

# CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-000037-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF JAMES DENNIS BOVEE, A/K/A JAMES D. BOVEE, 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 James Dennis Bovee, a/k/a James D. Bovee, deceased, File Number 26-000037-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was November 19, 2025; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Jennifer L. Ferris 564th Street Glenn Falls, NY 12801

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 estate 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 sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is February 27, 2026

**Person Giving Notice:**  
**Jennifer L. Ferris**  
56 4th Street Glenn Falls, NY 12801  
Attorney for Person Giving Notice  
Cheyenne R. Young  
Florida Bar Number: 0515299  
WOTITZKY, WOTITZKY & YOUNG, P.A.

1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzky.com  
Secondary E-Mail: jackie@wotitzky.com  
Feb. 27; Mar. 6, 2026 26-00200T

## FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES** NOTICE IS HEREBY GIVEN that Jorge Pineda / BLOW CONSULTANTS GROUP LLC will engage in business under the fictitious name BC GROUP FINANCIALS, with a physical address 17965 Saddle Rd Punta Gorda, FL 33982, with a mailing address 17965 Saddle Rd Punta Gorda, FL 33982, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
February 27, 2026 26-00219T

## FIRST INSERTION

### WEST PORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the previously scheduled March 10, 2026 Regular Meeting of the Board of Supervisors ("Board") of the West Port Community Development District ("District") has been rescheduled to be held on March 13, 2026 at 12:30 p.m., at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, FL 33950.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://westportodd.net/>.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
February 27, 2026 26-00203T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26000170CP**  
**Division Probate**  
**IN RE: ESTATE OF NARU JACOBSEN Deceased.**

The administration of the estate of NARU JACOBSEN, deceased, whose date of death was December 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 27, 2026.

**Personal Representative:**  
**SHERREE SPARKS**  
1080 West Port Boulevard,  
Apt No 6210  
Port Charlotte, Florida 33953  
Attorney for Personal Representative:  
Season A. Chisholm  
Attorney  
Florida Bar Number: 1044362  
Spanski Law, PLLC  
304 W. Venice Avenue, Suite 217  
Venice, FL 34285  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-Mail: Season@spanskilaw.com  
E-Mail: Heather@spanskilaw.com  
Feb. 27; Mar. 6, 2026 26-00197T

## FIRST INSERTION

**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Paradise Postal Center Port Charlotte located at 12366 N Access Rd Unit 3, in the County of Charlotte, in the City of Port Charlotte, Florida 33981 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Port Charlotte, Florida, this 23rd day of February, 2026.  
PARADISE POSTAL LLC  
February 27, 2026 26-00220T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 26CP-000128**  
**Division: Probate**  
**IN RE: ESTATE OF JAMES M. MATTAS, II, Deceased.**

The administration of the Estate of James M. Mattas, II, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or

demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is February 27, 2026

**Personal Representative:**  
**James M. Mattas, III**  
1702 E. Pleasant Valley Boulevard  
Altoona, PA 16602  
Attorney for Personal Representative:  
Bruce D. Green  
Attorney for Personal Representative  
Florida Bar Number: 260533  
Bruce Green Law Firm  
12800 University Drive, Suite 320  
Fort Myers, Florida 33907  
Telephone: (239) 448-9555  
Fax: (239) 448-9560  
E-Mail: bruce@brucegreenlaw.com  
Feb. 27; Mar. 6, 2026 26-00199T

## FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-000131-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF PETER IAN TAUBENBLATT, A/K/A PETER I TAUBENBLATT, 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 Peter Ian Taubenblatt, a/k/a Peter I Taubenblatt, deceased, File Number 26-000131-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 21, 2025; that the total value of the estate is \$23,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Keith Taubenblatt 20 Amanda Way Salem, MA 01970

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is February 27, 2026

**Person Giving Notice:**  
**Keith Taubenblatt**  
20 Amanda Way  
Salem, MA 01970  
Attorney for Person Giving Notice  
Cheyenne R. Young  
Florida Bar Number: 0515299  
WOTITZKY, WOTITZKY & YOUNG, P.A.  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzky.com  
Secondary E-Mail: jackie@wotitzky.com  
Feb. 27; Mar. 6, 2026 26-00201T

## FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-000124-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF NORMA GIRALOMA OLIVA, A/K/A NORMA G. OLIVA, 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 Norma Giraloma Oliva, a/k/a Norma G. Oliva, deceased, File Number 26-000124-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, #111, Punta Gorda, FL 33950; that the decedent's date of death was January 16, 2026; that the total value of the estate is \$32,759.45 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Raymond J. Oliva 4087 Wall Lane North Port, FL 34287  
Robert J. Oliva 88 Maple Leaf Lane Pottstown, PA 19464

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES

SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is February 27, 2026

**Person Giving Notice:**  
**Raymond J. Oliva**  
4087 Wall Lane  
North Port, FL 34287  
**Robert J. Oliva**  
88 Maple Leaf Lane  
Pottstown, PA 19464  
Attorney for Person Giving Notice  
Cheyenne R. Young  
Attorney for Petitioners  
Florida Bar Number: 0515299  
WOTITZKY, WOTITZKY & YOUNG, P.A.  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzky.com  
Secondary E-Mail: jackie@wotitzky.com  
Feb. 27; Mar. 6, 2026 26-00202T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26000010CP**  
**IN RE: ESTATE OF DEBORAH ANN PEDERSEN Deceased.**

The administration of the estate of DEBORAH ANN PEDERSEN, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 27, 2026.

**LESILE AIELLO**  
4721 SW 24th Avenue  
Cape Coral, Florida 33914  
ANTHONY G. MOWRY Attorney  
Florida Bar Number: 107374  
ANTHONY G. MOWRY, ESQ.  
1872 S. Tamiami Trail, Suite D  
Venice, FL 34293  
Telephone: (941) 493-0871  
Fax: (941) 486-4106  
E-Mail: tony@bkmpc.com  
Secondary E-Mail: phoebe@bkmpc.com  
Feb. 27; Mar. 6, 2026 26-00192T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26000169CP**  
**Division Probate**  
**IN RE: ESTATE OF JOHNNEL GOGGINS Deceased.**

The administration of the estate of JOHNNEL GOGGINS, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 27, 2026.

**Personal Representative:**  
**Iysha Leigh Goggins**  
49 Ranger Road  
Kingstown, Rhode Island 02852  
Attorney for Personal Representative:  
Season A. Chisholm  
Attorney  
Florida Bar Number: 1044362  
Spanski Law, PLLC  
304 W. Venice Avenue, Suite 217  
Venice, FL 34285  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-Mail: Season@spanskilaw.com  
E-Mail: Heather@spanskilaw.com  
Feb. 27; Mar. 6, 2026 26-00198T

--- ESTATE / PUBLIC SALE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on March 19 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

23950 Veterans Blvd  
Port Charlotte, FL 33954

NAME	UNIT	BALANCE
Nicole Kelly	1127	661.7
Mary Anne McKenna	1094	299.85

February 27; March 6, 2026 26-00191T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-000120-CP  
Division Probate  
IN RE: ESTATE OF  
WALTER L. SIMENSON A/K/A  
WALTER LEONARD  
SIMENSON  
Deceased.**

The administration of the estate of Walter L. Simenson a/k/a Walter Leonard Simenson, deceased, whose date of death was January 17, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Olympia 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 27, 2026.

**Personal Representative:**

**Jamie Lee Pray**  
15 Hodges Street  
Arcadia, Florida 34266-8890

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  
Feb. 27; Mar. 6, 2026 26-00217T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-113-CP  
Division: Probate  
IN RE: ESTATE OF  
CHARLES PHILLIP  
SHAUGHNESSY, JR.  
a/k/a CHARLES P. SHAUGHNESSY  
Deceased.**

The administration of the Estate of Charles Phillip Shaughnessy, Jr. a/k/a Charles P. Shaughnessy, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

PUBLICATION OF THIS NOTICE.

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

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 27, 2026.

**Personal Representative:**

**James D. Brown**  
13212 Kakapo Ave.  
Port Charlotte, Florida 33981

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  
Feb. 27; Mar. 6, 2026 26-00218T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000148  
IN RE: ESTATE OF  
GREGORY OWEN STUDLEY  
Deceased.**

The administration of the estate of Gregory Owen Studley, deceased, whose date of death was January 24, 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 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.

