

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026 CP 99
IN RE: ESTATE OF
**MICHAEL DORMAN SR. a/k/a
MICHAEL DORMAN a/k/a
MICHAEL SCOTT DORMAN SR.
Deceased.**

The administration of the Estate of Michael Dorman Sr. a/k/a Michael Dorman a/k/a Michael Scott Dorman Sr., deceased, File Number 2026 CP 99, 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 petitioner and the petitioner's attorney are set forth below.

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

THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 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 February 6, 2026.

Petitioner:

Michael Solomon Dorman
1406 Sea Fan Drive
Punta Gorda, FL 33950
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
February 6, 13, 2026 26-00111T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026 CP 95
IN RE: ESTATE OF
**CHARLES HOWARD MACMILLAN
a/k/a CHARLES MACMILLAN
Deceased.**

The administration of the Estate of Charles Howard MacMillan a/k/a Charles MacMillan., deceased, File Number 2026 CP 95, 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 petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 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 February 6, 2026.

Petitioner:

John J. MacMillan
19 Coolidge Street
Methuen, Massachusetts 01844
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
February 6, 13, 2026 26-00112T

FIRST INSERTION

**Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sisters & Crowns located at 10132 Melanie Ave in the City of Englewood, Charlotte, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of January, 2026
Beverly L Cook
February 6, 2026 26-00116T

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/20/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to FS. 715.109. 2001 SKYL HS F7630479NA & F7630479NB. Last Tenants: JOSEPH A MICHALAK & JEAN MARIE MICHALAK and all unknown parties beneficiaries heirs. Sale to be at BLUE HERON PINES JOINT VENTURE, 29200 SOUTH JONES LOOP ROAD, PUNTA GORDA, FL 33950. 813-241-8269.
February 6, 13, 2026 26-00125T

FIRST INSERTION

**NOTICE OF SHERIFF'S SALE
LUCIA SELLEK
VS**

**MARCUS LINDQUIST
CASE NO: 06CA13860MB**

NOTICE IS HEREBY given that pursuant to an Alias Writ of Execution issued in the Circuit Court of Palm Beach County, Florida, on the 28th day of September, 2023, in the cause wherein Lucia Sellek is plaintiff, and Marcus Lindquist is defendant, being case number 06CA13860MB, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendant, in and to the following described real property, to-wit:

Lot 4 and the West 8 feet of Lot 3, BEACH MANOR, UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 9, Page(s) 89 of the Public Records of Sarasota County, Florida.

Property Address: 1401 Nokomis Ave. S. Venice FL 34285
All bidders must have Drivers License with them and must register with civil clerk at location of sale prior to start time of sale.

I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on March 10, 2026, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution as prescribed by F.S.S. 56.27.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the Civil Department no later than seven days prior to the proceeding at 941-861-4110.

Dated at Sarasota, Sarasota County, Florida this 2nd day of February, 2026.

Kurt A. Hoffman, Sheriff
Sarasota County, Florida
Sgt E. Alvarez #2281
Feb. 6, 13, 20, 27, 2026 26-00126T

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)**
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000081CP
IN RE: ESTATE OF
**STEPHEN SHIAOLING HO
A/K/A STEPHEN S. HO
Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration File No. 26000081CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of the Circuit Court, 350 East Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was January 23, 2025; that the total value of the estate is \$20,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Philip Tsungmien Ho	685 Kellogg Avenue Palo Alto, CA 94301
Stephanie Joanne Ho	4510 Wetherill Road Bethesda, MD 20816
Melissa Deanne Ho	1006 Massachusetts Ave NE Washington, DC 20002
Margaret Yintang Ho	750 Amana Street Unit 601 Honolulu, HI 96814
Jennifer G. Forrester,	Trustee of the Lynn E. Funkhauser Special Needs Trust 647 Blackstone Drive Myrtle Beach, Horry SC 29526-8921

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 February 6, 2026.

