

## CHARLOTTE COUNTY LEGAL NOTICES

## --- ESTATE / ACTION ---

## FIRST INSERTION

**NOTICE TO CREDITORS OF FORMAL ADMINISTRATION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 26-000054-CP**  
**IN RE: ESTATE OF VERNON E. NELSON, deceased**

The administration of the estate of VERNON E. NELSON, deceased, whose date of death was December 18, 2025, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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.

The date of the first publication of this Notice is February 13, 2026.

**Personal Representative:**

**Anne E. Moore**

3579 South Access Road, Suite A  
 Englewood, Florida 34224

Attorney for the

Personal Representative:

Anne E. Moore, FL Bar #110621

Anne E. Moore PLLC

3579 S. Access Rd., Ste. A

Englewood, FL 34224

Tel: (941) 662-5750

Fax: (941) 237-5200

Primary Email:

anne@attorneyanne.com

Secondary Email:

staff@attorneyanne.com

February 13, 20, 2026 26-00153T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 25001408CP**  
**Division: Probate**  
**IN RE: ESTATE OF LUIS ENRIQUE ORTEGA**  
**Deceased.**

The administration of the estate of Luis Enrique Ortega, deceased, whose date of death was January 31, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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. 732.221, 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 13, 2026.

**Personal Representative:**

**Luis E. Ortega**

37 Green Acres Avenue

East Brunswick, New Jersey 08816

Attorney for Personal Representative:

Jacqueline Augusto, Esq.

E.B.N. 0703591

7700 N. Kendall Drive,

Suite 412

Miami, FL 33156

Tel: (305) 907-7702/

Fax: (305) 402-2219

E-Mail: jackie@augustolawgroup.com

February 13, 20, 2026 26-00140T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 25-CP-1445**  
**IN RE: ESTATE OF PETER JERREL ERICKSON a/k/a PETER JERREL (P.J.) ERICKSON, Deceased.**

The administration of the estate of PETER JERREL ERICKSON a/k/a PETER JERREL (P.J.) ERICKSON, deceased, whose date of death was December 15, 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 33951. 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 13, 2026

**Personal Representative:**

**/s/Kristine Marie Ramon**

**KRISTINE MARIE RAMON**

10 Buccaneer Bend

Placidia, Florida 33946

Attorney for Personal Representative:

/s/Stephen W. Buckley

STEPHEN W. BUCKLEY, ESQUIRE

Florida Bar Number: 117747

GOLDSTEIN, BUCKLEY, CECHMAN,

RICE, PURTZ, SMITH, & SMITH,

P.A.

Post Office Box 2366

Fort Myers, Florida 33902

Telephone: (239) 334-1146

Fax: (239) 334-3039

E-Mail: sbuckley@gbclaw.com

Secondary E-Mail:

lmintz@gbclaw.com

February 13, 20, 2026 26-00137T

## FIRST INSERTION

**NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO: 25001744CC**  
**WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v.**  
**CHI HSU, Executor of the Estate of So-Yuet Chan and Jian-Ye Xu a/k/a**

**Wills J. Xu, Defendants.**  
 TO: CHI HSU, EXECUTOR OF THE ESTATE OF SO-YUET CHAN and JIAN-YE XU A/K/A WILLS J. XU  
 218 Denver Rd, Paramus, NJ 07652-3207

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

LOT 19 , BLOCK 5008 , FIRST

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2026-CP-132**  
**Division Probate**  
**IN RE: ESTATE OF WINFRIED R. HOEFFKEN**  
**Deceased.**

The administration of the estate of Winfried R. Hoeffken, deceased, whose date of death was January 3, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avneue, 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 February 13, 2026.

**Personal Representative:**

**Christopher Hehn**

**c/o MACKEY LAW GROUP P.A.**

1402 3RD AVE W

BRADENTON, FL 34205

Telephone: (941) 746-6225

Fax: (941) 748-6584

Attorney for Personal Representative:

Catherine Z. Mackey, Esq.

Florida Bar Number: 657123

MACKEY LAW GROUP P.A.

1402 3RD AVE W

BRADENTON, FL 34205

Telephone: (941) 748-6225

Fax: (941) 748-6584

February 13, 20, 2026 26-00155T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**FILE NO: 26000094CP**  
**IN RE: ESTATE OF EVAN C. HOLMES**  
**Deceased.**

The administration of the estate of EVAN C. HOLMES, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division; File No. 26000094CP; the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims

with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 13, 2026.

**Personal Representative:**

**KIMBERLY HOLMES**

16272 Palmetto St.

Punta Gorda, FL 33982

Attorney for Personal Representative:

Joan DeMichael Henry

LUSK, DRASITES & TOLISANO, P.A.

202 Del Prado Boulevard

Cape Coral, Florida 33990

(239) 574-7442

FLORIDA BAR #0136352

February 13, 2026 26-00135T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2026CP000098**  
**Division Probate**  
**IN RE: ESTATE OF KARL H. ROWE A/K/A KARL HOWARD ROWE**  
**Deceased.**

The administration of the estate of Karl H. Rowe A/K/A Karl Howard Rowe, deceased, whose date of death was October 15, 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. 732.221, 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 13, 2026.

**Personal Representative:**

**Victoria R. Bailey**

10276 Alexandria Avenue

Englewood, Florida 34224

Attorney for Personal Representative:

Lori A. Wellbaum, Attorney

Florida Bar Number: 071110

WELLBAUM LAW PA

686 N. Indiana Avenue

Englewood, FL 34223

Telephone: (941) 474-3241

Fax: (941) 475-2927

E-Mail: lori@wellbaumlaw.com

Secondary E-Mail:

anne@wellbaumlaw.com

February 13, 20, 2026 26-00138T

## FIRST INSERTION

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: 9426 Sundance St., 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

## FIRST INSERTION

**NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 26000012CP**  
**Division Probate**  
**IN RE: ESTATE OF SIMON JOHN CONROY**  
**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 Simon John Conroy, deceased, File Number 26000012CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was July 9, 2025; that the total value of the estate is \$7,023.77 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 The Simon J. Conroy Living Trust u/a dated January 15, 2021, Jonathan W. Conroy as Trustee  
 21000 Midway Blvd.  
 Port Charlotte, FL 33952  
 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 13, 2026.

