 25000948CA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-6 TRUST, Plaintiff, vs. TERENCE ELLIOTT BLACKSHEAR, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 01, 2025, and entered in 25000948CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-6 TRUST is the Plaintiff and TERENCE ELLIOTT BLACKSHEAR; BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK 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 January 15, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 184, OF BABCOCK RANCH COMMUNITY PHASE 1A & TOWN SQUARE, ACCORDING TO THE PLAT</p>	<p>THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 17204 BULLHORN CIR, PUNTA GORDA, FL 33982</p> <p>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.</p> <p>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.</p> <p>Dated this day of 12/19/2025.</p> <p>ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk</p> <p>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 24-218823 - MaM Dec. 26, 2025; Jan. 2, 2026</p> <p>25-01343T</p>

FIRST INSERTION	
<p>CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA</p> <p>CASE NO.: 25000086CA DIVISION: CIRCUIT CIVIL ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. TARA M. SALOVITZ A/K/A TARA SALOVITZ; et. al., Defendants.</p> <p>NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on December 15, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on February 18, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:</p> <p>LAND SITUATED IN THE COUNTY OF CHARLOTTE IN THE STATE OF FL LOT 50, BLOCK 788, PORT CHARLOTTE SUBDIVISION, SECTION 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA</p> <p>Property Address: 21010 Mid-</p>	<p>way Boulevard, Port Charlotte, FL 33952.</p> <p>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</p> <p>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.</p> <p>Dated: 12/19/2025.</p> <p>ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT By: (SEAL) D. Gerace Deputy Clerk</p> <p>Matter No.: FL-007923-24 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-01345T</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICAL CIRCUIT, IN AND FOR CHARLOTTE, FLORIDA.</p> <p>CASE No. 25001575CA FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN BOWMAN AKA CAROLYNE K. BOWMAN, DECEASED, et al., Defendants</p> <p>TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN BOWMAN AKA CAROLYNE K. BOWMAN, DECEASED</p> <p>3238 SANTA BARBARA DRIVE, PUNTA GORDA, FL 33983</p> <p>UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CARL J. BOWMAN, JR. AKA CARL JACKSON BOWMAN, JR., DECEASED</p> <p>3238 SANTA BARBARA DRIVE, PUNTA GORDA, FL 33983</p> <p>UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CARL J. BOWMAN, JR. AKA CARL JACKSON BOWMAN, JR., DECEASED</p> <p>3238 SANTA BARBARA DRIVE, PUNTA GORDA, FL 33983</p> <p>UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CARL J. BOWMAN, JR. AKA CARL JACKSON BOWMAN, JR., DECEASED</p> <p>3238 SANTA BARBARA DRIVE, PUNTA GORDA, FL 33983</p> <p>AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida:</p> <p>ALL THAT CERTAIN LAND SITUATE IN CHARLOTTE COUNTY, FLORIDA, VIZ:</p> <p>LOTS 24 AND 25, BLOCK 104,</p>	<p>SECTION 4, PART 1, HARBOUR HEIGHTS SUBDIVISION, AND BEGINNING AT THE SOUTH-WEST CORNER OF LOT 23 (AND THE SOUTHEAST CORNER OF LOT 24), BLOCK 104, OF A RECORD PLAT ENTITLED HARBOUR HEIGHTS SECTION FOUR, PART ONE, AS RECORDED AMONG THE LAND RECORDS OF CHARLOTTE COUNTY, FLORIDA, PLAT BOOK 3, PAGES 27A - 27C; SAID POINT OF BEGINNING BEING ON THE RIGHT OF WAY LINE OF NORTH SANTA BARBARA DRIVE CUL-DE-SAC AS DELINEATED ON AFORESAID PLAT; THENCE ALONG A PART OF A COMMON DIVISION LINE OF AFORESAID LOTS 23 AND 24, N 23 DEG 41 MINUTES 29 SECONDS E, 60.00 FEET; THENCE LEAVING THE SAID DIVISION LINE OF LOT 23 TO CROSS AND INCLUDE A PART OF LOT 23; THENCE S 66 DEG 18 MINUTES 31 SECONDS E, 9.70 FEET; THENCE S 23 DEG 41 MINUTES 29 SECONDS W, 58.43 FEET TO A POINT OF CURVATURE ON AFORESAID CUL-DE-SAC; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 15 DEG 03 MINUTES 50 SECONDS, AND AN ARC LENGTH OF 9.86 FEET TO THE POINT OF BEGINNING.</p> <p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 1/24/26, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.</p> <p>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.</p> <p>WITNESS MY HAND AND SEAL OF SAID COURT on this 19 day of December, 2025</p> <p>Roger D Eaton As Clerk of said Court (SEAL) By: Deni Gerace As Deputy Clerk (25-002053-01) Dec. 26, 2025; Jan. 2, 2026</p> <p>25-01344T</p>