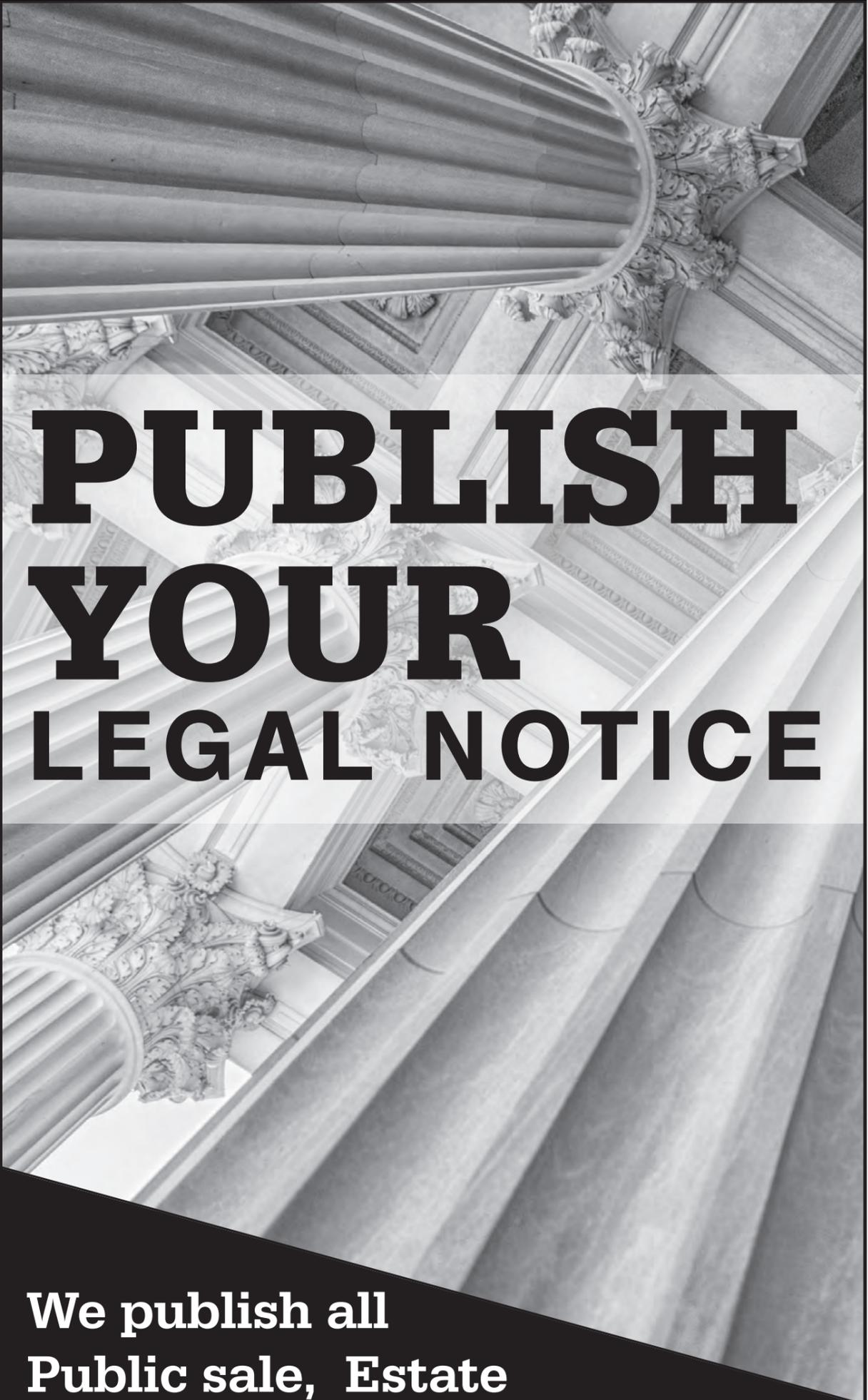
The date of first publication of this notice is February 27, 2026.

**Personal Representative:**

**Enoch S. Studley, Jr.**  
325 Brush Creek Road  
Irwin, Pennsylvania 15642

Attorney for Personal Representative:

Jenny C. Hazel, Attorney  
Florida Bar Number: 0163562  
McCrary Law Firm  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
altee@mccrorylaw.com  
Feb. 27; Mar. 6, 2026 26-00221T



# PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**  
and select the appropriate County name from the menu option  
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

## -- ACTIONS / SALES --

## FIRST INSERTION

## NOTICE OF ACTION

**Constructive Service of Process**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA

Case No. 2025-CA-001678

Honorable Judge:

**GENTILE, GEOFFREY HENRY  
PLANET HOME LENDING, LLC  
Plaintiff, vs.**

**BRIAN E. KROFCHICK; ANN  
M. KROFCHICK AKA ANN  
MARIE SIWY; POINT TITLING  
TRUST; U.S. SMALL BUSINESS  
ADMINISTRATION; UNITED  
STATES OF AMERICA; USF  
FEDERAL CREDIT UNION; TD  
BANK USA, N.A.; UNKNOWN  
TENANT OCCUPANT #1,  
UNKNOWN TENANT OCCUPANT  
#2;**

## Defendants,

TO: BRIAN E. KROFCHICK  
Last Known Address: 17067 Cape Horn  
Blvd, Punta Gorda, FL 33955.

YOU ARE NOTIFIED that an action  
to Foreclose a Mortgage on the follow-  
ing property commonly known as 17067  
CAPE HORN BLVD, PUNTA GORDA,  
FL 33955 and more particularly de-  
scribed as follows:

LOT 14, BLOCK 896, PUNTA  
GORDA ISLES SECTION 21,  
A/K/A BURNT STORE LAKES  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 13, PAGE 1-A  
THROUGH 1-Z-3, INCLUSIVE,  
OF THE PUBLIC RECORDS  
OF CHARLOTTE COUNTY,

FLORIDA.

Tax Id/UPI No. 422331205001  
COMMONLY KNOWN AS:  
17067 Cape Horn Blvd, Punta  
Gorda, FL 33955

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Matthew T.  
Wasinger, Esquire, the Plaintiff's attor-  
ney, whose address is 605 E. Robinson  
Street, Suite 730, Orlando, FL 32801 on  
or before, 3-30-2026, but not less than  
30 days from the first proof of publica-  
tion of this Notice, and file the original  
with the clerk of this court either be-  
fore 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 disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400, at  
least seven (7) days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than seven (7) days; if you are  
hearing or voice impaired, call 711.

DATED on 2/20/2026

Roger D. Eaton,  
Clerk of the Circuit Court  
& Comptroller

(SEAL) B. Lackey

By: Deputy Clerk

Feb. 27; Mar. 6, 2026 26-00206T

## FIRST INSERTION

## NOTICE OF ACTION

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

Case No.: 25001432CA

**PENNYMAC LOAN SERVICES,  
LLC**

**Plaintiff(s), vs.**

**OLIVE V. REID IF LIVING, BUT  
IF DECEASED, THE UNKNOWN  
HEIRS, DEVISEES, BENEFICIA-  
RIES, GRANTEES, ASSIGNS,  
CREDITORS, LIENORS, AND  
TRUSTEES OF OLIVE V. REID, DE-  
CEASED, AND ALL OTHER PER-  
SONS CLAIMING BY, THROUGH,  
UNDER, AND AGAINST THE  
NAMED DEFENDANTS;  
WILLIE R. WHITE; THE UN-  
KNOWN SPOUSE OF LLOYD J.  
TUCKER; THE UNKNOWN TEN-  
ANT IN POSSESSION,  
Defendant(s).**

TO: OLIVE V. REID IF LIVING, BUT  
IF DECEASED, THE UNKNOWN  
HEIRS, DEVISEES, BENEFICIA-  
RIES, GRANTEES, ASSIGNS, CREDITORS,  
LIENORS, AND TRUSTEES OF OL-  
IVE V. REID, DECEASED, AND ALL  
OTHER PERSONS CLAIMING BY,  
THROUGH, UNDER, AND AGAINST  
THE NAMED DEFENDANTS  
LAST KNOWN ADDRESS: UN-  
KNOWN

CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED  
that a civil action has been filed against  
you in the Circuit Court of Charlotte  
County, Florida, to foreclose certain real  
property described as follows:

LOT 14, BLOCK 3210, PORT  
CHARLOTTE SUBDIVISION

SECTION FIFTY ONE, AC-  
CORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 5, Page(s) 65A, of  
the Public Records of Charlotte  
County, Florida.

Property address: 1256 Alton  
Road, Pt Charlotte, FL 33952

You are required to file a written re-  
sponse with the Court and serve a copy  
of your written defenses, if any, to it on  
Padgett Law Group, whose address is  
6267 Old Water Oak Road, Suite 203,  
Tallahassee, FL 32312, at least thirty  
(30) days from the date of first pub-  
lication, 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 de-  
manded in the complaint.

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

DATED this the 20 day of February,  
2026.