**Person Giving Notice:**

**/s/Jonathan W. Conroy**

**Jonathan W. Conroy**

Attorney for Person Giving Notice:

/s/Mark Martella

Mark Martella, Attorney

Email Addresses:

mark@martellalaw.com

lara@martellalaw.com

Florida Bar No. 0024021

Martella Law Firm, PLLC

18245 Paulson Drive, Suite 131

Port Charlotte, FL 33954

Telephone: (941) 867-6865

February 13, 20, 2026 26-00152T

## FIRST INSERTION

**Notice to Creditors IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File Number: 25001384CP**  
**IN RE ESTATE OF JACQUELINE MAZZA, DECEASED**

The administration of the estate of Jacqueline Mazza, deceased, File Number: 25001384CP, whose date of death was July 25, 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. 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.

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

--- ESTATE / SALE / ACTIONS ---

FIRST INSERTION

**NOTICE TO CREDITORS OF FORMAL ADMINISTRATION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 25-001261-CP**  
**IN RE: ESTATE OF GEORGE PALMER LAYTON, deceased**

The administration of the estate of GEORGE PALMER LAYTON, deceased, whose date of death was September 2, 2025, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located

at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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.

The date of the first publication of this Notice is February 13, 2026.

**Personal Representative:**  
**Robbie Layton**

185 Hemlock Hill  
 Huntington, Vermont 05462  
 Attorney for the  
 Personal Representative:  
 Anne E. Moore,  
 FL Bar #110621  
 Anne E. Moore PLLC  
 3579 S. Access Rd., Ste. A  
 Englewood, FL 34224  
 Tel: (941) 662-5750  
 Fax: (941) 237-5200  
 Primary Email:  
 anne@attorneyanne.com  
 Secondary Email:  
 staff@attorneyanne.com  
 February 13, 20, 2026 26-00154T

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 26000016CP**  
**Division Probate**  
**IN RE: ESTATE OF DARLENE E. POWELL, 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 DARLENE E. POWELL, deceased, File Number 26000016CP, 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 October 7, 2025; that the total value of the estate is \$35,235.39 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:  
 Debra M. Valentine 1067 Haven Dr. SE, Byron Center, MI 49315  
 Dianna L. Lightle-Simon 25219 Hayes, Taylor, MI 48180  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the decedent's estate 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 13, 2026.

**Person Giving Notice:**  
**Debra M. Valentine**  
 1067 Haven Dr. SE  
 Byron Center, MI 49315

Attorney for Person Giving Notice:  
 Ariana R. Fileman, Esq.  
 Florida Bar No. 0990612  
 Fileman Law Firm, P.A.  
 201 W. Marion Ave., Suite 1208  
 Punta Gorda, FL 33950  
 Tel. (941) 833-5560  
 E-mail Address:  
 afileman@filemanlaw.com  
 February 13, 20, 2026 26-00162T

FIRST INSERTION

**NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 25001270CP**  
**Division Probate**  
**IN RE: ESTATE OF RONALD LEE BERNARD ALSO KNOWN AS RON BERNARD 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 Ronald Lee Bernard also known as Ron Bernard, deceased, File Number 25001270CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was June 22, 2023; that the total value of the estate is \$11,241.45 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Diane Bernard  
 2564 Quaker Road,  
 Palmyra, NY 14522  
 Donna Bernard Bernardus  
 2564 Quaker Road,  
 Palmyra, NY 14522

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 13, 2026.

**Person Giving Notice:**  
 /s/ Diane Bernard  
**Diane Bernard**

Attorney for Person Giving Notice:  
 /s/Mark Martella  
 Mark Martella, Attorney  
 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  
 February 13, 20, 2026 26-00151T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**Case No: 2026-CP-000019**  
**IN RE:**  
**JANICE C. DABROWSKI, Deceased.**

The administration of the estate of Janice C. Dabrowski, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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 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 13, 2026.

**Personal Representative:**  
**Paul Sterling Rohrbaugh**  
 2120 Via Venice  
 Punta Gorda, Florida 33950

Attorney for Personal Representative:  
 Paul M. Messina, Jr.  
 Florida Bar Number: 84490  
 Messina Law Group, P.A.  
 2550 Permit Place  
 New Port Richey, Florida 34655  
 Telephone: (813) 492-7798  
 Fax: (727) 216-4787  
 paul@messinialawgroup.com  
 service@messinialawgroup.com  
 February 13, 20, 2026 26-00168T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 26000147CP**  
**Division Probate**  
**IN RE: ESTATE OF MARK COLWELL, Deceased.**

The administration of the estate of MARK COLWELL, deceased, whose date of death was December 30, 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. 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 set forth in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Sections 732.2211.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026

**Personal Representative:**  
**ANNMARIE COLWELL**  
 10098 Soltura Drive  
 Fort Myers, FL 33905

Attorney for Personal Representative:  
 Jami C. Worley, Esq.  
 Florida Bar Number: 1003559  
 WORLEY ELDER LAW, PLLC  
 4916 26th St. W., Suite 152  
 Bradenton, FL 34207  
 Telephone: (941) 448-1302  
 E-Mail: Jami@WorleyElderLaw.com  
 February 13, 20, 2026 26-00169T

FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO. 24000758CA**  
**MIDFIRST BANK**  
**Plaintiff, v.**  
**JESSICA BELCHER; MATTHEW JASON BELCHER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 06, 2025, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

THE EAST 1/2 OF LOT 18, ALL OF LOT 19 AND THE WEST 10 FEET OF LOT 20, BLOCK B, BAYVIEW TERRACE IN THE SUBDIVISION OF SOLANA, A/K/A BAYVIEW TERRACE NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 a/k/a 2216 MARK AVE, PUNTA

GORDA, FL 33950-4222 at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on February 27, 2026 beginning at 11:00 AM.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 02/02/2026.  
 Roger D. Eaton  
 Clerk of the Circuit Court  
 By: (SEAL) G. Colon  
 Deputy Clerk  
 1000005779  
 February 13, 20, 2026 26-00139T

**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. 25000456CA**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**WILBERT M BERRYMAN, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 6, 2026 in Civil Case No. 25000456CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Wilbert M Berryman, 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 4th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 946, ROTONDA PEBBLE BEACH (also known as ROTONDA WEST PEBBLE BEACH), according to the Plat thereof, recorded in Plat Book 8, Page(s) 13A through 13L, inclusive, of the Public Records of Charlotte County, Florida.  
 Address: 249 Rotonda Cir, Roton-da 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 day of 02/06/2026.  
 Deputy Clerk  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 By: (SEAL) B. Lackey  
 25-11613FL  
 February 13, 20, 2026 26-00146T

according to the Plat thereof, recorded in Plat Book 8, Page(s) 13A through 13L, inclusive, of the Public Records of Charlotte County, Florida.  
 Address: 249 Rotonda Cir, Roton-da 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 day of 02/06/2026.  
 Deputy Clerk  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 By: (SEAL) B. Lackey  
 25-11613FL  
 February 13, 20, 2026 26-00146T

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**GENERAL JURISDICTION DIVISION**

**CASE NO: 25001689CA**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GREGORY E. ROSS A/K/A GREGORY EUGENE ROSS (DECEASED); JANELLE ROSS; BRANDON CLINTON ROSS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GREGORY E. ROSS A/K/A GREGORY EUGENE ROSS (DECEASED)  
 LAST KNOWN ADDRESS: UNKNOWN

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

LOT 7, BLOCK 461, PORT CHARLOTTE SUBDIVISION, SECTION 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 8A THRU 8-E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 2168 Basin St, Port Charlotte, FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on FRENKEL

LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Fort Lauderdale, FL, 33301 on or before March 19, 2026, (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 the seal of this Court at Charlotte County, Florida, this 11 day of February, 2026.

CLERK OF THE CIRCUIT COURT  
 BY: B. Lackey (SEAL)  
 DEPUTY CLERK

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111  
 FORT LAUDERDALE, FL 33301  
 TELEPHONE: (954) 522-3233  
 FAX: (954) 200-7770  
 EMAIL  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 fleservice@flwlaw.com  
 04-102576-F00  
 February 13, 20, 2026 26-00167T

FIRST INSERTION

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

**CASE NO. 25-001089-CA**  
**LIGHTHOUSE GLOBAL INVESTMENTS INC., a Florida corporation; and JB GLOBAL INVESTMENTS, LLC, a Florida limited liability company, Plaintiffs, vs.**  
**S&M INVESTMENT SOLUTION, LLC, a Florida limited liability company, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated February 4, 2026 and entered in Case No. 25-001089-CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida wherein LIGHTHOUSE GLOBAL INVESTMENTS INC., a Florida corporation; and JB GLOBAL INVESTMENTS, LLC, a Florida limited liability company, are the Plaintiff(s) and S&M INVESTMENT SOLUTION, LLC, a Florida limited liability company, is the Defendant, I, Roger D. Eaton Clerk of Court, will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 11th day of March, 2026 at www.charlotte.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:

Parcel 1:  
 Lot 1, Block 1138 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.  
 a/k/a: 441 LEMOYNE ST, PORT CHARLOTTE, FL 33954  
 PIN: 402102454018  
 Parcel 2:  
 Lot 22, Block 1139 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.  
 a/k/a: 410 LEMOYNE ST, PORT CHARLOTTE, FL 33954  
 PIN: 402102455004  
 Parcel 3:  
 Lot 21, Block 1139 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.  
 a/k/a: 410 LEMOYNE ST, PORT CHARLOTTE, FL 33954  
 PIN: 402102455004  
 Parcel 4:  
 Lot 11, Block 2074 of PORT CHARLOTTE SUBDIVISION SECTION TWENTY TWO, according to the Plat thereof as recorded in Plat Book 5, Page(s) 13A through 13C, of the Public Records of CHARLOTTE County, Florida.  
 a/k/a: 17112 DOYLE AVE, PORT CHARLOTTE, FL 33954  
 PIN: 402101105021

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.  
 DAVID R. ROY, P.A.  
 4209 N. Federal Hwy.  
 Pompano Beach, FL 33064  
 Tel. (954) 784-2961  
 Email: david@davidrroy.com  
 By: David R. Roy  
 Fla. Bar No. 885193 By: Teyvon Johnson  
 Fla. Bar No. 1011005  
 February 13, 20, 2026 26-00161T

**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.

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

**CASE NO.: 25000933CC**  
**ROTONDA MEADOWS/VILLAS**  
**CONSERVATION ASSOCIATION,**  
**INC., a Florida not for profit**  
**Corporation,**  
**Plaintiff, v.**  
**LARRY G. SCHOONMAKER, a**  
**deceased individual, and Unknown**  
**heirs, Devises, Grantees, Assignees,**  
**Lienors, Creditors, Trustees,**  
**or other Claimants claiming by,**  
**though, under, or against Larry G.**  
**Schoonmaker, deceased individual;**  
**and ANNE R. SCHOONMAKER,**  
**Defendants.**

TO: LARRY G. SCHOONMAKER, a deceased individual, and Unknown heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against Larry G. Schoonmaker, deceased individual and ANNE R. SCHOONMAKER, 15503 6th Ave NE, SHORELINE, WA 98155

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

Lot(s) 10, Block 17, ROTONDA VILLAS, as recorded in Plat Book 12 at Page 1 S of the Public Records of Charlotte County, Florida, (hereinafter referred to

as the Lot).