Person Giving Notice

Philip Tsungmien Ho
685 Kellogg Avenue
Palo Alto, California 94301
Attorney for Person Giving Notice
FLORIDA WILLS & TRUSTS LAW
Dana M. Fragakis, J.D., LL.M. /
FL Bar#: 351740
For the Firm
999 Vanderbilt Beach Rd., Ste 200
Naples, FL 34108
Telephone: (239) 331-7977
Facsimile: (800) 394-0792
E-Mail: dana@flwillsandtrustslaw.com
Secondary E-Mail:
leslie@flwillsandtrustslaw.com
Attorney for Petitioner
February 6, 13, 2026 26-00117T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2026 CP 75
IN RE: ESTATE OF
**MARY ELLEN PAQUIN a/k/a
MARY ELLEN ANN PAQUIN
Deceased.**

The administration of the Estate of Mary Ellen Paquin a/k/a Mary Ellen Ann Paquin, deceased, File Number 2026 CP 75, 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 petitioner and the petitioner's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 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.

A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.221.

The date of first publication of this Notice is February 6, 2026.

Personal Representative:

Melissa Ann Paquin
1577 Chili Avenue
Rochester, New York 14624
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
February 6, 13, 2026 26-00121T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001304CP
Division Probate
IN RE: ESTATE OF

LAURIE ANN STUBBINS Deceased.
The administration of the estate of Laurie Ann Stubbins, deceased, whose date of death was September 21, 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 February 6, 2026.

Personal Representative:

Jesse Allen Stubbins
4401 43rd Ave S.
Minneapolis, Minnesota 55406
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
February 6, 13, 2026 26-00119T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
File No. 2026-CP-000088
Division Probate
IN RE: ESTATE OF
**MARY BARBARA DRUMM
Deceased.**

The administration of the estate of Mary Barbara Drumm, deceased, whose date of death was December 29, 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 February 6th, 2026.

Personal Representative:

John W. Carlson
257 Athens Drive
St. Augustine, Florida 32092
Attorney for Personal Representative:
Guy S. Emerich, Esq.
Attorney
Florida Bar Number: 126991
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail:
akibler@farr.com and
probate@farr.com
February 6, 13, 2026 26-00109T

FIRST INSERTION

IV20906_V11

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000100CP
Division Probate
IN RE: ESTATE OF

**CONNIE SUE FRANCIS a/k/a
CONNIE CARSON FRANCIS f/k/a
CONNIE SUE McCLAIN, Deceased.**
The administration of the estate of CONNIE SUE FRANCIS a/k/a CONNIE CARSON FRANCIS f/k/a CONNIE SUE McCLAIN, deceased, whose date of death was November 23, 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 has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 February 6, 2026.

Personal Representative:

Misty Ann McAlister
13354 Santa Maria Drive
Punta Gorda, FL 33955
Bobbie Jean Rostetter
691 Beaufain Street SW
Supply, NC 28462
Attorney for Personal Representatives:
Katharine W. Payne
Florida Bar Number: 0873411
Katharine Payne Law, P.A.
6210 Scott Street, Suite 117
Punta Gorda, FL 33950
Telephone: (941) 655-8970/
Fax: (941) 655-8973
E-Mail: kpayne@kpaynelaw.com
February 6, 13, 2026 26-00129T

--- SALES / ACTION ---

FIRST INSERTION

CLERK'S NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25000016CA
SUNCOAST CREDIT UNION, Plaintiff, v. AARON SANDY and HANNAH SEAMES, Defendants.
 NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for

Charlotte County, Florida, I will sell at public sale to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, using the method of electronic sale beginning at 11:00 a.m. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on April 8, 2026, that certain parcel of real property situated in Charlotte County, Florida, described as follows:
 LOT 10, BLOCK 1782, PORT CHARLOTTE SUBDIVISION SECTION FIFTY SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 70, OF

THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 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 02/03/2026.
 ROGER D. EATON,
 Circuit Court of Charlotte County
 By: (SEAL) B. Lackey
 Deputy Clerk
 February 6, 13, 2026 26-00133T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025-CA-000627
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. KEVIN ACEVEDO QUINONES, et al., Defendants.
 NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on March 4, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:
 Lot 3, HAMMOCKS AT WEST PORT PHASE 1, as per Plat thereof, as recorded in Plat Book 24, Pages 8A through 8J, inclusive, of the Public Records of Charlotte County, Florida.
 Property Address: 1352 Sunset Preserve Way, Port Charlotte, FL 33953
 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
 If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and official seal of this Honorable Court his day of 01/28/2026.
 Roger D. Eaton
 Clerk of the Circuit Court
 By: (SEAL) B. Lackey
 DEPUTY CLERK
 February 6, 13, 2026 26-00115T

