

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 03/24/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

518 william connolly furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
March 6, 13, 2026 26-00232T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on March 26, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager March 6, 2026 26-00246T

FIRST INSERTION

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold a regular meeting on March 19, 2026 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

The purpose of the meeting is for the Board to consider any business which may properly come before it. Copies of the agenda 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://tuckerspointecd.net/.

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.

Any person requiring special accommodations at the meeting 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 meeting. 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 March 6, 2026 26-00231T

FIRST INSERTION

THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of The Cove at Rotonda Community Development District ("District") will hold Regular Meetings for the remainder of Fiscal Year 2026, at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950 on the following dates and times:

- April 2, 2026 at 11:00 AM
- April 23, 2026 at 2:30 PM
- May 21, 2026 at 2:30 PM
- June 25, 2026 at 11:00 AM
- July 23, 2026 at 2:30 PM
- August 27, 2026 at 11:00 AM
- September 24, 2026 at 11:00 AM

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours or by visiting the District's website, https://thecoveatrotondacd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager March 6, 2026 26-00251T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Illya Yefanov will engage in business under the fictitious name TRUESCAN MOBILE AUTO, with a physical address 18687 Macgill Ave Port Charlotte, FL 33948, with a mailing address 18687 Macgill Ave Port Charlotte, FL 33948, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

March 6, 2026 26-00239T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fletcher Coastal Pools located at 37180 Rickard Ln in the City of Punta Gorda, Charlotte, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of March, 2026  
Danny Fletcher  
March 6, 2026 26-00237T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Arnett's Premium Painting located at 4518 Brinnant St in the City of Port Charlotte, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of March, 2026  
Coastal Custom Home Services LLC  
March 6, 2026 26-00242T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25000585CA

**OAKMONT MORTGAGE TRUST, Plaintiff, vs. 11097 MAGDALENA AV, LLC; ANTHONY GALLO; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on February 11, 2026 in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, ROGER D. EATON, the Clerk of Court will on MARCH 27, 2026 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte.realforeclose.com the following described property situated in Charlotte County, Florida:

LOT 29, BLOCK 3688, PORT CHARLOTTE SUBDIVISION SECTION SIXTY FIVE, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 3-A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 11097 Magdalena Avenue, Englewood, FL 34224  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated: 02/26/2026  
ROGER D. EATON  
Clerk of the Circuit Court  
By: (SEAL) B. Lackey  
Deputy Clerk

Attorney for Plaintiff:  
MCMICHAEL TAYLOR GRAY, LLC  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
servicefl@mtglaw.com  
March 6, 13, 2026 26-00234T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 26-CP-87  
Division PROBATE  
IN RE: ESTATE OF

CLAIRE J. DANIELS Deceased.

The administration of the estate of CLAIRE J. DANIELS, deceased, whose date of death was November 11, 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 Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of 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 March 6, 2026.

**Co-Personal Representatives:**  
**WAYNE S. WALLACE**  
8395 Excalibur Circle, Unit E1  
Naples, Florida 34108  
**SCOTT WALLACE**  
1170 Jennifer Lane  
Manahawkin, New Jersey 08050  
Attorney for  
Co-Personal Representatives:  
Conrad Willkomm, Esq.  
Florida Bar Number: 697338  
Law Office of Conrad Willkomm, P.A.  
3201 Tamiami Trail North,  
Second Floor  
Naples, Florida 34103  
Telephone: (239) 262-5303  
Fax: (239) 262-6030  
E-Mail: conrad@swfloridalaw.com  
Secondary E-Mail:  
kara@swfloridalaw.com  
March 6, 13, 2026 26-00233T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001151CP Division: McFee IN RE: ESTATE OF TIMOTHY C. SIENKWICZ Deceased.

The administration of the estate of TIMOTHY C. SIENKWICZ, deceased, whose date of death was August 1, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

March 6, 13, 2026 26-00230T

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 March 6, 2026.