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SALES

<div>NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25732CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. LUIS BRAVO, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and</div>	<div>respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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</div>	<div>defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF LUIS BRAVO, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, February 6, 2026, at 11:00 a.m. at <a href="http://www.charlotte.
realforeclose.com">www.charlotte. realforeclose.com, in accordance</div>	<div>with Chapter 45 Florida Statutes, the following-described real property: Lot 10, Block 2440, Port Char- lotte Subdivision, Section Twen- ty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22A through 22G, inclusive, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25732CA,</div>	<div>New Vista Properties, Inc., v. Luis Bravo. 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 provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350</div>	<div>E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 12/18/2025 ROGER D. EATON, Clerk By: (SEAL) D. Gerace Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-01338T</div>

SUBSEQUENT INSERTIONS

ACTIONS / SALES

SECOND INSERTION		THIRD INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 01/02/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1992 TROP HS N14392A & N14392B. Last Tenants: ROBERT FRANCIS MOLLOY and all unknown parties beneficiaries heirs. Sale to be at MHC TROPICAL PALMS MHP GP, LLC, 17100 TAMIAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925. December 19, 26, 2025		AFFIDAVIT OF OWNERSHIP OF CERTIFICATE OF TITLE & REGISTERED SECURITIES REG'D NO : ILLINOIS FILE #112-1972 0109742 In North America)) ss Land of Illinois) [WITH TRUST] i , Shannon Kay Potts, a living and original native american (wo)man, Affiant (hereinafter Registered Owner), being duly sworn, declare and state that i am of full age and legally competent and to have firsthand knowledge of the facts to be true and Certified Security and/or Bond No: ILLINOIS FILE #112-1972 0109742 whose name also appears on the face of the instrument as SHANNON KAY LOPEZ (Trust/ Estate) by reference to the Official Certificate of Live Birth (Title), recorded and filed dated December 15, 1972, in the Office of the Clerk, County of Madison, Land of Illinois, as the same appears to be held for safekeeping by State Registrar of Titles. Said Certificate is a Valid Trust Instrument and further describes the same property that is an active Trust/ Estate conveyed unto Affiant (Registered Owner) as set forth in the above-mentioned Certificate of Title and all financial assets, accounts, registered securities, entitlements, real and other personal property that are associated with said Trust/ Estate (whether now owned or hereafter acquired), described in the attached Form UCC-1 and Addendum under Notice of Claim. Affiant (Registered Owner) is the one legally entitled and duly authorized to act, appoint, assign, convey, and/or execute said Trust/Estate and no other parties are allowed without consent conveyed, and from Entitlement Holder/ Registered Owner. [AND IT IS SO ORDERED!] In Witness Whereof; said Affiant (Owner) has hereunto set her hand and seal Done this day 12TH of December 2025 December 12, 19, 26, 2025; January 2, 2026		RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA001024 RANLIFE, INC. Plaintiff(s), vs. JAMAR RICHARDSON; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel Foreclosure Sale entered on December 4, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of January, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 2, BLOCK 47, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 645 Dalton Boulevard, 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 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. Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY Deni Gerace Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-006741-2 December 19, 26, 2025	
SECOND INSERTION		SECOND INSERTION		THIRD INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1381-CP Division Probate IN RE: ESTATE OF Dena Marie Simone a/k/a Dena M. Simone, Deceased. The administration of the estate of Dena Marie Simone, a/k/a Dena M. Simone, deceased, whose date of death was August 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 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against 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 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 19, 2025. Personal Representative: Denise Namowicz Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC		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 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 19, 2025. Personal Representative: Denise Namowicz Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000679CA DAVID MCCULLOUGH, Plaintiff, v. ESTATE OF ALEXANDER CALLAS, UNKNOWN HEIRS OF ALEXANDER CALLAS, ESTATE OF JUDITH M. CALLAS, UNKNOWN HEIRS OF JUDITH M. CALLAS and ALEXANDER P. CALLAS, Defendants. TO: ESTATE OF ALEXANDER CALLAS 1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711 UNKNOWN HEIRS OF ALEXANDER CALLAS 1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711 ESTATE OF JUDITH M. CALLAS 1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711 UNKNOWN HEIRS OF JUDITH M. CALLAS 1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711 ALEXANDER P. CALLAS 1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT: PCH 022 1106 0009 PORT CHARLOTTE SEC 22 BLK 1106 LT 9. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff s attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Avenue, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 14 day November, 2025. Clerk of the Circuit Court By: /s/ Deni Gerace As Deputy Clerk. Dec. 12, 19, 26, 2025; Jan. 2, 2026	