NOTICE OF ACTION - PROPERTY IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25001847CC
MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, Plaintiff, v. BRIAN MATTHEW KERR, the unknown beneficiaries of the Estate of BRIAN MATTHEW KERR, UNKNOWN TENANT(S) IN POSSESSION, and all other persons who have or may claim an interest in the property, Defendant.
 TO: All Defendants named above, and to all others whom it may concern:
 YOU ARE NOTIFIED that an action seeking foreclosure of a claim of lien and damages relating to real property located at 2100 Kings Highway, Unit 1084, Port Charlotte, Florida 33980, which is legally described as follows:
 Certificate No. 1084 of MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (1983 IMPE, VIN 317054A and 317054B) situated on Lot #1084 in MAPLE LEAF GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Charlotte, Charlotte County, Florida 33980.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before 3/11/26, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled 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 Amended Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED on February 3, 2026
 ROGER D. EATON
 CLERK OF CIRCUIT COURT & COMPTROLLER
 (SEAL) By: M. Hoffman
 Deputy Clerk
 Feb. 6, 13, 20, 27, 2026 26-00134T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25748CA
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. DANILO L. ARENOS, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF DANILO L. ARENOS; CECILIA L. RIO; and UNKNOWN SPOUSE OF CECILIA L. RIO, Defendants.
 NOTICE IS HEREBY GIVEN that I, Roger D. Eaton, 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, March 20, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real

property:
 Lot 27, Block 1149, Port Charlotte Subdivision, Section Thirty, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 23A through 23F, inclusive, of the Public Records of Charlotte County, Florida and
 Lot 6, Block 944, Port Charlotte Subdivision, Section Seventeen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 6A through 6D, 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. 25748CA, New Vista Properties, Inc., v. Danilo L. Arenos, et al.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta 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 1/30/2026
 ROGER D. EATON, Clerk
 By: (SEAL) M. Hoffman
 Deputy Clerk
 February 6, 13, 2026 26-00114T

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. 23004612CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. AMY SHAH A/K/A AMY C. SHAH, DECEASED, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2025, and entered in 23004612CA 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AMY SHAH A/K/A AMY C. SHAH, DECEASED; EDEN SANNER; ADRIENNE GOSNELL; AARON DOUOGUIH; E.C.E., A MINOR, BY AND THROUGH NEXT BEST FRIEND 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 February 26, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 11, BLOCK 2108, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY FIVE, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 18A THROUGH 18C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 Property Address: 844 CONREID DR NE, 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 day of 2/2/2026.
 ROGER D. EATON
 As Clerk of the Court
 (SEAL) By: M. Hoffman
 As Deputy Clerk
 Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 Attorneys for Plaintiff
 6409 Congress Avenue, Suite 100,
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Fax: 561-997-6909
 23-132684 - MaM
 February 6, 13, 2026 26-00124T

PUBLIC NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



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.

LV18237_V25

LV20876_V15

-- ACTIONS / SALES / ESTATES --

FIRST INSERTION

NOTICE OF ACTION FOR TEMPORARY RELATIVE CUSTODY OF LUCAS ALLEN WILSON
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 2025 1528 DR
IN RE: THE MATTER OF: TEMPORARY RELATIVE CUSTODY OF LUCAS ALLEN WILSON, a minor child;
MICHAEL WILSON and DEBORAH WILSON,
Petitioners, v.
TAYLOR ELIZABETH WILSON,

Respondent
TO: TAYLOR ELIZABETH WILSON
2721 Safe Harbor Dr.,
Sarasota, FL
YOU ARE NOTIFIED that an action for Temporary Relative Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on
RAYMOND S. GRIMM, ESQ.
whose address is,
P.O. Box 6746
North Port, FL 34290
on or before 3-11-26 a date at least thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the clerk

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-61
Division - Probate
IN RE: ESTATE OF DONALD B. GILLANDERS Deceased.

The administration of the estate of Donald B. Gillanders, deceased, whose date of death was December 21, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is February 6, 2026.

Dated: February 2, 2026.
Christopher A. Gillanders,
Personal Representative
11643 Aleta Circle
Warren, Michigan 48093
Dawn L. Drellos-Thompson
Attorney for Personal Representative
Christopher A. Gillanders
Florida Bar No. 22503
9990 Coconut Road, Suite 308
Bonita Springs, FL 34135
Phone: 239-390-1295
Email: dawn@compass.legal
February 6, 13, 2026 26-00122T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000929-CP
Division: Probate
IN RE: ESTATE OF GARY L. WILLOW SR., Deceased.