**Personal Representative:**  
**CHARLES JOSEPH SIENKWICZ**  
24420 Kakae Drive  
Damascus, MD 20872  
Attorney for Personal Representative:  
THOMAS C. WALSER, ESQ.  
E-mail Addresses:  
twalsers@walserlaw.com  
381578  
Walser Law Firm  
4800 N Federal Hwy, Ste 306D  
Boca Raton, Florida 33431  
Telephone: (561) 750-1040  
March 6, 13, 2026 26-00230T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000173 IN RE: ESTATE OF CAROL EBBA CLAPS Deceased.

The administration of the estate of Carol Ebba Claps, deceased, whose date of death was December 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 March 6, 2026.

**Personal Representative:**  
**John Claps**  
240 W. End Drive, Unit 422  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Jenny C. Hazel, Attorney  
Florida Bar Number: 0163562  
McCrory Law Firm  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
allee@mccrorylaw.com  
March 6, 13, 2026 26-00227T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA File No. 2026-CP-000044 Division PROBATE IN RE: ESTATE OF DAVID ANTHONY PHELPS a/k/a DAVID A. PHELPS a/k/a DAVID PHELPS, Deceased.

The administration of the estate of DAVID ANTHONY PHELPS, also known as DAVID A. PHELPS and DAVID PHELPS, deceased, whose date of death was November 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Charles M. Kelly, Jr.**  
**Personal Representative**  
Kyle B. Kelly, Esq.  
Attorney for Petitioners  
Florida Bar No. 0092807  
KELLY, PASSIDOMO & KELLY, LLP  
2390 Tamiami Trail North, Suite 204  
Naples, FL 34103  
Telephone: (239) 261-3453  
Emails: kkelly@flinttrust.com and groupservice@flinttrust.com  
March 6, 13, 2026 26-00228T

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

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

## --- ACTIONS / SALES / ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
File No. 26-000201-CP  
Division Probate  
IN RE: ESTATE OF  
EDWARD MATTHEW BROWNE  
A/K/A EDWARD BROWNE  
A/K/A EDWARD M. BROWNE  
Deceased.

The administration of the estate of Edward Matthew Browne a/k/a Edward Browne a/k/a Edward M. Browne, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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 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 March 6, 2026.

**Personal Representative:**

**Vance M. Wright-Browne**

231 Albert Lane

Port Charlotte, Florida 33954

Attorney for Personal Representative:

Brett H. Sifrit, Esq., Attorney

Florida Bar Number: 105564

Farr Law Firm, P.A.

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941) 639-1158

Fax: (941) 639-0028

E-Mail: bsifrit@farr.com

Secondary E-Mail: probate@farr.com

March 6, 13, 2026 26-00238T

## FIRST INSERTION

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

Case No. 25001408CA  
Land Home Financial Services, Inc.  
Plaintiff, vs.

**The Unknown Heirs, Devisees,  
Grantees, Assignees, Lienors,  
Creditors, Trustees, and all other  
parties claiming interest by, through,  
under or against the Estate of David  
Flick a/k/a David B. Flick a/k/a  
David Brian Flick, Deceased; et al**  
Defendants.

TO: David Anthony Flick a/k/a David A. Flick  
Last Known Address: 22369 La Guardia Ave, Port Charlotte, FL 33952

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

LOT 19, BLOCK 553, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before April 6, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
DATED on February 27, 2026.