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

BY: B. Lackey (SEAL)

Deputy Clerk

Feb. 27; Mar. 6, 2026 26-00204T

## FIRST INSERTION

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

Case No.: 25984CA

**NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,  
Plaintiff, vs.**

**KLEBER A. YEPEZ, his devisees,  
grantees, creditors, and all other  
parties claiming by, through, under  
or against her and all unknown  
natural persons, if alive and if  
now known to be or alive, their  
several and respective spouses,  
heirs, devisees, grantees, and other  
creditors or other parties claiming  
by, through, or under those unknown  
natural persons and their several  
unknown assigns, successors in  
interest trustees, or any other  
persons claiming by through, under  
or against any corporation or other  
legal entity named as a defendant  
and all claimants, persons or parties  
natural or corporate whose exact  
status is unknown, claiming under  
any of the above named or described  
defendants or parties who are  
claiming to have any right, title or  
interest in and to the lands hereafter  
described; and UNKNOWN  
SPOUSE OF KLEBER A. YEPEZ,  
Defendants.**

NOTICE IS HEREBY GIVEN that  
I, Roger D. Eaton, the undersigned  
Clerk of the Circuit Court of Charlotte  
County, Florida, shall sell the property  
at public sale to the highest bidder for  
cash, except as set forth hereinafter, on  
Wednesday, April 1, 2026, at 11:00 a.m.

at www.charlotte.realforeclose.com, in  
accordance with Chapter 45 Florida  
Statutes, the following-described real  
property:

Lot 16, Block 2614, Port Char-  
lotte Subdivision, Section Forty  
Eight, according to the map or plat  
thereof, as recorded in Plat Book 5,  
Page(s) 62A, inclusive, of the Pub-  
lic Records of Charlotte County,  
Florida

The said sale will be made pursuant to  
the Final Judgment of Foreclosure of  
the Circuit Court of Charlotte County,  
Florida, in Civil Action No. 25984CA,  
New Vista Properties, Inc., v. Kleber A.  
Yepez.

Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date  
of the lis pendens must file a claim with-  
in 60 days after the sale.

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

Dated 02/18/2026

ROGER D. EATON, Clerk

By: (SEAL) B. Lackey

Deputy Clerk

Feb. 27; Mar. 6, 2026 26-00194T

## FIRST INSERTION

## NOTICE TO CREDITORS

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

PROBATE AND  
GUARDIANSHIP DIVISION

Case No.: 26000093CP

**IN RE: ESTATE OF  
CARSON RAYMOND FAGEOL,  
Deceased**

The administration of the Estate of  
CARSON RAYMOND FAGEOL, de-  
ceased, File Number 26000093CP, is  
pending in the Circuit Court, in and  
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 Per-  
sonal Representative's Attorney are set  
forth below.

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

All other creditors of the Decedent

and other persons having claims or  
demands against Decedent's Estate, in-  
cluding unmatured, contingent or un-  
liquidated claims, must file their claims  
with this Court WITHIN THREE  
MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS, DEMANDS AND  
OBJECTIONS NOT SO FILED WILL  
BE FOREVER BARRED.

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

The date of the first publication of  
this Notice is February 27, 2026.

Personal Representative:

**TORI ALYSHA FAGEOL**

1218 Slash Pine Circle,

Building 32, Apt 112

Punta Gorda, Florida 33950

Attorneys for Personal Representative:

**RUBINO FINDLEY, PLLC**

20283 State Road 7, Suite 400

Boca Raton, FL 33498

(561) 235-7007

STEVEN C. RUBINO, ESQ.

Florida Bar Number: 108170

SUSAN W. FINDLEY, Esq.

Florida Bar Number: 160600

Primary email address:

service@rubinofindley.com

Feb. 27; Mar. 6, 2026 26-00195T

## FIRST INSERTION

## NOTICE OF ACTION

**Constructive Service of Process**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA

Case No. 2025-CA-001524

Honorable Judge:

**KIRSHY, RUSSELL THOMAS**

**PLANET HOME LENDING, LLC**

**Plaintiff, vs.**

**JERRICA DREW ASHLEY;**

**CAYMAN NICHOLAS HUPP;**

**UNKNOWN TENANT OCCUPANT**

**#1, UNKNOWN TENANT**

**OCCUPANT #2; WEST PORT**

**COMMUNITY ASSOCIATION,**

**INC.;**

**Defendants,**

TO: CAYMAN NICHOLAS HUPP.

Last Known Address: 16380 SOUTH  
PORT HARBOR BLVD, PORT CHAR-  
LOTTE, FL 33953.

YOU ARE NOTIFIED that an action  
to Foreclose a Mortgage on the fol-  
lowing property commonly known  
as 16380 SOUTH PORT HARBOR  
BLVD, PORT CHARLOTTE, FL  
33953, and more particularly described  
as follows:

LOT 209 AS SHOWN ON THE  
PLAT ENTITLED, "PALMS AT  
WEST PORT" RECORDED IN  
PLAT BOOK 25, PAGES 6-A  
THROUGH 6-G, INCLUSIVE,  
OF THE PUBLIC RECORDS  
OF CHARLOTTE COUNTY,  
FLORIDA.

Tax Id/UPI No. 402112359036

COMMONLY KNOWN AS:

16380 South Port Harbor Blvd,

Port Charlotte, FL 33953.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Matthew T.  
Wasinger, Esquire, the Plaintiff's attor-  
ney, whose address is 605 E. Robinson  
Street, Suite 730, Orlando, FL 32801 on  
or before, March 30, 2026, but not less  
than 30 days from the first proof of pub-  
lication of this Notice, and file the origi-  
nal 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 disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400, at  
least seven (7) days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than seven (7) days; if you are  
hearing or voice impaired, call 711.

DATED on 2/20/2026

Rodger D. Eaton,

Charlotte County

Clerk of Court & Comptroller

(SEAL) B. Lackey

As Deputy Clerk

Feb. 27; Mar. 6, 2026 26-00207T

## FIRST INSERTION

## NOTICE OF ACTION

**CONSTRUCTIVE SERVICE -  
PROPERTY**

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

CIVIL DIVISION

Case No.: 25001978CC

**ROGER D. EATON, in his official  
capacity as CLERK OF**

**THE CIRCUIT COURT and**

**COMPTROLLER for CHARLOTTE**

**COUNTY, FLORIDA,**

**Plaintiff, vs.**

**GET LIQUID FUNDING, LLC as**

**Assignee of Owner Khaled Taha;**

**TAX SERVICE CORP. as Assignee of**

**Khaled Taha, KHALED GEBARIN**

**A/K/A KHALED TAHA; if alive, and**

**if dead, unknown widows, widowers,**

**heirs, devisees, grantees, and all**

**other persons claiming by, through,**

**under or against them, and all other**

**parties claiming by, through, under**

**or against the foregoing Defendants.**

**Defendants.**

TO: KHALED TAHA; their devisees,  
grantees, creditors, and all other parties  
claiming by, through, under or against  
them and all unknown natural persons,  
if alive and if not known to be dead  
or alive, their several and respective  
spouses, heirs, devisees grantees, and  
creditors or other parties claiming by,  
through, or under those unknown natu-  
ral persons and their several unknown  
assigns, successors in interest trust-  
ees, or any other persons claiming by  
through, under or against any corpora-  
tion or other legal entity named as a De-  
fendants and all claimants, persons or  
parties natural or corporate whose ex-  
act status is unknown, claiming under  
any of the above named or described  
Defendants or parties who are claiming  
to have any right, title or interest in and  
to the lands hereafter described:

YOU ARE HEREBY NOTIFIED that  
an action to foreclose an assessment

lien on the following described property  
in Charlotte County, Florida:

Lot 13, Block 820, PORT CHAR-  
LOTTE SUBDIVISION, SEC-  
TION 26, according to the plat  
thereof, recorded in Plat Book 5,  
Pages 19A thru 19E, of the Pub-  
lic Records of Charlotte County,  
Florida.

Commonly known as: 1085 Ve-  
ronica Street, Port Charlotte, FL  
33952

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Ernest W.  
Sturges, Jr., Plaintiff's attorney whose  
address is Goldman, Tiseo & Sturges,  
P.A., 701 JC Center Court, Suite 3, Port  
Charlotte, Florida 33954, thirty (30)  
days after the first publication date, and  
file the original with the Clerk of this  
Court either before service on Plain-  
tiff's attorney or immediately thereaf-  
ter; 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, Adminis-  
trative Services Manager, whose  
office is located at 350 E. Marion  
Avenue, Punta Gorda, Florida 33950,  
and whose telephone number is (941)  
637-2110, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

WITNESS my hand and seal of this  
Court 2/20, 2026.

