

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 03/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

229	Kyle Tucker	Totes, Furniture,
2232	Olivia Hartcell	Bags, Clothing
2413	FRANK FUCARINO	Boxes, Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
February 20, 27, 2026 26-00170T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 25000845CA M&T BANK, Plaintiff, vs. BRENT LEE EMILY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 28, 2026 in Civil Case No. 25000845CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein M&T BANK is Plaintiff and Brent Lee Emily, 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 13th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 880, Rotonda-West Pine Valley, according to the plat thereof, recorded in Plat Book 8, Page(s)

16A through 16K, inclusive of the Public Records of Charlotte County, Florida. Address: 1077 Rotonda Circle, Rotonda West, FL 33947

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

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

Dated this day of 2/16/2026. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) M. Hoffman 25-12235FL February 20, 27, 2026 26-00179T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 26000016CA MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, Plaintiff, vs. YVONNE PANGBURN A/K/A YVONNE M. PANGBURN, et al., Defendants.

TO: UNKNOWN SPOUSE OF NANCY MCWILLIAMS A/K/A NANCY Y. MCWILLIAMS N/K/A NANCY Y. MCWILLIAMS 3355 IDLEWILD ST, PORT CHARLOTTE, FL 33980

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 22, BLOCK 512, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A-2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 3/26/2026, date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 18 day of February, 2026. ROGER D EATON As Clerk of the Court (SEAL) By B. Lackey As Deputy Clerk

25-04909 February 20, 27, 2026 26-00188T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION File No. 26000125CP IN RE: ESTATE OF GEORGE A. SCHINDLER, Deceased.

The administration of the estate of GEORGE A. SCHINDLER, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 20, 2026.

Signed on this 16th day of February, 2026.

MICHAEL M. SCHINDLER Personal Representative 264 Autumn Reserve Pkwy. Brunswick, OH 44212

Brian V. Mcavoy Attorney for Personal Representative Florida Bar No. 0047473 Roetzl & Andress, LPA 999 Vanderbilt Beach Road, Suite 401 Naples, Florida 34108 Telephone: (239) 649-6200 Email: bmcavoy@ralaw.com Secondary Email: serve.bmcavoy@ralaw.com February 20, 27, 2026 26-00178T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: MARCH 30 2026: EMPIRE ROAD SERVICE LLC 1400 PHEASANT BLVD PUNTA GORDA FL 33950 (239)672-3740 MV97250, 2008 INTL 1HTMMAAL28H554824 \$6249.57, 2015 KW 1XKYD49X3FJ440817 \$6122.00 February 20, 2026 26-00177T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000107-CP Division Probate IN RE: ESTATE OF BOK S. RINES A/K/A BOK SOON RINES Deceased.

The administration of the estate of Bok S. Rines a/k/a Bok Soon Rines, deceased, whose date of death was November 15, 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 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 20, 2026.

Personal Representative: Jessica Denise McClure 690 Verona Street Port Charlotte, Florida 33948 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: kimberly@kuhnslawfirm.com February 20, 27, 2026 26-00189T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000071-CP Division: Probate IN RE: ESTATE OF JOSEPHINE A. DARLING Deceased.

The administration of the estate of Josephine A. Darling, deceased, whose date of death was October 29, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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 § 732.216 - § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.221.

The date of first publication of this notice is February 20, 2026.

Personal Representative: Angela Bernice Wilde 3318 Cabaret Street Port Charlotte, Florida 33948 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com February 20, 27, 2026 26-00171T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-143-CP Division Probate IN RE: ESTATE OF RICHARD LYMAN TILDEN a/k/a RICHARD L. TILDEN Deceased.

The administration of the Estate of Richard Lyman Tilden a/k/a Richard L. Tilden, deceased, whose date of death was January 22, 2026, is pending in the Circuit Court for Charlotte County, FL, 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, 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 20, 2026.

Personal Representative: Matthew A. Tilden 6320 Marcelina Ct. Braselton, GA 30517 Attorney for Personal Representative: Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com February 20, 27, 2026 26-00176T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 8008 - Port Charlotte Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US Facility Phone: 1+ (941) 999-3122

Description: Entire contents of unit consisting of, but not limited to: Colton Horvath- Totes, chairs, misc. and air compressor.