<p>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</p>		<p>The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone December 19, 26, 2025 25-01296T</p>	
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<p>SECOND INSERTION</p>			
<p>NOTICE OF PUBLIC SALE</p>			
<p>Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.</p>			
<p>Facility Name: iStorage - 3505 - North Port Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US Facility Phone: 1+ (941) 390-3132 Description: Entire contents of unit consisting of, but not limited to: Mildred Amado- Bins, bags, fake flowers, chair, boxes of linens. Leeann Pinnock- Boxes, fish tank, speaker, rumba vacuum, bags, clothes, bed frame, mattress and box spring, decorations and toys. Mabel Disla- Mattresses and Box springs. Bidding: All bidding will take place online at StorageTreasures.com on January 09, 2026 at 11:00am. Property will be sold to the highest bidder. December 19, 26, 2025 25-01330T</p>			
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<p>SECOND INSERTION</p>			
<p>NOTICE OF PUBLIC SALE</p>			
<p>Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.</p>			
<p>Facility Name: iStorage - 7016 - Punta Gorda Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US Facility Phone: 1+ (941) 505-8777 Description: Entire contents of unit consisting of, but not limited to: Staci Croft- Lawn ornaments, flower pot, decorations. Angela Clevenger-TV, mattress, box spring, rugs, vacuum, lamp, furniture, bins, art work, chairs, misc, household items boxes. Bidding: All bidding will take place online at StorageTreasures.com on January 09, 2026, at 11:00am. Property will be sold to the highest bidder. December 19, 26, 2025 25-01330T</p>			
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<p>SECOND INSERTION</p>			
<p>NOTICE OF PUBLIC SALE</p>			
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<p>Facility Name: iStorage - 8008 - Port Charlotte Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US Facility Phone: 1+ (941) 999-3122 Description: Entire contents of unit consisting of, but not limited to: MERRITT DARNA- Totes, lamps, tables, bean bag chairs, shade umbrella Bidding: All bidding will take place online at StorageTreasures.com on January 09, 2026, at 11:00am. Property will be sold to the highest bidder. December 19, 26, 2025 25-01330T</p>			
<hr/>			
<p>SECOND INSERTION</p>			
<p>NOTICE OF PUBLIC SALE</p>			
<p>Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.</p>			
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<hr/>			
<p>SECOND INSERTION</p>			
<p>NOTICE OF PUBLIC SALE</p>			
<p>Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.</p>			
<p>Facility Name: iStorage - 8008 - Port Charlotte Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US Facility Phone: 1+ (941) 999-3122 Description: Entire contents of unit consisting of, but not limited to: MERRITT DARNA- Totes, lamps, tables, bean bag chairs, shade umbrella Bidding: All bidding will take place online at StorageTreasures.com on January 09, 2026, at 11:00am. Property will be sold to the highest bidder. December 19, 26, 2025 25-01330T</p>			
<hr/>			
<p>SECOND INSERTION</p>			
<p>NOTICE OF PUBLIC SALE</p>			
<p>Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.</p>			
<p>Facility Name: iStorage - 8008 - Port Charlotte Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US Facility Phone: 1+ (9</p>			

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TIME

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legal@businessobserverfl.com

LV0237

--- ESTATE ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1349-CP Division: PROBATE IN RE: ESTATE OF MARION DAVI Deceased.</p> <p>The administration of the estate of Marion Davi, deceased, whose date of death was October 12, 2025, 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death</p>	<p>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 written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is December 19, 2025.</p> <p>Personal Representative: Joann Perri 1471 Red Oak Lane Port Charlotte, Florida 33948 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: ellie@schwarzlaw.net Secondary E-Mail: kelley@schwarzlaw.net December 19, 26, 2025 25-01317T</p>	<p>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 written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Christopher Schilling 1816 Santa Barbara Street Santa Barbara, CA 93101 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com December 19, 26, 2025 25-01302T</p>


SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001363 IN RE: ESTATE OF LINDA M. SULLIVAN A/K/A LINDA A. SULLIVAN A/K/A LINDA SULLIVAN Deceased.</p> <p>The administration of the estate of Linda M. Sullivan A/K/A Linda A. Sullivan A/K/A Linda Sullivan, deceased, whose date of death was June 2, 2025, 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>	<p>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 written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Robert Dodge 117 John Street Wilmington, Massachusetts 01887 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com December 19, 26, 2025 25-01306T</p>	<p>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 written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Janette S. Knowlton 602 Santa Margerita Lane Punta Gorda, Florida 33950 Attorney for Personal Representative: Brett H. Sifrit, Esq., Attorney Florida Bar Number: 105564 Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: jjacobson@farr.com; probate@farr.com December 19, 26, 2025 25-01320T</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1308-CP Division: PROBATE IN RE: ESTATE OF DONALD BREARE FONTAINE A/K/A DONALD B. FONTAINE Deceased.</p> <p>The administration of the estate of Donald Breare Fontaine a/k/a Donald B. Fontaine, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>	<p>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 written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Deborah Fontaine 12897 N. Marsh Drive Port Charlotte, Florida 33953 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: eservice@schwarzlaw.net Secondary E-Mail: kelly@schwarzlaw.net December 19, 26, 2025 25-01315T</p>	<p>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 written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Frances Elizabeth Castle f/k/a Frances Elizabeth Stabler 19104 Cochran Blvd Port Charlotte, Florida 33948 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net December 19, 26, 2025 25-01305T</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001121CP IN RE: ESTATE OF CAROL ANN GILEWSKI Deceased.</p> <p>The administration of the estate of Carol Ann Gilewski, deceased, whose date of death was July 19, 2025, 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>

SECOND INSERTION
<p>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 written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Peter Nesbitt 5023 Weatherton Street Northport, Florida 34288 Attorney for Personal Representative: AARON W. SAUD, ESQUIRE Attorney Florida Bar Number: 096124 AWS LAW FIRM 2202 N. Westshore Blvd. Suite 200 Tampa, FL 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org December 19, 26, 2025 25-01295T</p>

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ESTATE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000620CP
IN RE: ESTATE OF
SHEILA KATHLEEN PLACEK
Deceased.

The administration of the estate of SHEILA KATHLEEN PLACEK, deceased, whose date of death was February 3, 2025, 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.

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:
KIMBERLY ANN PLACEK
(aka Kimberley Placek)
10179 Arrowhead Drive,
Punta Gorda, FL 33955
Attorney for Personal Representative:
/s/ BISHOP L. TOUPS
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Ave. S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail:
btoups@taxestateplanning.com
December 19, 26, 2025 25-01300T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001371-CP
Division Probate
IN RE: ESTATE OF
ROBERT JOHN KENDALL A/K/A
ROBERT J. KENDALL A/K/A
ROBERT KENDALL
Deceased.

The administration of the estate of Robert John Kendall a/k/a Robert J. Kendall a/k/a Robert Kendall, deceased, whose date of death was October 4, 2025, 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 representatives and the personal representatives' 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 representatives have 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. The written demand must be filed with the clerk.

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 19, 2025.

Personal Representatives:
John Robert Kendall
1901 Epler Court
Three Lakes, Wisconsin 54562
Jena Marie Kendall
1901 Epler Court
Three Lakes, Wisconsin 54562
Attorney for Personal Representatives:
Brett H. Sifrit, Esq.
Florida Bar Number: 105564
Farr Law Firm, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
jjacobson@farr.com;
probate@farr.com
December 19, 26, 2025 25-01301T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1230-CP
IN RE: ESTATE OF
JOHN M. GALLAGHER
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 John M. Gallagher, deceased, File Number 25-1230-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was September 28, 2025; that the total value of the estate is \$0.00 (homestead and exempt property) and that the names and addresses of those to whom it has been assigned by such order are:

Kathleen Delaunay Moerler
2005 River Basin Terrace
Punta Gorda, FL 33982
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

cedent 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 date of first publication of this Notice is December 19, 2025.