Which has the address of: 12608 Harring Way., Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane, Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 2/10, 2026.

Roger D. Eaton  
CLERK OF THE CIRCUIT COURT  
By: M. Hoffman (Seal)  
As Deputy Clerk  
February 13, 20, 2026 26-00166T

## 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.: 25000600CA**  
**B-MUSED, LLC,**  
**Plaintiff, vs.**  
**THE UNKNOWN SPOUSE, HEIRS,**  
**DEVEISES, BENEFICIARIES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHER**  
**PARTIES CLAIMING AN**  
**INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF EDWARD D.**  
**CAUDILL, DECEASED, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on March 12, 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 26, BLOCK 1493, PORT CHARLOTTE SUBDIVISION SECTION THIRTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 38A

THRU 38H, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 327 HARBOR BOULEVARD, PORT CHARLOTTE, FL 33954

pursuant to a Final Judgment of Foreclosure entered in Case No. 25000600CA 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND and seal of this Court on 02/06/2026.

Roger D. Eaton  
Clerk of the Circuit Court  
By: (SEAL) B. Lackey  
Deputy Clerk  
February 13, 20, 2026 26-00147T

## 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.: 25001062CA**  
**FREEDOM MORTGAGE**  
**CORPORATION**  
**PLAINTIFF, vs.**  
**SHEILA LYNN PEMBERTON;**  
**UNKNOWN SPOUSE OF SHEILA**  
**LYNN PEMBERTON; MORTGAGE**  
**ELECTRONIC REGISTRATION**  
**SYSTEMS, INC.; AND UNKNOWN**  
**TENANT IN POSSESSION OF THE**  
**SUBJECT PROPERTY**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 3rd day of February, 2026, and entered in Case No. 25001062CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and SHEILA LYNN PEMBERTON AND UNKNOWN SPOUSE OF SHEILA LYNN PEMBERTON N/K/A PETE PEMBERTON are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 20th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 3, Block 553 Port Charlotte Subdivision, Section 13, according to the plat thereof, recorded in Plat Book 5, page 2A through 2G, of the public records of Charlotte County, Florida.

IF YOU ARE A PERSON CLAIMING 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, 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 5 day of February, 2026

Roger D. Eaton  
Clerk of the Circuit Court  
By: (SEAL) M. Hoffman  
Deputy Clerk

Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
25FL373-0093  
February 13, 20, 2026 26-00144T

## FIRST INSERTION

**NOTICE OF ACTION;**  
**CONSTRUCTIVE SERVICE -**  
**PROPERTY**

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

**CASE NO.: 25000635CA**  
**AURORA FINANCIAL GROUP,**  
**INC.,**  
**Plaintiff, vs.**  
**AYMAN SOTARI; ET AL,**  
**Defendants.**

TO: AYMAN SOTARI; 1483 MOREE STREET PORT CHARLOTTE, FL 33953  
UNKNOWN SPOUSE OF AYMAN SOTARI; 1483 MOREE STREET PORT CHARLOTTE, FL 33953

YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:

LOT 14, BLOCK 2906, PORT CHARLOTTE SUBDIVISION, SECTION 49, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Also known as 1483 MOREE STREET, PORT CHARLOTTE, FL 33953.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose

address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 3/17/2026, and file the original with the clerk of this court either before service on the 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 2/10/2026.

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By: B. Lackey (SEAL)  
DEPUTY CLERK

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Suite 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
February 13, 20, 2026 26-00163T

## FIRST INSERTION

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

**CASE NO: 25001732CA**  
**PROTECTED PROPERTY LLC,**  
**Plaintiff, vs.**  
**BRIAN K. CAMPBELL,**  
**Defendant,**

To: BRIAN K. CAMPBELL.  
YOU ARE NOTIFIED that an action to partition pursuant to Florida Statute §64 has been filed against you. This action involves real property in Charlotte County, Florida (the "Property") more particularly described as:

Lot 23, Block 3194, Port Charlotte Subdivision Section Fifty One, according to the map or plat thereof as recorded in Plat Book 5, Page 65-A, Public Records of Charlotte County, Florida  
Parcel Identification No. 402211408001  
Property Address: 22293 Adorn Avenue, Port Charlotte, Florida 33952

The action was instituted in the Twentieth Judicial Circuit Court, Charlotte County, Florida, and is styled protected Property LLC vs. Brian K. Campbell.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address

is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 3/6/26 and file the original with the clerk of this court either before service on the 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.

This notice shall be published once a week for four consecutive weeks in the Business Observer.

DATED on 2/5/26

Clerk of the Circuit Court  
By: M. Hoffman (Seal)  
As Deputy Clerk  
Feb. 13, 20, 27; Mar. 6, 2026

26-00142T

## FIRST 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. 25001473CA**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**FAITHE BYRN, et al.,**  
**Defendant.**

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LARRY D BORLAND A/K/A LARRY DON BORLAND, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISES, GRANTEES, OR OTHER CLAIMANTS  
ADDRESS: UNKNOWN  
KRISTINE BARRETT  
14141 CAIN AVENUE, PORT CHARLOTTE, FL 33953  
UNKNOWN SPOUSE OF KRISTINE BARRETT  
14141 CAIN AVENUE, PORT CHARLOTTE, FL 33953

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
LOT 21, BLOCK 2658, PORT CHARLOTTE SUBDIVISION SECTION 48, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 62A-62E, IN THE PUB-

LIC RECORDS OF CHARLOTTE 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 3-16-2026 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 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 said Court on the 9 day of February, 2026.