Roger Eaton

As Clerk of the Court

By B. Lackey (SEAL)

As Deputy Clerk

Brock & Scott PLLC

2001 NW 64th St, Suite 130

Ft. Lauderdale, FL 33309

Attorney for Plaintiff

fleurtdocs@brockandscott.com

File # 22-F00366

March 6, 13, 2026 26-00240T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT  
TO CHAPTER 45  
(1390 Salyers Street,  
Port Charlotte, Florida 33952)**

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

Case No. 25-CA-859

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, not in is individual  
capacity but solely as Trustee for  
Residential Mortgage Aggregation  
Trust,**

**Plaintiff, v.  
ELITE PRIME INVESTMENTS  
LLC, PAULA QUIJANO, MARGO  
RODRIGUEZ GRADING, INC., 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 25, 2026 entered in Case No. 2025-CA-859 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity, but solely as Trustee for Residential Mortgage Aggregation Trust, is the Plaintiff, and ELITE PRIME INVESTMENTS LLC, et al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.charlotte.realforeclose.com> beginning at 11:00 a.m. on March 30, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure

and Damages:

Lot 4, Block 778, Port Charlotte Subdivision, Section Twenty-Six, according to the Plat thereof, as recorded in Plat Book 5, Pages 19A through 19E, of the Public Records of Charlotte County, Florida.  
Property Address: 1390 Salyers Street, Port Charlotte, FL 33952

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 25th day of February 2026.

(SEAL) B Lackey

02/26/2026 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

March 6, 13, 2026 26-00236T

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

Case No.: 25-000486-CA  
LAKEVIEW LOAN SERVICING,  
LLC,

Plaintiff, v.

**FRANK DAMATO A/K/A FRANK  
D'AMATO, et al.,**

Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on April 8, 2026, at 11:00 a.m. ET, via the online auction site at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:

Lots 4 and 5, Block 63, PORT CHARLOTTE SUBDIVISION SECTION FIVE, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 1A through 1F, of the Public Records of Charlotte County, Florida.

Property Address: 189 Center Avenue NW, Port Charlotte, FL 33952

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

of which is set forth above.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WITNESS my hand and official seal of this Honorable Court this day of 03/02/2026.

Roger D. Eaton

Clerk of the Circuit Court

By: (SEAL) B. Lackey

DEPUTY CLERK

March 6, 13, 2026 26-00245T

## FIRST INSERTION

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

File No. 26-000064-CP

Division Probate

IN RE: ESTATE OF

**DEAN F. LOCKE, SR.**

Deceased.

The administration of the estate of Dean F. Locke, Sr., deceased, whose date of death was November 10, 2024, 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 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 March 6, 2026.

**Personal Representative:**

**Diane S. Locke**

4 Hovey Way

Nahant, Massachusetts 01908

Attorney for Personal Representative:

Brett H. Sifrit, Esq., Attorney

Florida Bar Number: 105564

Farr Law Firm, P.A.

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941) 639-1158

Fax: (941) 639-0028

E-Mail: bsifrit@farr.com

Secondary E-Mail:

jjacobson@farr.com;

probate@farr.com

March 6, 13, 2026

26-00244T

## FIRST INSERTION

**AMENDED NOTICE OF SALE  
PURSUANT TO CHAPTER 45'  
(13298 High Springs Ave., Port  
Charlotte, Florida 33981)**

' Amended solely to correct the

property addressed referenced

above.

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

Case No. 25-CA-812

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, not in is individual  
capacity but solely as Trustee for  
Residential Mortgage Aggregation  
Trust,**

**Plaintiff, v.  
CARPENTER COMPANIES  
FLORIDA LLC, PINNACLE USA,  
INC., DAVIS DEVELOPMENT AND  
CONSTRUCTION LLC, AMERICAN  
BUILDERS SUPPLY, INC. a/k/a  
American Builders Supply, SOUTH  
GULF COVE HOMEOWNERS  
ASSOCIATION, INC., RONALD  
HENRY CARPENTER, and JOHN  
/ JANE DOE, fictitious names  
representing tenants in possession,  
Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated February 25, 2026 entered in Case No. 2025-CA-812 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, is the Plaintiff, and CARPENTER COMPANIES FLORIDA LLC, et al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.charlotte.realforeclose.com> beginning at 11:00 a.m. on April 9, 2026, in accordance

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

Lot 27, Block 4593, CAPE CORAL SUBDIVISION SECTION EIGHTY FIVE, a subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 60A, of the Public Records of Charlotte County, Florida.