Person Giving Notice:
Kathleen Delaunay Moerler
2005 River Basin Terrace
Punta Gorda, Florida 33982
Attorney for Person Giving Notice:
Jeffrey R. Kuhns, Attorney
Florida Bar Number: 96026
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
kimberly@kuhnslawfirm.com
December 19, 26, 2025 25-01308T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1375-CP
Division: Probate
IN RE: ESTATE OF
ROBERT A. PUTNAM, JR.
Deceased.

The administration of the estate of Robert A. Putnam, Jr., deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 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.

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 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. The written demand must be filed with the clerk.

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 DECEDENTS DATE OF DEATH BARRED.

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Stephen Pahno
3052 Holcomb Road
Port Charlotte, Florida 33981
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: ellie@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
December 19, 26, 2025 25-01304T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-1265-CP
Division: Probate
IN RE: ESTATE OF
PENELOPE DIANE BRYAN
A/K/A PENNY BRYAN
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 Penelope Diane Bryan a/k/a Penny Bryan, deceased, File Number 25-1265-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was March 22, 2025; that the total value of the estate is \$46,085.15 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Melany Lynn Bryan
27260 Oruro Drive
Punta Gorda, Florida 33983
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 date of first publication of this Notice is December 19, 2025.

Person Giving Notice:
Melany Lynn Bryan
27260 Oruro Drive
Punta Gorda, Florida 33983
Attorney for Person Giving Notice:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
December 19, 26, 2025 25-01316T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001333CP
Division Probate
IN RE: ESTATE OF
BARBARA JEAN MUELLER
Deceased.

The administration of the estate of Barbara Jean Mueller, deceased, whose date of death was June 6, 2025, 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.

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 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. The written demand must be filed with the clerk.

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 19, 2025.

Personal Representative:
Brett Mueller
2237 Dawson Dr
Normal, Illinois 61761
Attorney for Personal Representative:
Bryan K. Tippen, Esq., Attorney
Florida Bar Number: 113421
TIPPEN LAW FIRM, PLLC
315 E. Olympia Ave, STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
Fax: (239) 214-6080
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
December 19, 26, 2025 25-01309T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25001483CA
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
BRYAN ROCHE; UNKNOWN
SPOUSE OF BRYAN ROCHE;
ELIZABETH BREDBENNER A/K/A
ELISABETH BREDBENNER;
UNKNOWN SPOUSE OF
ELIZABETH BREDBENNER A/K/A
ELISABETH BREDBENNER;
UNITED STATES OF AMERICA,
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; LAURA
MARCUSA; SOUTH GULF COVE
HOMEOWNERS ASSOCIATION,
INC.; UNKNOWN TENANT #1;
UNKNOWN TENANT #2; ALL
OTHER UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAME UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES,
OR OTHER CLAIMANTS
Defendant(s).
TO: BRYAN ROCHE
Last Known Address: 9547 Spring
Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: UNKNOWN SPOUSE OF BRYAN ROCHE
Last Known Address: 9547 Spring
Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: ELIZABETH BREDBENNER A/K/A ELISABETH BREDBENNER
Last Known Address: 9547 Spring
Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A

TO: UNKNOWN SPOUSE OF ELIZABETH BREDBENNER A/K/A ELISABETH BREDBENNER
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: UNKNOWN TENANT #1
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: UNKNOWN TENANT #2
Last Known Address: 9547 Spring Circle, Port Charlotte, FL 33981
Current Address: N/A
Previous Address: N/A
TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in CHARLOTTE County, Florida, legally described as:

LOT 13, BLOCK 4513, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 51A THROUGH 51P, OF THE PUBLIC RECORDS OF

CHARLOTTE COUNTY, FLORIDA.

This property is located at the street address of: 9547 Spring Circle, Port Charlotte, FL 33981.

YOU ARE REQUIRED to serve a copy of your written defenses on or before January 15, 2026 a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with 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 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 the court on December 10, 2025.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
(SEAL) By: Deni Gerace
Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Elizabeth A. Wulff, Esq.
Michelle Mason, Esq.
MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
2550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com
December 19, 26, 2025 25-01298T

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25001298CA
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-
IN-INTEREST TO U.S. BANK
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS INDENTURE
TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2021-R3,
MORTGAGE-BACKED NOTES,
SERIES,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF PAUL D.
HARRISON, DECEASED, et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE

ESTATE OF PAUL D. HARRISON, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 21, BLOCK 810, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 1/21/26 (30 days from Date of 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 or petition filed 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.