ROGER D. EATON

CLERK OF THE COURT

By: G. Colon (SEAL)

Deputy Clerk

Feb. 27; Mar. 6, 2026 26-00205T

## FIRST INSERTION

## NOTICE OF SALE

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

CIVIL DIVISION

Case No: 2025-CA-000672

**LOAN FUNDER LLC, SERIES**

**57423,**

**Plaintiff, vs.**

**JEANCLAUDESTLOUIS LLC, a**

**Florida Limited Liability Company;**

**FABIOLA CADET ST. LOUIS,**

**Defendants.**

NOTICE IF HEREBY GIVEN that  
pursuant to an Amended Final  
Judgment of Foreclosure entered on  
January 27, 2026 in the Civil Case No.  
2025-CA-000672 of the Circuit Court  
of the Twentieth Judicial Circuit in and  
for Charlotte County, Florida, wherein  
the Clerk of the Court, Roger D. Eaton,  
will on March 25, 2026 at 11:00 a.m.  
(Eastern Time), offer for sale and sell  
at public outcry to the highest and best  
bidder for cash at http://www.charlotte.  
realforeclose.com/ in accordance with  
Chapter 45, Florida Statutes for the  
following described property situated  
in Charlotte County, Florida:

LOT 2, BLOCK 2751, PORT  
CHARLOTTE SUBDIVISION,  
SECTION THIRTY-THREE,  
ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 5, PAGE 35, PUB-  
LIC RECORDS OF CHARLOTTE

COUNTY, FLORIDA.

Property address: 2208 Anne Av-  
enue, Port Charlotte, FL 33952  
Parcel Identification Number:  
402214256008

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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, Adminis-  
trative Services Manager, whose  
office is located at 350 E. Marion  
Avenue, Punta Gorda, Florida 33950,  
and whose telephone number is (941)  
637-2110, at least 7 days

--- ACTIONS / SALES ---

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. 24001219CA**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.**  
**MARY K HAWKSHEAD A/K/A MARY KAY HAWKSHEAD, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 4, 2026 in Civil Case No. 24001219CA of the

Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Mary K Hawkshead a/k/a Mary Kay Hawkshead, 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 18th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 Lot 57, Block 92, PORT CHARLOTTE SUBDIVISION, SEC-

TION 6, a subdivision according to the plat thereof, recorded in Plat Book 4, Page 7A thru 7F, of the Public Records of Charlotte County, Florida.  
 Address: 111 Rodgers Ave NE, Port Charlotte, FL 33952  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 02/23/2026.  
 Deputy Clerk  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 BY: (SEAL) B. Lackey  
 24-09495FL  
 Feb. 27; Mar. 6, 2026 26-00214T

trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or 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 02/23/2026.  
 Deputy Clerk  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 BY: (SEAL) B. Lackey  
 24-09495FL  
 Feb. 27; Mar. 6, 2026 26-00214T

FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION**  
**Case No. 25000378CA**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.**  
**BRIAN HARPER, CANDICE R. CAVINESS, STATE OF FLORIDA, DEPARTMENT OF REVENUE, AND UNKNOWN TENANTS/ OWNERS, Defendants.**  
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 19, 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 18, BLOCK 1475, PORT CHARLOTTE SUBDIVISION SECTION THIRTY-FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 38A THROUGH 38H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, and commonly known as: 21271 HAWTHORNE AVE, PORT CHARLOTTE,

FL 33954; 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 April 8, 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 02/24/2026.  
 Clerk of the Circuit Court  
 Roger D. Eaton  
 By: (SEAL) B. Lackey  
 Deputy Clerk  
 F011150/2425478/CMF  
 Feb. 27; Mar. 6, 2026 26-00225T

FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO. 24001068CA**  
**PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs.**  
**ELLA THOMAS, ET.AL; Defendants**  
 NOTICE IS GIVEN that, in accordance with the Order granting plaintiffs motion to cancel and reschedule foreclosure sale dated January 19, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.charlotte.realforeclose.com, on March 16, 2026, at 11:00 AM the following described property:  
 LOT 3, BLOCK 786, PUNTA GORDA ISLES, SECTION 23, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 2-A THROUGH 2Z41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA..  
 Property Address: 2141 PETERBOROUGH RD, PUNTA GORDA, FL 33983  
 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.  
 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 on day of 2/24/2026.  
 (SEAL) M. Hoffman  
 Deputy Clerk of Court,  
 Charlotte County  
 (COURT SEAL)  
 24-01845  
 Feb. 27; Mar. 6, 2026 26-00222T

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. 25001186CA**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**  
**GERMAN CEBALLO, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 10, 2026 in Civil Case No. 25001186CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and German Ceballo, 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 18th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 Lot 14, Block 73, Port Charlotte Subdivision, Section 5, according to the map or plat thereof, as re-

corded in Plat Book 4, Page(s) 1A through 1F, of the Public Records of Charlotte County, Florida.  
 Address: 322 Reading St 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 this day of 02/23/2026.  
 Deputy Clerk  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 BY: (SEAL) B. Lackey  
 25-12610FL  
 Feb. 27; Mar. 6, 2026 26-00215T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 26-194-CP**  
**Division Probate**  
**IN RE: ESTATE OF ROBERT WIANDT AKA ROBERT J. WIANDT, Deceased.**  
 The administration of the Estate of ROBERT WIANDT AKA ROBERT J. WIANDT, deceased, whose date of death was August 17, 2025, file number 26-194-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
 The date of first publication of this notice is February 27, 2026.  
**WAYNE PULLEN**  
**AKA JON WAYNE PULLEN**  
**Personal Representative**  
 410 S San Gabriel Street  
 Clewiston, FL 33440  
 Season A. Spanski, Esq.  
 Attorney for Petitioner  
 Florida Bar No.: 1044362  
 SPANSKI LAW, PLLC  
 304 W. Venice, Ave, Suite 217  
 Venice, FL 34285  
 Telephone: (941) 206-2223  
 Fax: (941) 206-2224  
 E-mail: season@spanskilaw.com  
 Feb. 27; Mar. 6, 2026 26-00226T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE #20286**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.  
**CASE NO. 24001716CA**  
**PHH MORTGAGE CORPORATION, PLAINTIFF, VS.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, CREDITORS AND TRUSTEES OF THE ESTATE OF RAYMOND BIANCHI (DECEASED), ET AL. DEFENDANT(S).**  
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 4, 2026, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on April 30, 2026, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:  
 LOT 23, BLOCK 3665, PORT CHARLOTTE SUBDIVISION, SECTION 64, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 78 A THROUGH 78 F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-

IDA.  
 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.  
 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.  
 Date: 02/24/2026  
 Clerk of the Circuit Court  
 (SEAL) By: B. Lackey  
 Deputy Clerk of the Court  
 Our Case #: 24-001001/24001716CA/PHH  
 Feb. 27; Mar. 6, 2026 26-00224T

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO. 26000025CA**  
**MIDFIRST BANK Plaintiff, v.**  
**JERRY D DIMON, ET AL. Defendants.**  
 TO: JERRY D DIMON,  
 Current residence unknown, but whose last known address was: 731 CONREID DR NE, PORT CHARLOTTE, FL 33952-9712  
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida, to-wit:  
 LOT 30, BLOCK 2106, PORT CHARLOTTE SECTION 25, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 18A, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or

before 3-30-2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 350 E. Marion Ave, Punta Gorda, FL 33951, 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 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and seal of the Court on this 20 day of February, 2026.  
 Roger D. Eaton  
 Clerk of the Circuit Court  
 (SEAL) By: B. Lackey  
 Deputy Clerk  
 1000011454  
 Feb. 27; Mar. 6, 2026 26-00208T

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. 25001006CA**  
**NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, Plaintiff, vs.**  
**MATTHEW ROBERT SHERIDAN, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 25001006CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is Plaintiff and Matthew Robert Sheridan, 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 18th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 The land hereinafter referred to is situated in the City of Port Charlotte, County of Charlotte, State of FL, and is described as follows:

LOT 15, BLOCK 3771, PORT CHARLOTTE SUBDIVISION SECTION SIXTY FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 3A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 Address: 11472 Claggett Ave, Port Charlotte, FL 33981  
 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 02/23/2026.  
 Deputy Clerk  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 BY: (SEAL) B. Lackey  
 25-12695FL  
 Feb. 27; Mar. 6, 2026 26-00213T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**Case No: 24001935CA**  
**CARRINGTON MORTGAGE LLC, Plaintiff, vs.**  
**THOMAS E. HAMILTON; et al., Defendants.**  
 NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 19, 2025 and entered in Case No. 24001935CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and THOMAS E. HAMILTON; SHERRY HAMILTON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHARLOTTE COUNTY, are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on April 16, 2026, the following described property set forth in said Final Judgment, to wit:  
 LOT 55, BLOCK 92, PORT CHARLOTTE SUBDIVISION, SECTION 6 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 7A THRU 7F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Commonly known as: 127 Rodgers Ave NE, Port Charlotte, FL 33952  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 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 other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 DATED in Charlotte, Florida this, day of 02/24/2026  
 As Clerk of Circuit Court  
 CHARLOTTE County, Florida  
 (SEAL) B. Lackey  
 Deputy Clerk  
 LLS13639-Hamilton  
 Feb. 27; Mar. 6, 2026 26-00223T



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

VIEW NOTICES ONLINE AT  
**Legals.BusinessObserverFL.com**

To publish your legal notice call:  
**941-906-9386**

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

**CASE NO.: 25001534CA**  
**FREEDOM MORTGAGE**  
**CORPORATION**  
**PLAINTIFF, VS.**  
**SANDRA HERNANDEZ A/K/A**  
**SANDRA FRANCEDY IGNACIO**  
**AND RAUL ERNESTO IGNACIO,**  
**ET AL.,**  
**DEFENDANT(S).**  
TO: Sandra Hernandez  
Last Known Address: 24027 Madaca Lane, Unit 108, Port Charlotte, FL 33948  
Current Residence: UNKNOWN  
TO: Unknown Spouse of Sandra Hernandez A/K/A Sandra Francedy Ignacio  
Last Known Address: 24027 Madaca Lane, Unit 108, Port Charlotte, FL 33948  
Current Residence: UNKNOWN

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

LOT 27, BLOCK 3288, PORT CHARLOTTE SUBDIVISION, SECTION 44, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 54A THROUGH 54G, INCLUSIVE, 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 MILLER,

GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 3-31-2026, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 23 day of February, 2026.

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

25FL373-0734  
Feb. 27; Mar. 6, 2026 26-00212T

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR  
THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 25001130CA**

**PLAINS COMMERCE BANK**  
**Plaintiff(s), vs.**  
**JOAN M. GREGOIRE; VINCENT**  
**J. GREGOIRE; EDGEWATER**  
**MANOR ASSOCIATION, INC.;**  
**VELOCITY SERVICES GROUP**  
**FL, LLC**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 11, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of March, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

UNIT B-1, EDGEWATER MANOR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM FILED IN OFFICIAL RECORDS BOOK 449, PAGE 642, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ACCORDING TO THE GRAPHIC DESCRIPTION CONTAINED IN CONDOMINIUM BOOK 1, PAGE 27A THROUGH 27J, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF CHARLOTTE

COUNTY, FLORIDA, TOGETHER WITH THE COMMON ELEMENTS APPURTENANT THERETO, AS DESCRIBED IN THE DECLARATION. Property address: 22333 Edgewater Drive, Unit B1, Port Charlotte, FL 33980

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.

02/23/2026  
Roger D Eaton  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: B. Lackey  
Deputy Clerk

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 25-010006-1  
Feb. 27; Mar. 6, 2026 26-00216T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**  
**(3430 Sarto Lane, Rotonda West,**  
**Florida)**

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

**Case No. 2025-CA-759**  
**TRYON STREET ACQUISITION**  
**TRUST I,**  
**Plaintiff, v.**  
**CARPENTER COMPANIES**  
**FLORIDA LLC, DAVIS**  
**DEVELOPMENT AND**  
**CONSTRUCTION LL, HONC**  
**INDUSTRIES INC., ITALIAN**  
**TERRAZZO & TILE, LLC a/k/a**  
**Italian Terrazzo and Tile Co. of**  
**Brevard, L.L.C., AMERICAN**  
**BUILDERS SUPPLY, INC.,**  
**a/k/a American Builders Supply,**  
**EDMONSON ELECTRIC,**  
**LLC, ROTONDA SHORES**  
**CONSERVATION, INC., IDEAL**  
**SOFFIT & FASCIA, LLC, 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 19, 2026 entered in Case No. 2025-CA-759 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TRYON STREET ACQUISITION TRUST I, 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 April 6, 2026, in accordance

with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 304, ROTONDA SHORES, a Subdivision, according to the plat thereof, recorded in Plat Book 10, Page 7A, of the Public Records of Charlotte County, Florida. Property Address: 3430 Sarto Ln., Rotonda West, FL 33947

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 20th day of February 2026.

02/20/2026  
(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:  
rcohn@burr.com  
Secondary E-Mail Addresses:  
dmorse@burr.com and  
mguerra@burr.com  
Attorney for Plaintiff  
Feb. 27; Mar. 6, 2026 26-00211T

**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

## FOURTH 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-

## THIRD 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

## FOURTH 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.

## SUBSEQUENT INSERTIONS

## --- ACTIONS ---

## FOURTH INSERTION

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 Fam-

ily Cases With Minor or Dependent Child(ren) (06/18)

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

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

## FOURTH 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.

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

## THIRD 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**  
**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

## THIRD 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 named 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

--- ACTIONS / PUBLIC SALES ---

SECOND 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

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. 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  
25-12233FL  
February 20, 27, 2026 26-00179T

SECOND 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 DEATON  
As Clerk of the Court  
(SEAL) By B. Lackey  
As Deputy Clerk  
25-04909  
February 20, 27, 2026 26-00188T

SECOND 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 & Address, 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

SECOND 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

SECOND 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

SECOND 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, tnotres@mizell-law.com  
February 20, 27, 2026 26-00176T