Bidding: All bidding will take place online at StorageTreasures.com on March 13, 2026, at 11:00am. Property will be sold to the highest bidder.

February 20, 27, 2026 26-00181T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7016 - Punta Gorda Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US Facility Phone: 1+ (941) 505-8777

Description: Entire contents of unit consisting of, but not limited to: Megan Shilito- Folding chair, bags, totes, boxes, carry bag, clothes, personal items, cap. Connie Evans- Rocking Chair, Totes, Boxes, TV'S, Shelving, Lamps, Night stands, clear plastic storage bins, misc items.

Bidding: All bidding will take place online at StorageTreasures.com on March 13, 2026, at 11:00am. Property will be sold to the highest bidder.

February 20, 27, 2026 26-00183T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 3505 - North Port Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US Facility Phone: 1+ (941) 390-3132

Description: Entire contents of unit consisting of, but not limited to: Dawn Mortimer- paintings, bags, tables, boxes, Christmas decorations, rug, shelf, rolling chair, lamps, misc. household items. Dawn Mortimer- Table, bench, tv stand, bed frame, chairs, end table and mirror.

Bidding: All bidding will take place online at StorageTreasures.com on March 13, 2026, at 11:00am. Property will be sold to the highest bidder.

February 20, 27, 2026 26-00182T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000038CP IN RE: ESTATE OF CAROL JOYCE SWANSTON a/k/a CAROL MINER SWANSTON, Deceased.

The administration of the Estate of CAROL JOYCE SWANSTON a/k/a CAROL MINER SWANSTON, Deceased, whose date of death was December 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The 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 THREE 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 THREE 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 § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is February 20, 2026.

Personal Representative: Rodney Miner 12595 East Boy Scout Road Inverness, Florida 34450

Attorney for Personal Representative: R. Wesley Bradshaw BRADSHAW & MOUNTJOY, P.A. 209 Courthouse Square Inverness, Florida 34450 Telephone (352) 726-1211 FBN: 977845 February 20, 27, 2026 26-00180T

**SAVE TIME**

Email your Legal Notice  
legal@businessobserverfl.com  
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV205906\_V12

## --- ACTIONS / SALES ---

## FIRST INSERTION

**AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45<sup>1</sup> (9024 Evelyn Road, Englewood, Florida 34224)**

<sup>1</sup>Amended solely to correct the county in the Clerks signature line.

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

**Case No. 2025-CA-718 TRYON STREET ACQUISITION TRUST I, Plaintiff, vs. CARPENTER COMPANIES FLORIDA LLC, et. al. Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated February 13, 2026 entered in Case No. 2025-CA-718 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, is the Plaintiff, and CARPENTER COMPANIES FLORIDA LLC, et. al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.charlotte.realforeclose.com> beginning at 11:00 a.m. on March 23, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 218, Shamrock Shores, a sub-

division, according to the Plat thereof, recorded in Plat Book 16, Page 74A, of the Public Records of Charlotte County, Florida. Property Address: 9024 Evelyn Road, Englewood, Florida 34224

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 17th day of February 2026.

02/18/2026

(SEAL) B. Lackey

CLERK OF COURT

CHARLOTTE COUNTY, FLORIDA

/s/ Ronald B. Cohn

Ronald B. Cohn, Esquire

Fla. Bar No: 599786

BURR & FORMAN LLP

201 N. Franklin Street, Suite 3200

Tampa, Florida 33602

(813) 221-2626 (office)

Primary E-Mail Addresses:

roehn@burr.com

Secondary E-Mail Addresses:

dmorse@burr.com and

mguerra@burr.com

Attorney for Plaintiff

February 20, 27, 2026 26-00186T

## FIRST INSERTION

**SECOND AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45<sup>1</sup> (479 Winwood Court, Port Charlotte, Florida 33954)**

<sup>1</sup>Second Amendment is solely to correct county in the Clerks signature line.