ROGER D. EATON  
CLERK OF COURT OF  
CHARLOTTE COUNTY  
As Clerk of the Court  
By: B. Lackey (SEAL)  
Deputy Clerk

25-12716FL  
February 13, 20, 2026 26-00157T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
**CASE NUMBER: 2025 CA 1325**  
**ANTHONY W. TRIPLET,**  
**Plaintiff, V.**  
**DANIEL JEREMIAH LUDWIG,**  
**LAURI CHAVEZ AND DIANE**  
**LUDWIG A/K/A DIANE BAILES**  
**LUDWIG A/K/A DIANA R.**  
**LUDWIG, if alive, and if dead,**  
**all persons or parties claiming an**  
**interest in the property as heirs,**  
**devises, grantees, assigns, lienors,**  
**creditors, trustees, or other claiming**  
**by, through, under or against and**  
**DIANE LUDWIG A/K/A DIANE**  
**BAILES LUDWIG A/K/A DIANA R.**  
**LUDWIG,**  
**Defendants.**

TO: DIANE LUDWIG A/K/A DIANE BAILES LUDWIG A/K/A DIANA R. LUDWIG, if alive, and if dead, all persons or parties claiming an interest in the property as heirs, devisees, grantees, assigns, lienors, creditors, trustees, or other claiming by, through, under or against AND DIANE LUDWIG A/K/A DIANE BAILES LUDWIG A/K/A DIANA R. LUDWIG:

YOU ARE NOTIFIED that an action to quiet title as to the following property in Charlotte County, Florida:

Lot 20, Block 911 of PORT CHARLOTTE SUBDIVISION, Section 34, a Subdivision according to the Plat thereof, recorded in Plat Book 5 at Pages 38A through 38H 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 JAMES D. GIBSON, ESQUIRE, the Plaintiff's attorney whose address is GIBSON KOHL, P.L., 1800 Second Street, Suit 777, Sarasota, FL 34236 within 30 days after the first publication of this Notice and file the original with the Clerk of this Court either before service on the 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 this 10 day of February, 2026.

ROGER D. EATON  
CLERK OF COURT  
(SEAL) By: B. Lackey  
Deputy Clerk  
Feb. 13, 20, 27; Mar. 6, 2026

26-00160T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT IN AND  
FOR THE TWENTIETH JUDICIAL  
CIRCUIT CHARLOTTE COUNTY  
FLORIDA  
COUNTY COURT

**CASE No. 2025-1039-CA**  
**SECTION 23 PROPERTY**  
**OWNER'S ASSOCIATION, INC.,**  
**a Florida corporation,**  
**Plaintiff, v.**  
**SEPHTON FRASER,**  
**Defendant.**

TO: SEPHTON FRASER and if the above named natural persons be married, their unknown spouses, and if any of the above natural persons be dead, their unknown heirs, devisees, grantees, successors or other parties claiming by, through, under or against them, and any and all other persons claiming any right, title, interest, lien, estate or demand in or to the following described real property, situate, lying and being in Charlotte County, Florida, to-wit:

Lot 4, Block 762, PUNTA GORDA ISLES, Section 23, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida also known as 2064 Calcutta Road, Punta Gorda, Florida 33983.

YOU ARE HEREBY notified that a deed restriction action seeking injunctive relief together with fees and court costs on the above described property

has been filed against you in the above entitled Court and you are required to serve a copy of your written defenses to the Complaint on the Plaintiff's Attorney, DAVID K. OAKS, ESQ. of DAVID K. OAKS, P.A., P. O. Box 671, Saluda, NC 28773, and file the original with the Clerk of the Court, Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950 on or before the 16 day of March, 2026, otherwise a judgment 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 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 said Court on this 9 day of February, 2026.

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

Feb. 13, 20, 27; Mar. 6, 2026

26-00158T

## FIRST INSERTION

**NOTICE OF ACTION;**  
**CONSTRUCTIVE SERVICE -**  
**PROPERTY**

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

**CASE NO.: 25001418CA**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**KRISTINA LYNN WHITMAN; et**  
**al.,**  
**Defendants.**

TO: KRISTINA LYNN WHITMAN; 22106 MALONE AVE PORT CHARLOTTE, FL 33952-7025  
UNKNOWN SPOUSE OF KRISTINA LYNN WHITMAN; 22106 MALONE AVE PORT CHARLOTTE, FL 33952-7025

YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:

LOT 6, BLOCK 533, PORT CHARLOTTE SUBDIVISION, SECTION 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 11A THROUGH 11G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Also known as 22106 MALONE AVE, PORT CHARLOTTE, FL 33952.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla,

la, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 3/16/, 2026, and file the original with the clerk of this court either before service on the 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 2/6/, 2026.

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By: B. Lackey (SEAL)  
DEPUTY CLERK

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Suite 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
February 13, 20, 2026 26-00156T

## FIRST INSERTION

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

**CASE NO: 25001894CC**  
**WATERVIEW PROPERTY**  
**OWNERS ASSOCIATION, INC., a**  
**Florida not for profit Corporation,**  
**Plaintiff, v.**  
**STANISLAW BIEDRON,**

**Defendant.**  
TO: STANISLAW BIEDRON  
4601 N Ozark, Norridge, IL 60656

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

Lot 2, Block 4996, of Unit/Section 94 in Port Charlotte Subdivision, FIRST REPLAT, a subdivision according to the plat

thereof, recorded at Plat Book 15, Page 48, in the Public Records of Charlotte County, Florida.  
Which has the address of: 9414 St Paul Dr, 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 im-

mediately 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 10, 2026.