Property Address: 13298 High Springs Ave., Port Charlotte, Florida 33981

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 25th day of February 2026.

(SEAL) B. Lackey

02/26/2026 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

March 6, 13, 2026 26-00235T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No. 26 000146 CP  
IN RE: ESTATE OF  
PATRICIA E. McGUIRE,  
Deceased.

The administration of the estate of Patricia McGuire also known as Patricia E. McGuire, deceased, whose date of death was July 20, 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 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 STATUTES 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 first publication date of this notice is March 6, 2026.

**Brady McGuire**

**Personal Representative**

**c/o Robert W. Segur, P.A.**

Robert W. Segur, Esq.

Robert W. Segur, P.A.

Florida Bar No.: 0700932

2828 S. McCall Road, PMB 56

Englewood, FL 34224

Tel. 941-473-8878

legal@segurlaw.net

March 6, 13, 2026

26-00247T

## FIRST INSERTION

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

Case No: 25002044CC  
WATERVIEW PROPERTY  
OWNERS ASSOCIATION, INC., a  
Florida not for profit Corporation,  
Plaintiff, v.

**DORIS LAYA-CALLE,  
Defendant.**

TO: DORIS LAYA-CALLE  
28-46 49TH ST, ASTORIA, NY 11103

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

Lot 2, Block 5013, Port Charlotte Subdivision, First Replat of Section 94, according to the plat thereof recorded in Plat Book 15, pages 48A through 48R, Public Records of Charlotte County, Florida.

Which has the address of: 10144 St Paul Dr, Port Charlotte, FL 33981

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

Legal Services, LLC, Plaintiff's attorney,

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-000164CP  
Division Probate  
IN RE: ESTATE OF  
CLARENCE JOHN TAYLOR,  
Deceased.

The administration of the estate of CLARENCE JOHN TAYLOR, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Char-

lotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: March 6, 2026.

Signed on this 10th day of February, 2026.

**BRADLEY KEITH TAYLOR**  
Personal Representative  
S83 W 13113 Hawks Trail  
Muskego, WI 53150  
Alice S. Bowman  
Attorney for Personal Representative  
Florida Bar No. 0978485  
MacLeod, McGinness & Bowman, P.A.  
1800 Second Street, STE. 971  
Sarasota, FL 34236  
Telephone: (941)954-8788  
Email: Alice@mandm-law.com  
Secondary Email:  
jenny@mandm-law.com  
March 6, 13, 2026 26-00252T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-000197-CP  
Division: Probate  
IN RE: ESTATE OF  
ANNA I. GMEINER a/k/a  
ANNA LONA GMEINER  
Deceased.

The administration of the estate of Anna I. Gmeiner a/k/a Anna Lona Gmeiner, deceased, whose date of death was December 13, 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 § 732.2211.

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

**Personal Representative:**  
**Louis Gmeiner**  
21456 Eldred Avenue  
Port Charlotte, Florida 33952  
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  
March 6, 13, 2026 26-00243T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-208-CP  
Division Probate  
IN RE: ESTATE OF  
MARK A. WESTDYKE, Deceased.

The administration of the Estate of DENISE PENDLETON-WESTDYKE, deceased, whose date of death was April 18, 2025, file number 2026-208-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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Denise Pendleton-Westdyke**  
Personal Representative  
640 Encarnacion St  
Punta Gorda, FL 33983-5822  
Season Chisholm, Esq.  
Attorney for  
Personal Representative  
Florida Bar No.: 1044362  
SPANSKI LAW, PLLC  
304 W. Venice, Ave, Suite 217  
Venice, FL 34285  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-mail: season@spanskilaw.com  
March 6, 13, 2026 26-00249T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
File No. 26-000179-CP  
Division Probate  
IN RE: ESTATE OF  
JEFFERY ALLEN WOOD A/K/A  
JEFFERY A. WOOD  
Deceased.