The administration of the estate of GARY L. WILLOW SR., deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the street address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary 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 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: February 6, 2026.

Gary L. Willow Jr
Personal Representative
33 Buchanan Avenue
Northumberland, PA 17857
Andrew L. Clark
Attorney for Personal Representative
Florida Bar No. 1033240
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: aclark@barneswalker.com
Secondary Email:
mcar michael@barneswalker.com
February 6, 13, 2026 26-00128T

of this Court at
Charlotte County Justice Center
350 E. Marion Ave.
Punta Gorda, FL 33950,
If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family

Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: Feb 3, 2026
CLERK OF THE CIRCUIT COURT
(SEAL) By: C. Schmidt
{Deputy Clerk}
Feb. 6, 13, 20, 27, 2026 26-00130T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25001925CC
WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida not for Profit Corporation,
Plaintiff, v.

Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Romeo Avila, a deceased individual, Defendants.

TO: Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Romeo Avila, a deceased individual
259 Danforth Ave,
Jersey City, NJ 07305

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

Lot 1, Block 5033, in 1st Replat in Port Charlotte Subdivision Section 94, a Subdivision according to the plat thereof, recorded in Plat Book 15, Page 48A, of the public records of Charlotte County, Florida.
Which has the address of: 10783 Kearsarge Cir, Port Charlotte, FL 33981

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane, Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 02/02, 2026.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
(SEAL) By: M. Hoffman
As Deputy Clerk
February 6, 13, 2026 26-00120T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 26-000082 CP
Division Probate
IN RE: ESTATE OF PATRICIA ANN JONES Deceased.

The administration of the estate of PATRICIA ANN JONES, deceased, whose date of death was September 27, 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. 732.2211, 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 February 6, 2026.

Personal Representative:
ROBERT W. WATROUS II
7020 Herath Lane
Martinsville, Indiana 46151
Attorney for Personal Representative:
DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 484-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail:
jpainchaud@farr.com
February 6, 13, 2026 26-00127T

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILDREN
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25 DR 1440

CAROL MCKOY
Petitioner v.
MARK MCKOY,
Respondent.

TO: Mark McKoy, Address Unknown
YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed by Carol McKoy against you and that you are required to serve a copy of your written defenses, if any, to it on Ruhl Law P.A., whose address is 20020 Veterans Blvd Suite 1 Port Charlotte Florida 33952 on or before MARCH 11, 2026, and file the original with the Clerk of this Court at 350 E. Marion Avenue, Punta Gorda, Florida 33950 either before service on the aforementioned attorney or immediately thereafter; otherwise a default will be entered

against you for the relief demanded in the Petition.

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

Instructions for Florida Supreme Court Approved Family Law Form 12.913(a)(2), Notice of Action For Family Cases With Minor or Dependent Child(ren) (06/18)

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

DATED Feb 3, 2026
Clerk of the Court
(SEAL) By: C. Schmidt
As Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00131T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26000089CP
Division Probate
IN RE: ESTATE OF CHARLES S. COOK Deceased.

The administration of the estate of Charles S. Cook, deceased, whose date of death was December 16, 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. 732.2211, 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 February 6, 2026.

Personal Representative:
Mark Alan Cook
105 Fieldview Drive
Painted Post, New York 14870
Attorney for Personal Representative:
Bryan K. Tippen, Esq.,
Attorney for P.R.
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
February 6, 13, 2026 26-00118T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25000548CA

ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE,
Plaintiff, vs.
ARIA HOMES, LLC; VREJ JOHN ISAIAN; ROTUNDA WEST 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, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on January 15, 2026 in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, ROGER D. EATON, the Clerk of Court will on MARCH 2, 2026 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte.realforeclose.com the following described property situated in Charlotte County, Florida:

LOT 799, ROTONDA-WEST
OAKLAND HILLS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A THROUGH 15K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 66 Oakland Hills Court, 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: 1/29/26
ROGER D. EATON
Clerk of the Circuit Court
By: (SEAL) M. Hoffman
Deputy Clerk
Attorney for Plaintiff:
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
servicefl@mtglaw.com
February 6, 13, 2026 26-00113T