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By: G. Colon (Seal)  
As Deputy Clerk  
February 13, 20, 2026 26-00165T



**Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.**

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.



### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

### Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



### Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

--- SALES ---

FIRST INSERTION

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

Case No. 24001874CA  
NAVY FEDERAL CREDIT UNION  
Plaintiff, vs.  
JOSEPH JUDD, UNKNOWN SPOUSE OF JOSEPH JUDD, HIDDEN COVE ESTATES ASSOCIATION, INC., HOME PERFORMANCE ALLIANCE, INC., AKC CONTRACTING, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 29, 2026, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte

County, Florida described as: LOT 2 AND PORTION OF LOT 2 LYING WEST OF YACHT BASIN DRIVE, HIDDEN COVE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 4A AND 4B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 10420 YACHT BASIN DR, PLACIDA, FL 33946; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on March 27, 2026 at 11:00 A.M.

Any persons 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.

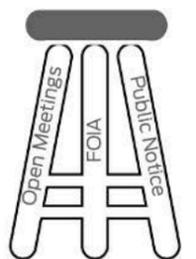
Dated this day of 02/06/2026.

Clerk of the Circuit Court  
Roger D. Eaton  
By: (SEAL) B. Lackey  
Deputy Clerk

110650/2426830/wll  
February 13, 20, 2026 26-00150T

## Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about "newspapers vs the internet".

### It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

### prevent government officials from hiding information

they would prefer the public not to see

# SAVE TIME



Email your Legal Notice

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

Case No. 24002282CA  
NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING  
Plaintiff, vs.  
AMANDA P ALLEN, MATTHEW D  
ALLEN, SECTION 20 PROPERTY  
OWNER'S ASSOCIATION,  
INC., DEEP CREEK CIVIC  
ASSOCIATION, INC., AND  
UNKNOWN TENANTS/OWNERS,  
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 27, 2026, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 28, BLOCK 530, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2, 2A THROUGH 2Z42. INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 277

SEASONS DR, PUNTA GORDA, LF 33983; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on March 5, 2026 at 11:00 A.M..

Any persons 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 02/09/2026.

Clerk of the Circuit Court  
Roger D. Eaton  
By: (SEAL) G. Colon  
Deputy Clerk  
F328202/2427867/CM1  
February 13, 20, 2026 26-00159T

## FIRST INSERTION

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

Case No: 2500114CC  
ROTONDA MEADOWS/VILLAS  
CONSERVATION ASSOCIATION,  
INC., a Florida not for profit  
Plaintiff, v.  
CHRISTOPHER MARK UNKART  
and CHRISTINE THADEN,  
Defendants,

To: CHRISTOPHER MARK UNKART  
206 LAYSAN TEAL CT.,  
CHURCH HILL, MD 21623

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

Lot 10, Block 48, ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Page 15-A, of the Public Records of Charlotte County, Florida. Property address: 20 Clover Ct., Placida, FL 33946

Which has the address of: 20 Clover Ct., Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association

Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane, Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@association-legalservices.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 February 5, 2026.

CLERK OF THE CIRCUIT COURT  
By: M. Hoffman (Seal)  
As Deputy Clerk  
February 13, 20, 2026 26-00143T

## FIRST INSERTION

**NOTICE OF ACTION**  
**FORECLOSURE PROCEEDINGS-**  
**PROPERTY**

IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 25001178CA

Rocket Mortgage, LLC f/k/a Quicken  
Loans, LLC  
Plaintiff, -vs.-  
Brian Joseph Minardi a/k/a Brian  
J. Minardi; Steven Minardi a/k/a  
Steven Ruby; Dylan Minardi; Easton  
Minardi; Deborah Ann Masters a/k/a  
Deborah A. Masters; Thomas Meunier;  
Robert Meunier; David Meunier;  
Unknown Spouse of Brian Joseph  
Minardi a/k/a Brian J. Minardi;  
Unknown Spouse of Steven Minardi  
a/k/a Steven Ruby; Unknown Spouse  
of Dylan Minardi; Unknown Spouse  
of Easton Minardi; Unknown Spouse  
of Deborah Ann Masters a/k/a Debo-  
rah A. Masters; Unknown Spouse of  
Thomas Meunier; Unknown Spouse  
of Robert Meunier; Unknown  
Spouse of David Meunier; Bank of  
America, N.A.; National Biosafe,  
Inc.; Unknown Parties in Posses-  
sion #1, if living, and all Unknown  
Parties claiming by, through,  
under and against the above named  
Defendant(s); Unknown Parties in  
Possession #2, if living, and all Un-  
known Parties claiming by, through,  
under and against the above named  
Defendant(s)

TO: Deborah Ann Masters a/k/a Debo-  
rah A. Masters: 10018 Crested Fringe  
Drive, Riverview, FL 33578 and Un-  
known Spouse of Deborah Ann Masters  
a/k/a Deborah A. Masters: 10018 Crested  
Fringe Drive, Riverview, FL 33578  
Residence unknown, if living, includ-  
ing any unknown spouse of the said  
Defendants, if either has remarried and  
if either or both of said Defendants are  
dead, their respective unknown heirs,  
devises, grantees, assignees, creditors,  
lienors, and trustees, and all other  
persons claiming by, through, under  
or against the named Defendant(s);  
and the aforementioned named  
Defendant(s) and such of the aforemen-  
tioned unknown Defendants and such  
of the aforementioned unknown Defen-  
dants as may be infants, incompetents  
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real

property, lying and being and situated  
in Charlotte County, Florida, more par-  
ticularly described as follows:

LOT 19 AND 20, BLOCK 824,  
OF PORT CHARLOTTE SUB-  
DIVISION, SECTION 26, A  
SUBDIVISION ACCORDING  
TO THE PLAT THEREOF, RE-  
CORDED IN PLAT BOOK 5, AT  
PAGES 19A THROUGH 19H,  
INCLUSIVE OF THE PUBLIC  
RECORDS OF CHARLOTTE  
COUNTY, FLORIDA.