SECOND 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

SECOND 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

SECOND 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

SECOND 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



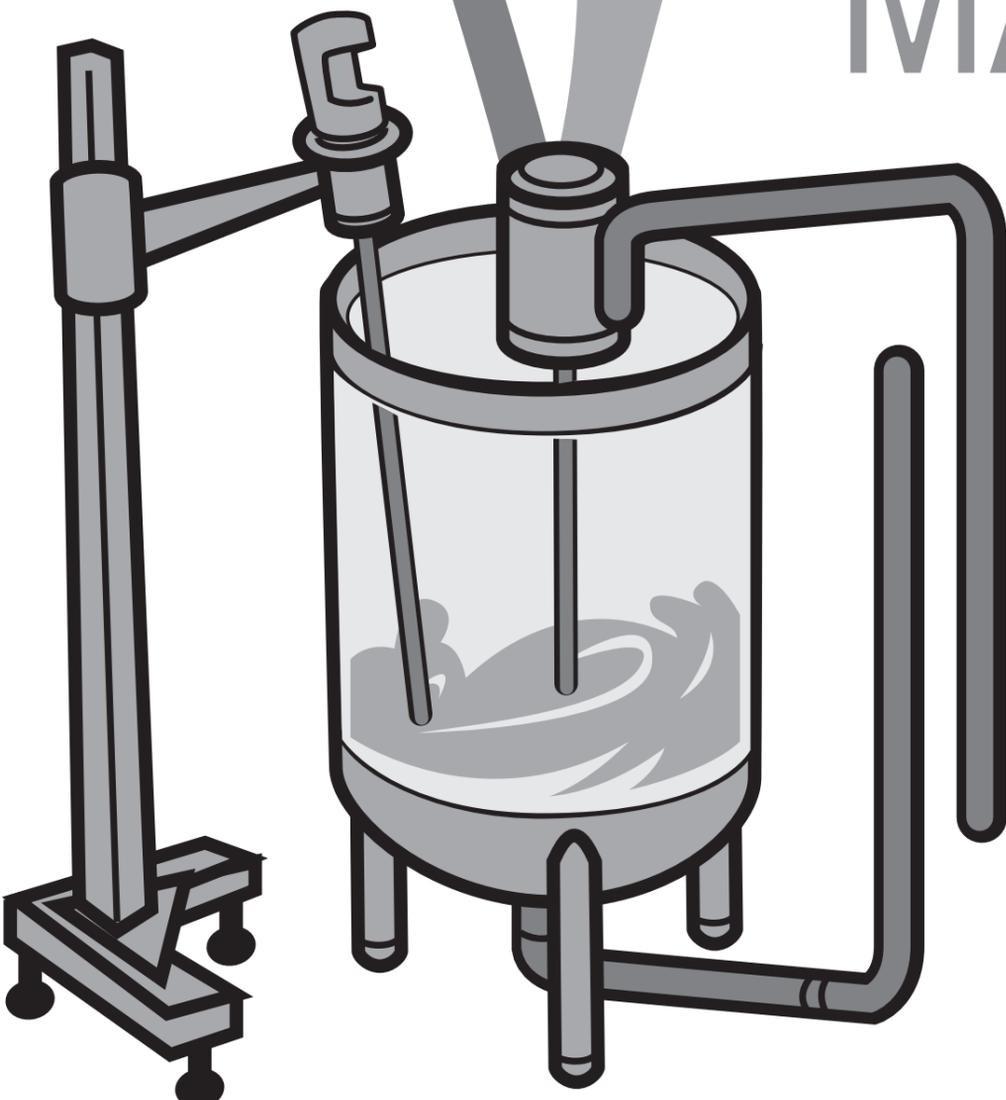
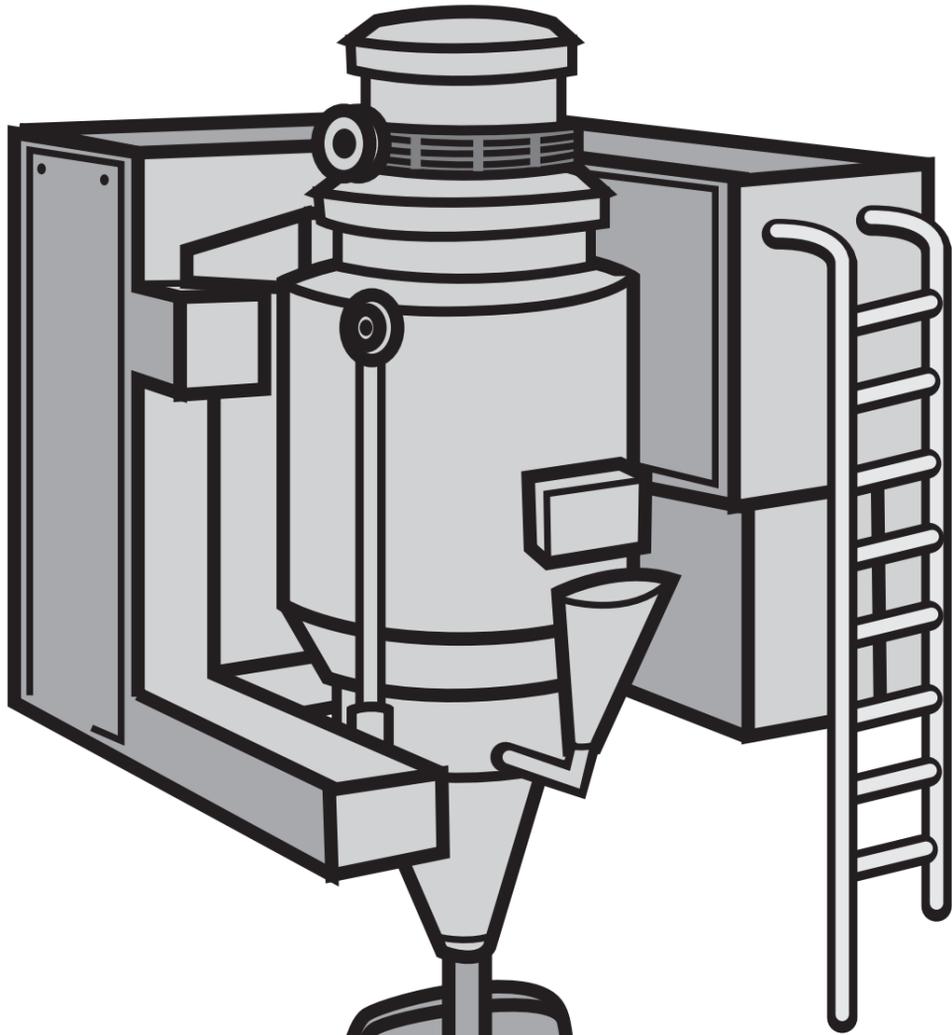
Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

To publish your legal notice call:  
941-906-9386





A special printing of  
a classic story illustrating  
the importance of  
protecting capitalism.

# TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

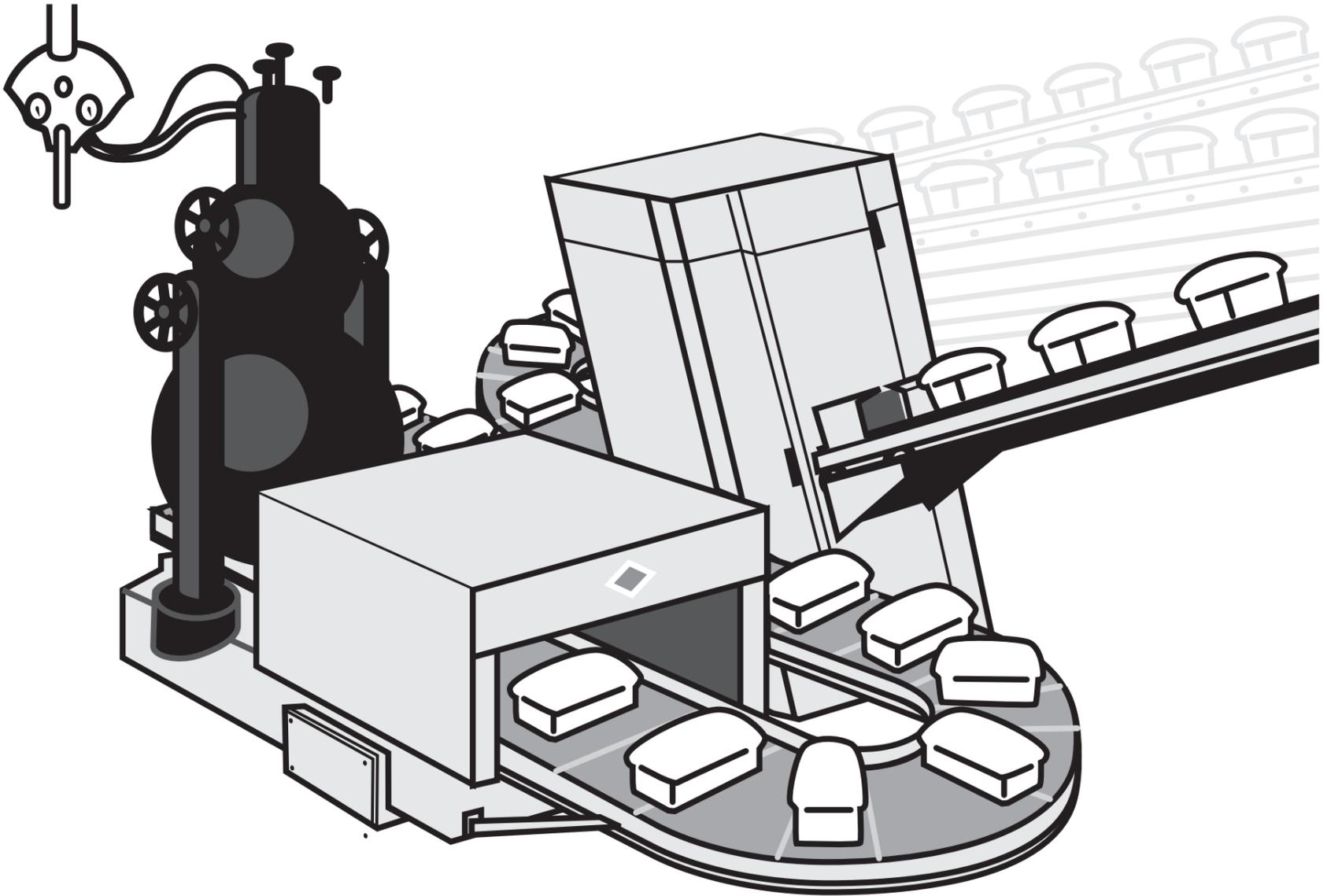
**By R.W. Grant**

Illustrations by Austin McKinley

This is the legend of a man whose name  
Was a household word: a man whose fame  
Burst on the world like an atom bomb.  
Smith was his last name; first name: Tom.

The argument goes on today.  
"He was a villain," some will say.  
"No! A hero!" others declare.  
Or was he both? Well, I despair;  
The fight will last 'til kingdom come;  
Was Smith a hero? Or was Smith a bum?  
So, listen to the story and it's up to you  
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized  
In toys. So people were surprised  
When they found that he instead  
Of making toys, was baking bread!  
The news was flashed by CBS  
Of his incredible success.  
Then NBC jumped in in force,  
Followed by the Times, of course.  
The reason for their rapt attention,  
The nature of his new invention,  
The way to make bread he'd conceived  
Cost less than people could believe!  
And not just make it! This device  
Could in addition wrap and slice!  
The price per loaf, one loaf or many:  
The miniscule sum of under one penny!



Can you imagine what this meant?  
Can you comprehend the consequent?  
The first time yet the world well fed!  
And all because of Tom Smith's bread!