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 25000489CA
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES VI TRUST,
Plaintiff, v.
MAURICIO HUMBERTO JIMENEZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 15, 2025 and entered in Case No. 25000489CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein MAURICIO HUMBERTO JIMENEZ, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on March 2, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 42, BLOCK 607, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2-A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, and commonly known as: 25892 AYSEN DRIVE, PUNTA GORDA, FL 33983 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta 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 02/02/2026.
As Clerk of the Circuit Court Charlotte County, Florida
(SEAL) G. Colon
DEPUTY CLERK

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd.,
Suite 201 Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
February 6, 13, 2026 26-00123T

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897
raygrimm@outlook.com

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No. 25-CP-1248
IN RE: THE ESTATE OF:
JAMES E. FRANCIS,
Deceased;
KERI FRANCIS,
Petitioner

The administration of the testate estate of JAMES E. FRANCIS, deceased, whose date of death was February 10, 2024, and the last four digits of whose social security number are 9211, is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name of the personal representative is KERI FRANCIS. The name and address of the personal representative's attorney and registered agent are set forth below.

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

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication is January 30, 2026.

DATED this 28TH day of January, 2026.
/S/ RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897

raygrimm@outlook.com
FLA. BAR NO. 0488798
Attorney and Registered Agent for
Personal Representative
Jan. 30; Feb. 6, 2026 26-00108T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
26-CP-48
IN RE: ESTATE OF:
CAITLYN MARIE HARLESS
f/k/a CAITLYN WHITE
Deceased

The administration of the estate of Caitlyn Marie Harless, f/k/a Caitlyn White, deceased, whose date of death was November 4, 2025 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.

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 section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice was or shall be: January 30, 2026

Personal Representative:
Charles E. Harless IV,
4729 Westwood Drive,
Punta Gorda FL 33982

Attorney for Personal Representative:
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalegal.com
Jan. 30; Feb. 6, 2026 26-00107T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000030
Division Probate
IN RE: ESTATE OF
LORRAINE M. SCOTT AKA
LORRAINE MARIE SCOTT
Deceased.

The administration of the estate of Lorraine M. Scott aka Lorraine Marie Scott, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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. 732.2211, 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 January 30th, 2026.

Personal Representative:
Kari Mingolelo
4408 Nevada Ave.
Nashville, Tennessee 37209

Attorney for Personal Representative:
Shannon Davis Norvig, Esq.
Attorney for Personal Representative
Florida Bar Number: 72493
LULICH & ATTORNEYS, P.A.
1069 Main Street Sebastian, FL 32958
Telephone: (772) 589-5500
Fax: (772) 589-8800
E-Mail: shannon@lulich.com
Secondary E-Mail: jayne@lulich.com
Jan. 30; Feb. 6, 2026 26-00100T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-73-CP
Division Probate
IN RE:
ESTATE OF
LUCILLE WASZAK,
Deceased.

The administration of the Estate of LUCILLE WASZAK, deceased, whose date of death was September 27, 2025, file number 26-73-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is January 30, 2026.

JOSEPH J. WASZAK, III
Personal Representative
1860 Donkey Ave
North Port, FL 34288

Season A. Spanski, Esq.
Attorney for Personal Representative
Florida Bar No.: 1044362
SPANSKI LAW, PLLC
304 W. Venice, Ave, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail: season@spanskilaw.com
Jan. 30; Feb. 6, 2026 26-00091T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-CP-000052
IN RE: ESTATE OF
STEPHEN MESSITER a/k/a
STEPHEN ERNEST MESSITER
Deceased.

The administration of the estate of STEPHEN MESSITER a/k/a STEPHEN ERNEST MESSITER, deceased, whose date of death was September 22, 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.

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. 732.2211, 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 January 30, 2026.

Personal Representative:
ROBERT M. WINN
13 North Street
Granville, New York 12832

Attorney for Personal Representative:
CHARLES C. JONES, II, Attorney
Florida Bar Number: 11952
Jones, Haber & Rollings
1633 SE 47th Terrace
Cape Coral, FL 33904
Telephone: (239) 542-0700
Fax: (239) 542-8627
E-Mail: Jones@JonesHaberLaw.com
Secondary E-Mail:
Simes@JonesHaberLaw.com
Jan. 30; Feb. 6, 2026 26-00101T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000047CP
Division PROBATE
IN RE: ESTATE OF
PETER L. BOROWSKI A/K/A
PETER LYNN BOROWSKI
Deceased.

The administration of the estate of PETER L. BOROWSKI A/K/A PETER LYNN BOROWSKI, deceased, whose date of death was November 5, 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.