LOT 2, BLOCK 824, PORT  
CHARLOTTE SUBDIVISION,  
SECTION 26, A SUBDI-  
VISION ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 5, AT PAGES  
19 A THROUGH 19E OF THE  
PUBLIC RECORDS OF CHAR-  
LOTTE COUNTY, FLORIDA.  
more commonly known as 1052  
Somerset Street, Port Charlotte,  
FL 33952.

This action has been filed against you  
and you are required to serve a copy  
of your written defense, if any, upon  
LOGS LEGAL GROUP LLP, Attorneys  
for Plaintiff, whose address is 750 Park  
of Commerce Blvd., Suite 130, Boca Ra-  
ton, FL 33487, within thirty (30) days  
after the first publication of this notice  
and file the original with the clerk of  
this Court either before with service  
on Plaintiff's attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the Complaint.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, 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 notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

WITNESS my hand and seal of this  
Court on the 6 day of February, 2026

Roger D. Eaton  
Circuit and County Courts  
By: B. Lackey (Seal)  
Deputy Clerk  
25-333427 FC01 RFT  
February 13, 20, 2026 26-00145T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**

IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA.  
CIVIL DIVISION  
CASE NO. 25001278CA

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE OF LSF11  
MASTER PARTICIPATION TRUST,  
Plaintiff, vs.

KENNETH KENDALL A/K/A  
KENNETH I. KENDALL;  
CHARLOTTE COUNTY, FLORIDA;  
SUNCOAST SCHOOLS FEDERAL  
CREDIT UNION; UNKNOWN  
TENANT NO. 1; UNKNOWN  
TENANT NO. 2; and ALL  
UNKNOWN PARTIES CLAIMING  
INTERESTS BY, THROUGH,  
UNDER OR AGAINST A NAMED  
DEFENDANT TO THIS ACTION,  
OR HAVING OR CLAIMING TO  
HAVE ANY RIGHT, TITLE OR  
INTEREST IN THE PROPERTY  
HEREIN DESCRIBED,  
Defendant(s).

NOTICE IS HEREBY GIVEN  
pursuant to an Order or Summary  
Final Judgment of foreclosure dated  
January 27, 2026, and entered in  
Case No. 25001278CA of the Circuit  
Court in and for Charlotte County,  
Florida, wherein U.S. BANK TRUST  
NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE OF LSF11  
MASTER PARTICIPATION TRUST is  
Plaintiff and KENNETH KENDALL  
A/K/A KENNETH I. KENDALL;  
CHARLOTTE COUNTY, FLORIDA;  
SUNCOAST SCHOOLS FEDERAL  
CREDIT UNION; UNKNOWN  
TENANT NO. 1; UNKNOWN  
TENANT NO. 2; and ALL UNKNOWN  
PARTIES CLAIMING INTERESTS  
BY, THROUGH, UNDER OR  
AGAINST A NAMED DEFENDANT  
TO THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
are Defendants, I will sell to the highest  
and best bidder for cash website of  
www.charlotte.realforeclose.com, 11:00  
a.m., on March 19, 2026, the following

described property as set forth in said  
Order or Final Judgment, to-wit:

LOT 12 AND LOT 13, BLOCK  
764, PORT CHARLOTTE SUB-  
DIVISION, SECTION TWENTY-  
SIX, ACCORDING TO THE PLA  
THEREOF AS RECORDED IN  
PLAT BOOK 5, PAGES 19A TO  
19E INCLUSIVE, IN THE PUB-  
LIC 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 BEFORE THE  
CLERK REPORTS THE SURPLUS  
AS UNCLAIMED. THE COURT, IN  
ITS DISCRETION, MAY ENLARGE  
THE TIME OF THE SALE. NOTICE  
OF THE CHANGED TIME OF  
SALE SHALL BE PUBLISHED AS  
PROVIDED HEREIN.

Pursuant to Florida Statute  
45.031(2), this notice shall be published  
twice, once a week for two consecutive  
weeks, with the last publication being at  
least 5 days prior to 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  
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 at Punta Gorda, Florida, on  
02/04/2026.

ROGER D EATON  
As Clerk, Circuit Court  
By: (SEAL) B. Lackey  
As Deputy Clerk

Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
Telephone: (954) 564-0071  
Service E-mail:  
answers@dallegal.com  
1491-221923 / TMI  
February 13, 20, 2026 26-00149T

## 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.: 25001076CA

FREEDOM MORTGAGE  
CORPORATION

PLAINTIFF, vs.  
MICHAEL SHAWN  
WILLIAMSON A/K/A MICHAEL  
WILLIAMSON, UNKNOWN  
SPOUSE OF MICHAEL SHAWN  
WILLIAMSON A/K/A MICHAEL  
WILLIAMSON, KELLY DEMARCO  
WILLIAMSON N/K/A KELLY  
ANN DEMARCO, UNKNOWN  
SPOUSE OF KELLY DEMARCO  
WILLIAMSON A/K/A KELLY  
WILLIAMSON N/K/A KELLY ANN  
DEMARCO, UNITED STATES  
OF AMERICA ON BEHALF OF  
THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT,  
WATERFORD ESTATES  
COMMUNITY ASSOCIATION,  
INC., WATERFORD ESTATES  
NEIGHBORHOOD I  
ASSOCIATION, INC. AND  
UNKNOWN TENANT IN  
POSSESSION OF THE SUBJECT  
PROPERTY,  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant  
to Final Judgment of Foreclosure dated  
the 3rd day of February, 2026, and  
entered in Case No. 25001076CA, of the  
Circuit Court of the Twentieth Judicial  
Circuit in and for Charlotte County,  
Florida, wherein Freedom Mortgage  
Corporation is the Plaintiff and  
MICHAEL SHAWN WILLIAMSON  
A/K/A MICHAEL WILLIAMSON,  
UNKNOWN SPOUSE OF MICHAEL  
SHAWN WILLIAMSON A/K/A  
MICHAEL WILLIAMSON TERESA  
SUMPTER, KELLY DEMARCO  
WILLIAMSON A/K/A KELLY  
WILLIAMSON N/K/A KELLY ANN  
DEMARCO, UNKNOWN TENANT  
IN POSSESSION OF THE SUBJECT  
PROPERTY N/K/A SHAMAL  
HARGROVE, WATERFORD  
ESTATES COMMUNITY  
ASSOCIATION, INC., WATERFORD  
ESTATES NEIGHBORHOOD I  
ASSOCIATION, INC. AND UNITED  
STATES OF AMERICA ON BEHALF