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 16 day of December 2025.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
BY: DENI GERACE
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-308285
December 19, 26, 2025 25-01323T

HOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THE BUSINESS OBSERVER

CALL
941-906-9386
and select the appropriate County
name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer

ACTIONS / SALES

SECOND INSERTION			
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 20250001529CC BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. ISABEL C. DE FIGUEROA, et al., Defendants. TO: ISABEL C. DE FIGUEROA, IF LIVING AND IF DEAD, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, BENEFICIARIES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ISABEL C. FIGUEROA, THE UNKNOWN SPOUSE OF ISABEL C. DE FIGUEROA, AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS. YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Charlotte County, Florida: Lot 1, Block 876, PUNTA GORDA ISLES, SECTION 21, according to			
the plat thereof, as recorded in Plat Book 13, Pages 1-A through 1-Z-21, Public Records of Charlotte County, Florida Address: 24495 Sol Court, Punta Gorda, FL 33955 has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed. 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 December 17, 2025. ROGER D. EATON, Clerk of Courts (SEAL) By: Deni Gerace Deputy Clerk December 19, 26, 2025 25-01325T			
SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-000401-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION INC., a Florida not-for-profit corporation, Plaintiff, vs. TERENCE ELLIOT BLACKSHEAR, et al, Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 15th day of December, 2025, in Civil Action No. 2025-000401-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TERENCE ELLIOT BLACKSHEAR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A/K/A MERS and UNKNOWN SPOUSE OF TERENCE ELLIOT BLACKSHEAR are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., 11th day of February 2026, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida: Lot 184, of BABCOCK RANCH COMMUNITY PHASE 1A &			
TOWN SQUARE, according to the plat thereof as recorded in Plat Book 22, Page 6, of the Public Records of Charlotte County, Florida. (Property Address: 17204 Bullhorn Cir., Punta Gorda, FL 33982) Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 12/16/2025 ROGER D. EATON, CLERK OF THE CIRCUIT COURT By: Deni Gerace Deputy Clerk Jennifer A. Nichols, Esq. Roetzel & Address, LP A 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 December 19, 26, 2025 25-01321T			

SECOND INSERTION			
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 25-CA-000169 Honorable Judge: Geoffrey Henry Gentile PLANET HOME LENDING, LLC Plaintiff, vs. ANGELA THOMAS; NICHOLAS DONALD THOMAS; ROTONDA WEST ASSOCIATION, INC.; CLERK OF CIRCUIT COURT FOR CHARLOTTE COUNTY; STATE OF FLORIDA; ENERGY SOLUTIONS DIRECT; LINEAR ROOFING; RANDALL E. KOZULLA; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST ROBERT E. KAZULLA; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Order Granting Motion to Reschedule Foreclosure Sale dated December 2, 2025 in the above-styled cause, I, Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 A.M. on January 9, 2026, the following described property:			
LOT 315, ROTONDA WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 18A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Tax ID/UPI No. 412013353007 COMMONLY KNOWN AS: 96 Broadmoor Lane, Rotonda West, FL 33947. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 12/11/2025. Roger D. Eaton, Clerk of Circuit Court (SEAL) By: B. Lackey Deputy Clerk of Court December 19, 26, 2025 25-01303T			

SECOND INSERTION			
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA COUNTY CIVIL DIVISION CASE NO.: 25001151CC WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, Plaintiff, v. LESLIE LYNCH DAY, et al., Defendants. TO: LESLIE LYNCH DAY Last Known Address: 17 Avocado Lot 9, Rotonda West, FL 33947 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Charlotte County, Florida: Lot 9, Block 112, Rotonda Meadows, according to the plat thereof as recorded in Plat Book 10, Page 15, Public Records of Charlotte County, Florida. including the buildings, appurtenances, and fixture located thereon. Property Address: 17 Avocado Drive, Placida, FL 33946 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before 1/21/26, (no later than 30 days from the date of the first publication of this Notice of Action) 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 filed 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. WITNESS my hand and seal of this Court at Charlotte, Florida on this 16 day of Dec., 2025. ROGER D. EATON CHARLOTTE COUNTY CLERK OF COURT (SEAL) By: Deni Gerace Deputy Clerk December 19, 26, 2025 25-01322T			
SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-000803-CC BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JACQUELYN MACDONALD, et al., Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 15th day of December, 2025, in Civil Action No. 2025-000803-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which JACQUELYN MACDONALD, UNKNOWN SPOUSE OF JACQUELYN MACDONALD and PALMETTO LANDING AT BABCOCK RANCH HOMEOWNERS' ASSOCIATION, INC are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., 6th day of February 2026, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida: Lot 1402, of BABCOCK RANCH COMMUNITY PHASE 2C, according to the plat thereof, as recorded in Plat Book 24, Page 2, of the Public Records of Charlotte County, Florida. (Property Address: 17338 Palmetto Pass Ln., Punta Gorda, FL 33982) Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pend ens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 12/15/2025 ROGER D. EATON, CLERK OF THE CIRCUIT COURT (SEAL) By: D. Gerace Deputy Clerk Jennifer A. Nichols, Esq. Roetzel & Address, LPA 999 Vanderbilt Beach Rd- Suite 401 Naples, FL 34108 (239) 649-6200 24206106 _1 December 19, 26, 2025 25-01318T			
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. 25001073CA WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, vs. BRETT R. FRANZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2025, and entered in 25001073CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A. is the Plaintiff and BRETT R. FRANZ 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 January 08, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 153, PORT CHARLOTTE SUBDIVISION SECTION 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 16A THROUGH 16-Z-7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 455 LENOIR STREET NW, PORT CHARLOTTE, FL 33948 Any person claiming an interest in			