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. 732.2211, 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 January 30, 2026.

Personal Representative:
Courtney Stern
1092 Kingfisher Way
Rockledge, FL 32955

Attorney for Personal Representative:
FEDERICO MOJICA, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0124187
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: federico@rossmojicalaw.com
Secondary E-Mail:
shawn@rossmojicalaw.com
Jan. 30; Feb. 6, 2026 26-00093T

Q&A

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

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
1/1/2026

-- ACTIONS / SALES --

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-1183-CC
SECTION 20 PROPERTY
OWNER'S ASSOCIATION, INC.
Plaintiff, v.
MAURICIO HUMBERTO
JIMENEZ
Defendant.
In The Name of the State of Florida:
To: Mauricio Humberto Jimenez
25892 Aysen Dr.,

Punta Gorda FL 33983
& Mauricio Humberto Jimenez
4941 SW 123rd Ter
Cooper City, FL 33330-5443
You Are Hereby Notified that an ac-
tion has been initiated to foreclose a
lien on the following property in Char-
lotte County, Florida:
Lot 42, Block 607, Punta Gorda
Isles Section 20, according to
the plat thereof as recorded in
Plat Book 11, Page 2-A, Public
Records of Charlotte County,
Florida.
Property Address: 25892 Aysen
Dr., Punta Gorda FL 33983 /

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25001162CA
NEW AMERICAN FUNDING, LLC
FKA BROKER SOLUTIONS INC.
DBA NEW AMERICAN FUNDING,
Plaintiff, vs.
RICHARD FIFE, II A/K/A
RICHARD DONALD FIFE, II, et al.,
Defendant.
To: RICHARD FIFE, II A/K/A RICH-
ARD DONALD FIFE, II
42114 EDGEWATER DRIVE, PUNTA
GORDA, FL 33982
PAMELA FIFE
42114 EDGEWATER DRIVE, PUNTA
GORDA, FL 33982
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action to foreclose mortgage cover-
ing the following real and personal
property described as follows, to-wit:
LOT 1237, BABCOCK RANCH
COMMUNITY EDGEWATER,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 23, PAGES
11A THROUGH 11P, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
has been filed against you and you are

required to file a copy of your written
defenses, if any, to it on Betzy Falgas,
Esq., McCalla Raymer Leibert Pierce,
LLP, 225 East Robinson Street, Suite
155, Orlando, FL 32801 and file the
original with the Clerk of the above-
styled Court on or before 3/2/26 or
30 days from the first publication,
otherwise a Judgment may be entered
against you for the relief demanded in
the Complaint.
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 said
Court on the 23 day of January, 2026.
ROGER D. EATON
CLERK OF COURT OF
CHARLOTTE COUNTY
As Clerk of the Court
BY: M. Hoffman (SEAL)
Deputy Clerk
23-07619FL
Jan. 30; Feb. 6, 2026 26-00095T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE ACTION
Case No.: 26000035CP
IN RE: ESTATE OF:
DONALD RAY CASKEY,
Deceased.
The administration of the Estate of
DONALD RAY CASKEY, whose date of
death was December 15, 2025, is pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is Charlotte County

Justice Center, 350 E. Marion Avenue,
Punta Gorda, FL 33950. The names
and addresses of the Personal Represen-
tative and the Personal Representative's
attorney are set forth below.
All creditors of the Decedent and
other persons having claims or dem-
ands 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 LAT-
ER OF THREE (3) MONTHS AFTER
THE TIME OF FIRST PUBLICATION
OF THIS NOTICE OR THIRTY (30)
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001273CP
IN RE: ESTATE OF
ELEANOR A. MASSEY,
Deceased.
The administration of the estate of EL-
EANOR A. MASSEY, Deceased, whose
date of death was October 9, 2024, is
pending in the Circuit Court for CHAR-
LOTTE County, Florida, Probate Divi-
sion, the address of which is 350 E.
Marion Ave., Punta Gorda, FL 33950.
The names and addresses of the per-
sonal representative and the personal

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000057CP
Division PROBATE
IN RE: ESTATE OF
HAROLD JAMES STEINACKER III
Deceased.
The administration of the estate of
Harold James Steinacker III, deceased,
whose date of death was December 16,
2025, is pending in the Circuit Court for
Charlotte County, Florida, Probate Divi-
sion, the address of which is Charlotte
County Justice Center, 350 E. Marion
Ave, Punta Gorda, Florida 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 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.
All other creditors of the decedent
and other persons having claims or dem-
ands 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