OF THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT are  
defendants. Roger D. Eaton as the  
Clerk of the Circuit Court shall sell to  
the highest and best bidder for cash  
at www.charlotte.realforeclose.com  
at 11:00 A.M. on the 19th day of March,  
2026, the following described property  
as set forth in said Final Judgment, to  
wit:

Lot 126, WATERFORD ESTATES,  
according to the Plat thereof as re-  
corded in Plat Book 20, Page 1 of  
the Public Records of Charlotte  
County, Florida.

IF YOU ARE A PERSON CLAIMING  
A RIGHT TO FUNDS REMAINING  
AFTER THE SALE, YOU MUST  
FILE A CLAIM WITH THE CLERK  
NO LATER THAN THE DATE THAT  
THE CLERK REPORTS THE FUNDS  
AS UNCLAIMED. IF YOU FAIL TO  
FILE A CLAIM, YOU WILL NOT BE  
ENTITLED TO ANY REMAINING  
FUNDS. AFTER THE FUNDS ARE  
REPORTED AS UNCLAIMED, ONLY  
THE OWNER OF RECORD AS OF  
THE DATE OF THE LIS PENDENS  
MAY CLAIM THE SURPLUS.

If you are a person with a disability who  
needs any accommodation in order to  
participate in this proceeding, you are  
entitled, at no cost to you, to the provi-  
sion of certain assistance. Please contact  
Jon Embury, Administrative Services  
Manager, whose office is located at 350  
E. Marion Avenue, Punta Gorda, Florida  
33950, and whose telephone number is  
(941) 637-2110, at least 7 days before your  
scheduled court appearance, or immedi-  
ately 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 02/06/2026.

Roger D. Eaton  
Clerk of The Circuit Court

By: (SEAL) B. Lackey Deputy Clerk

Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
25FL373-0414  
February 13, 20, 2026 26-00148T

## SUBSEQUENT INSERTIONS

## --- SALES / ACTION ---

## SECOND 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 F.S. 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

## SECOND 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 Sara-  
sota 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.

## SECOND 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 aforemen-  
tioned attorney or immediately thereaf-  
ter; otherwise a default will be entered

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 satisfac-  
tion of the above-described execution as  
prescribed by F.S.S. 56.27.

In accordance with the Americans  
with Disabilities Act, persons with dis-  
abilities needing a special accommoda-  
tion to participate in this proceeding  
should contact the Civil Department no  
later than seven days prior to the pro-  
ceeding 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

against you for the relief demanded in  
the Petition.

You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily 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 Fam-  
ily Cases With Minor or Dependent  
Child(ren) (06/18)

WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure  
to comply can result in sanctions, in-  
cluding dismissal or striking of plead-  
ings.

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

## SECOND 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: TEMPO-  
RARY 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 publica-  
tion of this Notice in the Business Ob-

server, and file the original with the  
clerk 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 de-  
manded 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 ad-  
dress. (You may file Designation of Cur-  
rent Mailing and E-Mail Address, Flori-  
da 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, re-  
quires 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

## SECOND 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 there-  
of, 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 enti-  
tled only to

--- SALES / ACTION ---

SECOND 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

SECOND 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

SECOND INSERTION

**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

SECOND 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, MC 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

SECOND 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. 732.2211.

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25001260CP**  
**Division Probate**  
**IN RE: ESTATE OF HENRY RICHARD McDONALD 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 Henry Richard McDonald, deceased, File Number 25001260CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was May 6, 2025; that the total value of the estate is \$28,849.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Tricia Lyn Costas	5623 Silver Falls Street, Dublin, OH 43016
Jodi Lee Williams	10297 Hawks Lake Drive, Fishers, IN 46037

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:**  
**/s/Tricia Lyn Costas**  
**Tricia Lyn Costas**  
Attorney for Person Giving Notice:  
**/s/Mark Martella**  
Mark Martella  
Attorney for Petitioner  
Florida Bar No.0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone:(941)867-6865  
Email: mark@martellalaw.com  
Secondary Email:  
tara@martellalaw.com  
February 6, 13, 2026 26-00110T

SECOND 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. 732.2211, 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:**  
**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

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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:**  
**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

SECOND 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](http://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

lv20906\_v11



**SAVE TIME**

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

## SECOND 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

## SECOND 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:

mcarmichael@barneswalker.com

February 6, 13, 2026 26-00128T

## SECOND 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

## SECOND 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

## SECOND 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:

rpainchaud@farr.com

February 6, 13, 2026 26-00127T

## 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. 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 DOUGUIH; 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

## SECOND 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) 688-4260

Fax: (239) 214-6080

E-Mail: info@tippenlaw.com

Secondary E-Mail:

Bryan@TippenLaw.com

February 6, 13, 2026 26-00118T

## SECOND 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, GRANTEES, 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