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

**Case No. 2025-CA-791 WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, Plaintiff, vs. CARPENTER COMPANIES FLORIDA LLC, MK'S LAWN AND MAINTENANCE SERVICE INC., RONALD HENRY CARPENTER, and JOHN / JANE DOE, fictitious names representing tenants in possession, Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated February 12, 2026 entered in Case No. 2025-CA-791 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, is the Plaintiff, and CARPENTER COMPANIES FLORIDA LLC, et. al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.charlotte.realforeclose.com> beginning at 11:00 a.m. on March 12, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth

in said Final Judgment of Foreclosure and Damages:

Lot 26, Block 5299, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINE-TY SIX, according to the Plat thereof, recorded in Plat Book 16, Page 22A, of the Public Records of Charlotte County, Florida.

Property Address: 479 Winwood Ct., Port Charlotte, Florida 33954.

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 17th day of February 2026.

02/18/2026

(SEAL) B. Lackey

CLERK OF COURT

CHARLOTTE COUNTY, FLORIDA

/s/ Ronald B. Cohn

Ronald B. Cohn, Esquire

Fla. Bar No: 599786

BURR & FORMAN LLP

201 N. Franklin Street, Suite 3200

Tampa, Florida 33602

(813) 221-2626 (office)

Primary E-Mail Addresses:

roehn@burr.com

Secondary E-Mail Addresses:

dmorse@burr.com and

mguerra@burr.com

Attorney for Plaintiff

February 20, 27, 2026 26-00190T

## FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE, FLORIDA.**

**CASE NO. 250011539CA NEW DAY FINANCIAL, LLC, Plaintiff, vs. KERT MARSHALL KING AKA KERT M. KING AKA KERT KING, et al., Defendants**

TO: KERT MARSHALL KING AKA KERT M. KING AKA KERT KING 43373 WAYMARK PLACE, PUNTA GORDA, FL 33982

238 SE 1ST AVE, CAPE CORAL, FL 33990

9085 COLBY DR APT 2720, FORT MYERS, FL 33919

UNKNOWN SPOUSE OF KERT MARSHALL KING AKA KERT M. KING AKA KERT KING

43373 WAYMARK PLACE, PUNTA GORDA, FL 33982

238 SE 1ST AVE, CAPE CORAL, FL 33990

9085 COLBY DR APT 2720, FORT MYERS, FL 33919

BABCOCK RANCH 2 REALTY TRUST

43373 WAYMARK PLACE, PUNTA GORDA, FL 33982

LEE HOLDINGS 2024A TRUST

43373 WAYMARK PLACE, PUNTA GORDA, FL 33982

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida:

LOT 895, OF BABCOCK RANCH COMMUNITY PHASE

2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 2A, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before March 25, 2026; otherwise a default and 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 17 day of February 2026

Roger D Eaton

As Clerk of said Court (SEAL)

By: B. Lackey As Deputy Clerk

(25-001623-01)

February 20, 27, 2026 26-00184T

## FIRST INSERTION

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

**CASE NO. 25001202CA NATIONS DIRECT MORTGAGE, LLC, Plaintiff, vs. MAKAYLA CATHERINE BACKHAUS A/K/A MAKAYLA BACKHAUS AND JERRAD FENN, et. al. Defendant(s),**

TO: JERRAD FENN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 15, BLOCK 3, CHARLOTTE HIGHLANDS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 59, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 3-23-2026

/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 13 day of February, 2026.

ROGER D. EATON

CLERK OF THE CIRCUIT COURT

BY: BRITTANY LACKEY

DEPUTY CLERK

Robertson, Anschutz, Schneid,

Crane & Partners, PLLC

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

24-240686

February 20, 27, 2026 26-00175T

## FIRST INSERTION

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

**Cases: 23001550CA Wells Fargo USA Holdings Inc. Plaintiff, -vs.- Michael G. Barrett; Unknown Spouse of Michael G. Barrett; Advantage Assets II, Inc.; Charlotte County, Florida; Unknown Parties in Possession #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 Unknown Parties claiming by, through, under and against the above named Defendant(s)**

DEFENDANT(S) HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23001550CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wells Fargo USA Holdings Inc., Plaintiff and Michael G. Barrett are defendant(s), I, 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 at 11:00AM on March 27, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, BLOCK 1295, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5,

PAGES 2A THRU 2G, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

02/18/2026

Roger D. Eaton

CLERK OF THE CIRCUIT COURT

Charlotte County, Florida

(SEAL) B. Lackey

DEPUTY CLERK OF COURT

Submitted By:

ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

(561) 998-6700

(561) 998-6707

February 20, 27, 2026 26-00187T

## FIRST INSERTION

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

**CASE NO. 082024CA002256000101 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS SECURITIZATION TRUST 2022-8**

**Plaintiff, vs. CAROL HAGEMANN, et al, Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 12, 2026, and entered in Case No. 082024CA002256000101 of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the Verus Securitization Trust 2022-8 is the Plaintiff and CAROL HAGEMANN, PETER HAGEMANN, CHARLOTTE COUNTY TAX COLLECTOR, FLORIDA DEPARTMENT OF REVENUE, BEACHCOMBER OF MANASOTA KEY, LLC, the Defendants. Roger D. Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at : [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com), the Clerk's website for on-line auctions at 11:00 a.m. on 03/20/2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 27, BLOCK B, ENGLEWOOD SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 88, PUBLIC RECORDS OF CHARLOTTE

COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

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

DATED AT CHARLOTTE County, Florida, this 02/13/2026.

Roger D. Eaton, Clerk

CHARLOTTE, Florida

By: (SEAL) B. Lackey

Deputy Clerk

24-F000005/JS0120

February 20, 27, 2026 26-00172T

## FIRST INSERTION

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

**CASE NO.: 25000283CA DIVISION: CIRCUIT CIVIL**

**FIRST FEDERAL BANK, Plaintiff, vs. TERESE M. SCHULTE A/K/A TERESE SCHULTE; et. al., Defendants.**

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure entered on December 15, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on March 16, 2026 at 11:00 a.m., at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com):

LOT (S) 14 AND 15, BLOCK 424, PORT CHARLOTTE SUBDIVISION SECTION EIGHTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 8A THROUGH 8E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 644 Blue Lane

NW, Port Charlotte, FL 33952.

ANY PERSON CLAIMING AN

INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: 02/17/2026.

ROGER D. EATON, CLERK

CHARLOTTE COUNTY

CLERK OF COURT

By: (SEAL) B. Lackey

Deputy Clerk

Matter No.: FL-008385-25

Case No.: 2025CA000283

February 20, 27, 2026 26-00185T

## 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. 25001552CA MIDFIRST BANK, Plaintiff, vs. CARRIE ANN LECUYER A/K/A CARRIE A. LECUYER A/K/A CARRIE LECUYER, et al., Defendants.**

TO the following Defendants: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE LECUYER FAMILY TRUST DATED APRIL 6, 2017, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JUDITH LECUYER A/K/A JUDITH W. LECUYER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 1-13, OF FOURTH REPLAT OF HERITAGE OAK PARK, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 1A, 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 McCalla Raymer Leibert Pierce, LLP, Betzy Falgas, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 3-23-2026, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint.

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

WITNESS my hand and seal of this Court this 13 day of February, 2026.

ROGER D. EATON

CLERK OF COURT OF

CHARLOTTE COUNTY

As Clerk of the Court

BY: B.

## SUBSEQUENT INSERTIONS

## --- ESTATE / ACTION ---

## THIRD INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO. 25 DR 1440**  
**CAROL MCKOY**  
 Petitioner v.  
**MARK MCKOY,**  
 Respondent.  
 TO: Mark McKoy, Address Unknown  
 YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed by Carol McKoy against you and that you are required to serve a copy of your written defenses, if any, to it on Ruhl Law P.A., whose address is 20020 Veterans Blvd Suite 1 Port Charlotte Florida 33952 on or before MARCH 11, 2026, and file the original with the Clerk of this Court at 350 E. Marion Avenue, Punta Gorda, Florida 33950 either before service on the aforementioned attorney or immediately thereafter; otherwise a default will be entered

against you for the relief demanded in the Petition.