PID: 402305151010
has been filed against you, and you are
required to serve a copy of your answer
or pleading to said Complaint on Plain-
tiff, SECTION 20 PROPERTY OWN-
ER'S ASSOCIATION, INC., attorney of
record, Mahshie & DeCosta, P.A., Elias
Mahshie, Esq., 407 E. Marion Avenue,
Suite 101, Punta Gorda, Florida 33950,
elias@md-lawfirm.com; eservice@
md-lawfirm.com, and file the original
answer or pleading in the Office of
the Clerk of the Circuit Court, 350 E.
Marion Avenue, Punta Gorda, Florida
33950 on or before the 30th day fol-
lowing the date of the first publication

of this Notice of Action. If you fail to do
so, a Judgment by Default will be taken
against you for the relief demanded in
said Complaint.
Note- 30 days from first pub for fore-
closure; set date 28 days-60 days other
property actions- \$ 49.09
DONE AND ORDERED
Clerk of the Circuit Court
(SEAL) By: G. Colon
Deputy Clerk
To be published for four consecutive
weeks in the Business Observer.
2/26/26
Jan. 30; Feb. 6, 2026 26-00094T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 24000148CA
TRUIST BANK, FORMERLY
KNOWN AS BRANCH BANKING
AND TRUST COMPANY,
Plaintiff, vs.
CLARENCE AUSTIN, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of
Foreclosure entered October 23, 2025
in Civil Case No. 24000148CA of the
Circuit Court of the TWENTIETH
JUDICIAL CIRCUIT in and for
Charlotte County, Punta Gorda,
Florida, wherein TRUIST BANK,
FORMERLY KNOWN AS BRANCH
BANKING AND TRUST COMPANY is
Plaintiff and Clarence Austin, et al., are
Defendants, the Clerk of Court, Roger
D. Eaton, will sell to the highest and
best bidder for cash at www.charlotte.
realforeclose.com in accordance with
Chapter 45, Florida Statutes on the
23rd day of February, 2026 at 11:00 AM
on the following described property
as set forth in said Summary Final
Judgment, to-wit:
Lot 15, Block 1647, PORT
CHARLOTTE SUBDIVISION

SECTION TWELVE, a Subdivi-
sion according to the Plat thereof
recorded at Plat Book 5, Pages
1A through 1D, in the Public
Records of Charlotte County,
Florida.
Address: 1506 Beacon Dr, 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 lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated this 25 day of Jan, 2026.
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: G. Colon
23-08780FL
Jan. 30; Feb. 6, 2026 26-00105T

SECOND INSERTION

ON THEM.
All other creditors of Decedent and
other persons having claims or dem-
ands against Decedent's Estate must
file their claims with this Court WITH-
IN THREE (3) MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES, SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE
TIME PERIODS SET FORTH
ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED.
The date of first publication of this
notice is January 30, 2026
JULIE A. KELLER, Petitioner
Carlena E. Hull
Attorney for Petitioner(s)
Florida Bar No.: 1024079
9240 Bonita Beach Rd., Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
Secondary Email:
costpluslegal@gmail.com
Jan. 30; Feb. 6, 2026 26-00090T

SECOND INSERTION

NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
A personal representative or curator
has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the
decedent's surviving spouse is property
to which the Florida Uniform Disposition
of Community Property Rights at Death
Act as described in sections 732.216-

732.228, applies, or may apply, unless a
written demand is made by a creditor as
specified under section 732.2211.
The date of first publication of this
notice is January 30, 2026.
NANCY BYRNE,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
Jan. 30; Feb. 6, 2026 26-00092T

SECOND INSERTION

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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this

notice is January 30, 2026.
Personal Representative:
Andrew M. Steinacker
33 Westwood Estates Drive
St. Peters, Missouri 63376
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:
kelley@schwarzlaw.net
Jan. 30; Feb. 6, 2026 26-00104T

FOURTH INSERTION

Sarasota Retina Institute
NOTICE OF PHYSICIAN
RELOCATING
Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Insti-
tute as of January 1, 2026. Patients wishing to obtain a copy of their medical records
or arrange for transfer of care may do so by contacting Sarasota Retina Institute,
3400 Bee Ridge Rd., Ste 200 Sarasota, FL 34239 or call 941-921-5335.
Jan. 16, 23, 30; Feb. 6, 2026 26-00059T