SECOND INSERTION			
NOTICE OF ACTION-SERVICE BY PUBLICATION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25-1254-CC COAST CONCRETE COMPANY, LLC, a Florida limited liability company, Plaintiff, vs. NEW HAVENS CONSTRUCTION & DEVELOPMENT, LLC, a Florida limited liability company, RAFAEL MARTINEZ, individually. Defendants. TO: RAFAEL MARTINEZ YOU ARE HEREBY NOTIFIED that a Complaint has been filed. This litigation is for breach of contract with Coast Concrete Company, LLC. CHRISTINE BENEDICT is required to serve a copy of your answer and your written defenses, if any, to the Complaint to Alyssa M. Nohren, Esquire, Plaintiff's Attorney, whose address is 2033 Main Street, Suite 600, Sarasota, Florida 34237 on or before 1/22/26. You must also file your original answer and written defenses, if any, with the Clerk of Court, Charlotte County, either before service on Plaintiff's attorney or immediately thereafter; OTHERWISE A DEFAULT WILL BE ENTERED AGAINST YOU for the relief demanded in Plaintiffs' 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. ROGER D. EATON CLERK OF CIRCUIT COURT (SEAL) BY Deni Gerace Deputy Clerk ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A. 2033 Main Street, Suite 600 Sarasota, Florida 34237 (941) 366-8100- Phone (941) 366-6384- Fax ALYSSA M. NOHREN, Esq. Florida Bar No. 352410 Attorney for Plaintiff Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-01326T			
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. 25000712CA MSR ASSET VEHICLE LLC, Plaintiff, vs. DEBORAH DUMONT, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 24, 2025, and entered in 25000712CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein MSR ASSET VEHICLE LLC is the Plaintiff and DEBORAH DUMONT; UNKNOWN SPOUSE OF DEBORAH DUMONT 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 January 21, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 16, BLOCK 2832, PORT CHARLOTTE SUBDIVISION, SECTION 45, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 2321 WILEY STREET, PORT CHARLOTTE, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 10 day of December, 2025. ROGER D. EATON As Clerk of the Court By: Deni Gerace 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 24-259756 - MaM December 19, 26, 2025 25-01297T			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24001352CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 Plaintiff, vs. BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, et al, Defendants NOTICE IS HEREBY GIVEN pursuant to an Order dated December 9, 2025, and entered in Case No. 24001352CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 is the Plaintiff and BEACHCOMBER BUNGALOWS OF MANASOTA KEY, LLC, CAROL LYNN HAGEMANN, UNKNOWN TENANT #1, UNKNOWN TENANT #2, the Defendants. Roger D Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at https://charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on 01/26/2026, the following described property as set forth in said Order of Final Judgment, to wit: LOT 4, ENGLEWOOD SHORES, A REPLAT OF LOT 1, BLOCK A AND ALL OF BLOCK C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MPLAT BOOK 2, PAGE 100, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, 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. DATED AT CHARLOTTE County, Florida, this day of 12/17/2025. Roger D Eaton, CPA, Clerk CHARLOTTE County, Florida (SEAL) By: D. Gerace Deputy Clerk 104879/TL December 19, 26, 2025 25-01328T			