Not the last to see the repercussions  
Were the Red Chinese, and, of course, the  
Russians,  
For Capitalist bread in such array

Threw the whole red block into black dis-  
may!  
Nonetheless, the world soon found  
That bread was plentiful the world  
around.  
Thanks to Smith and all that bread,  
A grateful world was at last well fed!

But isn't it a wondrous thing  
How quickly fame is flown?  
Smith, the hero of today  
Tomorrow, scarcely known!  
Yes, the fickle years passed by.  
Smith was a billionaire.

But Smith himself was now forgot,  
Though bread was everywhere.  
People, asked from where it came,  
Would very seldom know.

They would simply eat and ask,  
'Was not it always so?'

However, Smith cared not a bit,  
For millions ate his bread,  
And "Everything is fine," thought he.  
"I'm rich and they are fed!"

Everything was fine, he thought?  
He reckoned not with fate.  
Note the sequence of events  
Starting on the date  
On which inflation took its toll,  
And to a slight extent,  
The price on every loaf increased:  
It went to one full cent!

A sharp reaction quickly came.  
People were concerned.  
White House aide expressed dismay.  
Then the nation learned  
That Russia lodged a sharp protest.  
India did the same.  
"Exploitation of the Poor!"  
Yet, who was there to blame?

And though the clamor ebbed and flowed,  
All that Tom would say  
Was that it was but foolish talk.  
Which soon would die away.  
And it appeared that he was right.  
Though on and on it ran,  
The argument went 'round and 'round  
But stopped where it began.

There it stopped, and people cried,  
"For heaven's sake, we can't decide!  
It's relative! Beyond dispute,  
There's no such thing as 'absolute'!  
And though we try with all our might,  
Since nothing's ever black or white,  
All that we can finally say is  
'Everything one shade of grey is!'  
So people cried out, "Give us light!  
We can't tell what's wrong from right!"

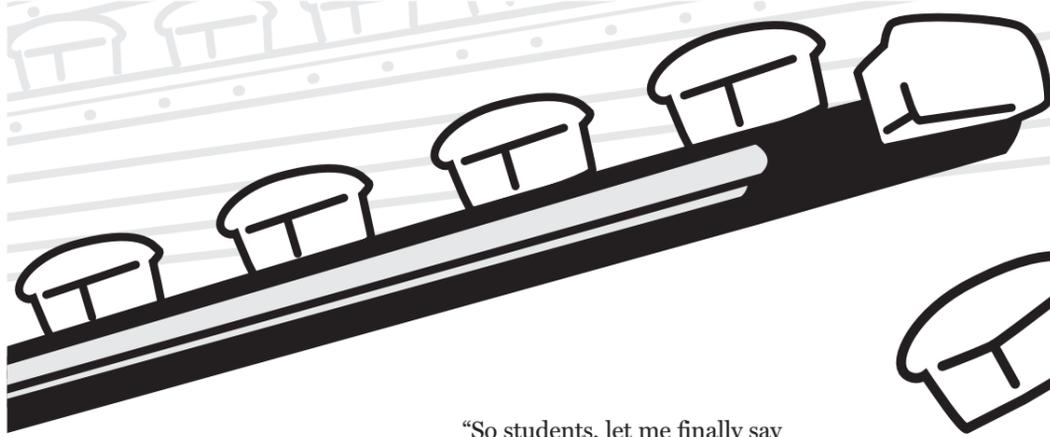
To comprehend confusion,  
We seek wisdom at its source.  
To whom, then did the people turn?  
The Intellectuals, of course!

And what could be a better time  
For them to take the lead,  
Than at their International Conference  
On Inhumanity and Greed.  
For at this weighty conference,  
Once each year we face  
The moral conscience of the world—  
Concentrated in one place.

At that mighty conference were  
A thousand, more or less,  
Of intellectuals and bureaucrats,  
And those who write the press.  
And from Yale and Harvard  
The professors; all aware  
The fate of Smith would now be known.  
Excitement filled the air!

"The time has come," the chairman said  
"To speak of many things:  
Of duty, bread and selfishness,  
And the evil that it brings.  
For, speaking thus we can amend  
That irony of fate  
That gives to unenlightened minds  
The power to create.





“Since reason tells us that it can’t,  
Therefore let us start  
Not by thinking with the mind,  
But only with the heart!  
Since we believe in people, then,”  
At last the chairman said,  
“We must meet our obligation  
To see that they are fed!”

And so it went, one by one,  
Denouncing private greed;  
Denouncing those who’d profit thus  
From other people’s need!

Then, suddenly each breath was held,  
For there was none more wise  
Than the nation’s foremost Pundit  
Who now rose to summarize:

“My friends,” he said, (they all  
exhaled)  
“We see in these events  
The flouting of the Higher Law—  
And its consequence.  
We must again remind ourselves  
Just why mankind is cursed:  
Because we fail to realize  
Society comes first!

“Smith placed himself above the  
group  
To profit from his brothers.  
He failed to see the Greater Good,  
Is Service, friends, to Others!”

With boldness and with vision,  
then,  
They ratified the motion  
To dedicate to all mankind  
Smith’s bread-and their devotion!

The conference finally ended.  
It had been a huge success.  
The intellectuals had spoken.  
Now others did the rest.

The professors joined in all the  
fuss,  
And one was heard to lecture thus:  
(For clarity, he spoke in terms  
Of Mother Nature, birds and worms):

“That early birds should get the worm  
Is clearly quite unfair.  
Wouldn’t it much nicer be  
If all of them would share?  
But selfishness and private greed

Seem part of nature’s plan,  
Which Mother Nature has decreed  
For bird. But also Man?  
The system which I question now,  
As you are well aware,  
(I’m sure you’ve heard the term  
before  
Is Business, Laissez-Faire!

“So students, let me finally say  
That we must find a nobler way.  
So, let us fix the race that all  
May finish side-by-side;  
The playing field forever flat,  
The score forever tied.  
To achieve this end, of course,  
We turn to government-and force.  
So, if we have to bring Smith do  
As indeed we should,  
I’m sure you will agree with me,  
It’s for the Greater Good!”

Comments in the nation’s press  
Now scorned Smith and his plunder:  
“What right had he to get so rich  
On other people’s hunger?”  
A prize cartoon depicted Smith  
With fat and drooping jowls  
Snatching bread from hungry babes,  
Indifferent to their howls.

One night, a TV star cried out,  
“Forgive me if I stumble,  
But I don’t think, I kid you not,  
That Smith is very humble!”  
Growing bolder, he leaped up,

(Silencing the cheers)  
“Humility!” he cried to all—  
And then collapsed in tears!

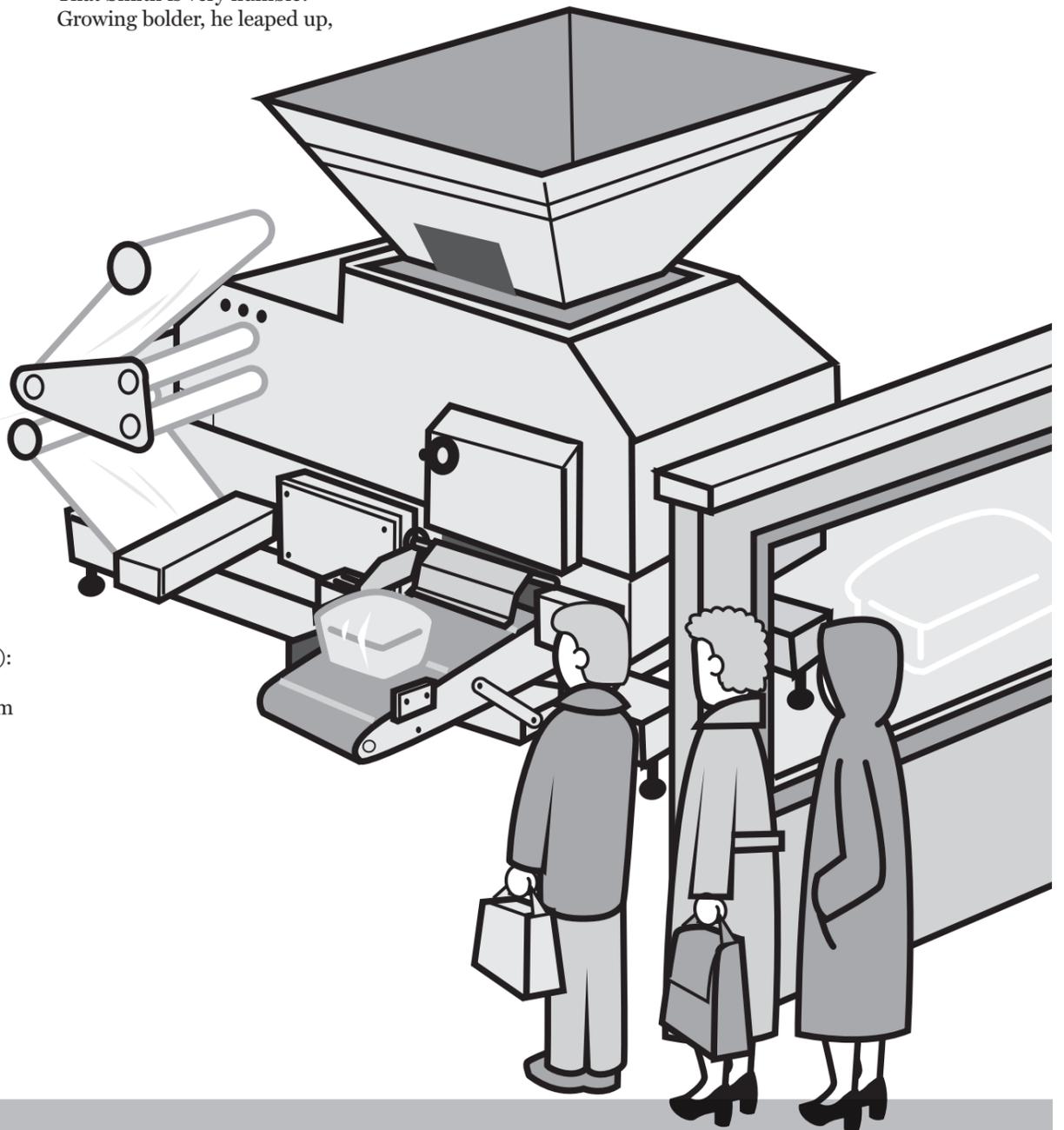
The clamor rises all about;  
Now hear the politician shout:  
“What’s Smith done, so rich to be?  
Why should Smith have more than thee?  
So, down with Smith and all his greed;  
I’ll protect your right to need!”