SECOND INSERTION

Notice of Public Sale
Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of
attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior
@ marina; cash or cashier check; all auctions are held w/ reserve; any persons
interested ph 954-563-1999

Sale Date February 20, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale
FL 33309

V13279 1987 Chriscraft Hull ID#: UNFC8503K687 inboard pleasure gas fiberglass
42ft R/O unknown Customer: Brad West Lienor: Burnt Store Marina 3192
Metcumbe Key Rd Punta Gorda
Jan. 30; Feb. 6, 2026 26-00096T

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice of Public Auction for monies due on storage units. The auction will be held
on February 19, 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

NAME	UNIT	BALANCE
CHRISTOPHER PRICE	2042	601.7
Leilani Alcisto	2176	696.6
Trevor Cherry	2057	574.85
Raymond Jones	3012	724.85
Rustie Macdonald	1040	676.67
Brian Weir	2156	425.8
Aaron Collins	3106	587.8
Excel CSR Services DOULATT	1125	934.85

Jan. 30; Feb. 6, 2026 26-00099T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24001360CA
CYMBIDIUM RESTORATION
TRUST,
Plaintiff, vs.
DARIAN LOPEZ; DANIEL LOPEZ;
AND DAVID LOPEZ,
Defendant(s).
TO: DAVID LOPEZ
Whose last known residence(s) is/are
11222 SW 148th Place, Miami, FL 33196
AND
TO: DANIEL LOPEZ
Whose last known residence(s) is/are
353 Los Vientos Dr., Thousand Oaks,
CA 91320,
YOU ARE HEREBY required to
file your answer or written defenses,
if any, in the above proceeding
with the Clerk of this Court, and to
serve a copy thereof upon Plaintiff's
attorney, Damian G. Waldman, Esq.,
Law Offices of Damian G. Waldman,
P.A., PO Box 5162, Largo, FL 33779,
telephone (727) 538-4160, facsimile
(727) 240-4972, or email to service@
dwaldmanlaw.com, within thirty (30)
days of the first publication of this
Notice or by 2/26/26, the nature
of this proceeding being a suit for
foreclosure of mortgage against the
following described property, to wit:
LOTS 5 & 6, BLOCK 1430,
PORT CHARLOTTE SUBDI-
VISION, SECTION TWENTY
SEVEN (27), ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 5,
PAGE(S) 20A THROUGH 20F,
OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY,
FLORIDA.
PARCEL IDENTIFICATION
NUMBER: 402210329005
A/K/A 1346 KENMORE
STREET, PORT CHARLOTTE,
FLORIDA 33952
If you fail to file your response or answer,
if any, in the above proceeding with the
Clerk of this Court, and to serve a copy
thereof upon the Plaintiff's attorney,
Damian G. Waldman, Esq., Law Offices
of Damian G. Waldman, P.A., PO Box
5162, Largo, FL 33779, telephone (727)
538-4160, facsimile (727) 240-4972,
or email to service@dwaldmanlaw.
com, within thirty (30) days of the first
publication of this Notice, 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, 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
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
DATED at Charlotte County this 21
day of January, 2026.
Clerk of the Circuit Court
(SEAL) By: G. Colon
Deputy Clerk
Jan. 30; Feb. 6, 2026 26-00088T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 25001155CA
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
LEONARD J. LENA A/K/A
LEONARD LENA; FIFTH THIRD
BANK, N.A., SUCCESSOR BY
MERGER WITH DIVIDEND
SOLAR FINANCE LLC; SUZANNE
LENA; UNKNOWN TENANT
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pending
in said court and as required by Florida
Statute 45.031(2), ROGER D. EATON
as the Clerk of the Circuit Court shall
sell to the highest and best bidder for
cash electronically at www.charlotte.
realforeclose.com at 11:00 AM on the
18 day of February, 2026, the following
described property as set forth in said
Final Judgment, to wit:
LOT 12, BLOCK 1347, PORT
CHARLOTTE SUBDIVISION
SECTION ELEVEN, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 4, PAGES
22A THROUGH 22E, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 3453
MAPLE TER, PORT CHAR-
LOTTE, FL 33952
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, 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
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
Dated this day of 01/21/2026.
ROGER D. EATON
Clerk Of The Circuit Court
(SEAL) By: B. Lackey
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03332
Jan. 30; Feb. 6, 2026 26-00089T



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.