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

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

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

DATED Feb 3, 2026

Clerk of the Court  
 (SEAL) By: C. Schmidt  
 As Deputy Clerk  
 Feb. 6, 13, 20, 27, 2026 26-0013IT

## SECOND 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  
 Staff Email:  
 staff@attorneyanne.com  
 February 13, 20, 2026 26-00153T

## SECOND 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  
 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 26-00152T

## SECOND 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 a creditor as specified under section 732.2211.

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

**Personal representative**

**Patricia Sturges**  
**c/o Hogan & Hogan, PA**  
 Attorney for Personal Representative  
 Jeremy L. Hogan, Esquire  
 Florida Bar No.: 125778  
 HOGAN & HOGAN, P.A  
 906 East Michigan Street  
 Orlando, FL 32806  
 Tel. 407.422.2188  
 Fax 407.422.3291  
 jhogan@hoganlegal.com  
 February 13, 20, 2026 26-00136T

## SECOND 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. 732.2211, 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:**

**Luis E. Ortega**  
 37 Green Acres Avenue  
 East Brunswick, New Jersey 08816  
 Attorney for Personal Representative:  
 Jacqueline Augusto, Esq.  
 F.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

## SECOND INSERTION

**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 Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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) 746-6225  
 Fax: (941) 748-6584  
 February 13, 20, 2026 26-00155T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA DIVISION: PROBATE  
**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. 732.2211, 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:**

**/s/ Kristine Marie Ramon**  
**KRISTINE MARIE RAMON**  
 10 Buccaneer Bend  
 Placida, 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:  
 Imintz@gbclaw.com  
 February 13, 20, 2026 26-00137T

## SECOND 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. 732.2211, 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:**

**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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 25000978CP**  
**Division Probate**  
**IN RE: ESTATE OF JANE C. DEAN A/K/A JANE COULBOURN DEAN**  
**Deceased.**

The administration of the estate of Jane C. Dean A/K/A Jane Coulbourn Dean, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 3394. 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:**

**Barbara A. Coulbourn**  
 301 McDaniel Avenue  
 Wilmington, Delaware 19803  
 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 26-00141T

## SECOND 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

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

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: G. Colon (Seal) As Deputy Clerk  
 February 13, 20, 2026 26-00164T

## --- ACTIONS / SALES ---

## SECOND 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/CFMI  
February 13, 20, 2026 26-00159T

## SECOND INSERTION

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

Case No: 25001144CC  
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

## SECOND 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 Deborah 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 Possession #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 Unknown Parties claiming by, through, under and against the above named Defendant(s)

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

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

property, lying and being and situated in Charlotte County, Florida, more particularly described as follows:

LOT 19 AND 20, BLOCK 824, OF PORT CHARLOTTE SUBDIVISION, SECTION 26, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED 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 SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 19 A THROUGH 19E OF THE PUBLIC RECORDS OF CHARLOTTE 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 Raton, 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 demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 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

## THIRD 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

## THIRD 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 publication 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 demanded in the petition.

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

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

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

Dated: Feb 3, 2026

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

## SECOND 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 I. 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 SUBDIVISION, SECTION TWENTY-SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 19A TO 19E INCLUSIVE, IN 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 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 provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED at 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

## THIRD INSERTION

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

VS

**MARCUS LINDQUIST**  
**CASE NO: 06CA13860MB**

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

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

Property Address: 1401 Nokomis Ave. S. Venice FL 34285

All bidders must have Drivers License with them and must register with civil clerk at location of sale prior to start time of sale.

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

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

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

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

## SECOND 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

## 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.: 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 A/K/A KELLY

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, 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 recorded 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 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.

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

--- ESTATE / SALE / ACTIONS ---

SECOND 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

SECOND 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:

afleiman@filemanlaw.com

February 13, 20, 2026 26-00162T

SECOND 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

SECOND 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 on whom a copy of this notice is required to be served 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

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION**  
**CASE NO. 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

SECOND 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

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

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

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

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

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

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

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

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

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

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

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

LOT 7, BLOCK 461,

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CASE NO.: 25000933CC**  
**ROTONDA MEADOWS/VILLAS**  
**CONSERVATION ASSOCIATION,**  
**INC., a Florida not for profit**  
**Corporation,**  
**Plaintiff, v.**  
**LARRY G. SCHOONMAKER, a**  
**deceased individual, and Unknown**  
**heirs, Devisees, 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, Devisees, 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

## SECOND 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,**  
**DEVISEES, 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

## 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.: 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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

**CASE NO. 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, DEVISEES, 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

## SECOND 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,**  
**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,**  
**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

## SECOND 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

## SECOND 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

## SECOND 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