Then Tom found to his dismay  
That certain businessmen would say,  
“The people now should realize  
It’s time to cut Smith down to size,  
For he’s betrayed his public trust  
(And taken all that bread from us!)”

Well, since the Public does come first,  
It could not be denied  
That in matters such as this,  
The public must decide.  
So, SEC became concerned,  
And told the press what it had learned:  
“It’s obvious that he’s guilty  
—Of what we’re not aware—  
Though actually and factually  
We’re sure there’s something there!”

And Antitrust now took a hand.  
Of course it was appalled  
At what it found was going on.  
The “bread trust” it was called.

“Smith has too much crust,”  
they said. “A deplorable condition  
That Robber Barons profit thus  
From cutthroat competition!”



WELL!

This was getting serious!  
So Smith felt that he must  
Have a friendly interview  
With SEC and "Trust."  
So, hat in hand, he went to them.  
They'd surely been misled;  
No rule of law had he defied.  
But then their lawyer said:

"The rule of law, in complex times,  
Has proved itself deficient.  
We much prefer the rule of men.  
It's vastly more efficient.

"So, nutshell-wise, the way it is,  
The law is what we say it is!

"So, let me state the present rules,"  
The lawyer then went on,  
"These very simple guidelines  
You can rely upon:  
You're gouging on your prices  
If you charge more than the rest.  
But it's unfair competition  
If you think you can charge less!  
"A second point that we would make,  
To help avoid confusion:  
Don't try to charge the same amount,  
For that would be collusion!

"You must compete—but not too much.  
For if you do, you see,  
Then the market would be yours—  
And that's monopoly!  
Oh, don't dare monopolize!  
We'd raise an awful fuss,  
For that's the greatest crime of all!  
(Unless it's done by us!)"

"I think I understand," said Tom.  
"And yet, before I go,  
How does one get a job like yours?  
I'd really like to know!"

The lawyer rose then with a smile;  
"I'm glad you asked," said he.  
"I'll tell you how I got my start  
And how it came to be."

(His secretaries gathered 'round  
As their boss did thus expound.)

*"When I was a lad going off to school,  
I was always guided by this golden rule:  
Let others take the lead in things, for  
heaven's sake,  
So if things go wrong—why, then it's their  
mistake!"*  
(*So if things go wrong—why, then it's their  
mistake!*)

*"Following this precept it came to pass  
I became the president of my senior class.  
Then on to college where my profs extolled  
The very same theory from the very same  
mold!"*  
(*The very same theory from the very same  
mold!*)

*"Let others take the chances, and I would  
go along.  
Then I would let them know where they all  
went wrong!  
So successful was my system that then  
indeed,  
I was voted most likely in my class to suc-  
ceed!"*

*(He was voted most likely in his class to  
succeed!)*

*"Then out into the world I went, along  
with all the rest,  
Where I put my golden rule to the ulti-  
mate test.  
I avoided all of commerce at whatever the  
cost—  
And because I never ventured, then I also  
never lost!"*  
(*And because he never ventured, then he  
also never lost!*)

*"With this unblemished record then, I  
quickly caught the eye  
Of some influential people 'mongst the  
powers on high.*

*And so these many years among the  
mighty I have sat,  
Having found my niche as a bureaucrat!"*  
(*Having found his niche as a bureaucrat'*)

*"To be a merchant prince has never been  
my goal,  
For I'm qualified to play a more impor-  
tant role:  
Since I've never failed in business, this of  
course assures  
That I'm qualified beyond dispute to now  
run yours!"*  
(*That he's qualified beyond dispute to now  
run yours!*)

"Thanks; that clears it up," said Tom.

The lawyer said, "I'm glad!  
We try to serve the public good.  
We're really not so bad!

"Now, in disposing of this case,  
If you wish to know just how,  
Go up to the seventh floor;  
We're finalizing now!"

So, Tom went to the conference room  
Up on the seventh floor.  
He raised his hand, about to knock,  
He raised it—but no more—  
For what he overheard within  
Kept him outside the door!  
A sentence here, a sentence there—  
Every other word—  
He couldn't make it out (he hoped),  
For this is what he heard:

"Mumble, mumble, let's not fumble!  
Mumble, mumble, what's the charge?  
Grumble, grumble, he's not humble?  
Private greed? Or good of all?"

"Public Interest, Rah! Rah! Rah!  
Business, Business, Bah! Bah! Bah!

"Say, now this now we confess  
That now this now is a mess!  
Well now, what now do we guess?  
Discharge? Which charge would be best?"

"How 'bout 'Greed and Selfishness'?  
Oh, wouldn't that be fun?  
It's vague enough to trip him up  
No matter what he's done!

"We don't produce or build a thing!  
But before we're through,  
We allow that now we'll show Smith how  
We handle those who do!

"We serve the public interest;  
We make up our own laws;  
Oh, golly gee, how selflessly  
We serve the public cause!

"For we're the ones who make the rules  
At 'Trust and SEC,  
So bye and bye we'll get that guy;  
Now, what charge will it be?"

"Price too high? Or price too low?  
Now, which charge will we make?  
Well, we're not loath to charging both  
When public good's at stake!

"But can we go one better?  
How 'bout monopoly?  
No muss, no fuss, oh clever us!  
Right-O! Let's charge all three!

"But why stop here? We have one more!  
Insider Trading! Number four!  
We've not troubled to define  
This crime in any way so,  
This allows the courts to find  
Him guilty 'cause we say so!"

So, that was the indictment.  
Smith's trial soon began.  
It was a cause célèbre  
Which was followed' cross the land.  
In his defense Tom only said,  
"I'm rich, but all of you are fed!  
Is that bargain so unjust  
That I should now be punished thus?"

Tom fought it hard all the way.  
But it didn't help him win.  
The jury took but half an hour  
To bring this verdict in:

"Guilty! Guilty! We agree!  
He's guilty of this plunder!  
He had no right to get so rich  
On other people's hunger!"

"Five years in jail!" the judge then said.  
"You're lucky it's not worse!  
Robber Barons must be taught  
Society Comes First!  
As flies to wanton boys," he leered,  
"Are we to men like these!  
They exploit us for their sport!  
Exploit us as they please!"

The sentence seemed a bit severe,  
But mercy was extended.  
In deference to his mother's pleas,  
One year was suspended.  
And what about the Bread Machine?  
Tom Smith's little friend?  
Broken up and sold for scrap.  
Some win. Some lose. The end.

## EPILOGUE

Now, bread is baked by government.  
And as might be expected,  
Everything is well controlled—  
The public well protected.

True, loaves cost ten dollars each.  
But our leaders do their best.  
The selling price is half a cent.  
Taxes pay the rest!