The administration of the estate of Jeffery Allen Wood a/k/a Jeffery A. Wood, deceased, whose date of death was December 25, 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representatives have no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 March 6, 2026.

**Personal Representatives:**  
**Cecil A. Wood**  
27326 Porto Nacional Drive  
Punta Gorda, Florida 33983  
**Virginia L. Wood**  
27326 Porto Nacional Drive  
Punta Gorda, Florida 33983  
Attorney for Personal Representatives:  
Brett H. Sifrit, Esq., Attorney  
Florida Bar Number: 105564  
Farr Law Firm, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail: probate@farr.com  
Tertiary E-Mail: jjacobson@farr.com  
March 6, 13, 2026 26-00229T

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26000213CP  
Division Probate  
IN RE: ESTATE OF  
LASZLO NADANYI  
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 LASZLO NADANYI, deceased, File Number 2600213CP, 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 31, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
ILONA APAY  
16843 Canopy Garden Drive  
Port Charlotte, FL 33953  
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 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

**Person Giving Notice:**  
**ILONA APAY**  
16843 Canopy Garden Drive  
Port Charlotte, Florida 33953  
Attorney for Person Giving Notice  
ANTHONY G. MOWRY  
Attorney  
Florida Bar Number: 107374  
Berg, Brewer, Kessler & Mowry, PLLC  
1872 S. Tamiami Trail, Suite D  
Venice, FL 34293  
Telephone: (941) 493-0871  
Fax: (941) 486-4106  
E-Mail: tony@bkmpllc.com  
Secondary E-Mail: jen@bkmpllc.com  
March 6, 13, 2026 26-00248T



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

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

**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



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

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



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**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



**Types Of Public Notices**

**Citizen Participation Notices**

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

**Commercial Notices**

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

**Court Notices**

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND 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. 732.2211, 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.

**LESILEE 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@bkmpllc.com  
Secondary E-Mail:  
phoebe@bkmpllc.com  
Feb. 27; Mar. 6, 2026 26-00192T

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
**CASE NUMBER: 2025 CA 1325**  
**ANTHONY W. TRIPLET,**  
**Plaintiff, V.**

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

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

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

Lot 20, Block 911 of PORT CHARLOTTE SUBDIVISION, Section 34, a Subdivision according to the Plat thereof, recorded in Plat Book 5 at Pages 38A through 38H of the Public

Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JAMES D. GIBSON, ESQUIRE, the Plaintiff's attorney whose address is GIBSON KOHL, P.L., 1800 Second Street, Suit 777, Sarasota, FL 34236 within 30 days after the first publication of this Notice and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

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

DATED this 10 day of February, 2026.

**ROGER D. EATON**  
**CLERK OF COURT**  
(SEAL) By: B. Lackey  
Deputy Clerk  
Feb. 13, 20, 27; Mar. 6, 2026 26-00160T

SECOND INSERTION

**NOTICE 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 732.2211, 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@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
Feb. 27; Mar. 6, 2026 26-00202T

SECOND 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 732.2211, 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@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
Feb. 27; Mar. 6, 2026 26-00200T

SECOND 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 732.2211, 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@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
Feb. 27; Mar. 6, 2026 26-00201T

SECOND 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. 732.2211, 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:**  
**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

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT IN AND  
FOR THE TWENTIETH JUDICIAL  
CIRCUIT CHARLOTTE COUNTY  
FLORIDA  
COUNTY COURT  
**Case No. 2025-1039-CA**  
**SECTION 23 PROPERTY**  
**OWNER'S ASSOCIATION, INC.,**  
**a Florida corporation,**  
**Plaintiff, v.**  
**SEPHTON FRASER,**  
**Defendant.**

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

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

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

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

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

Witness my hand and seal of said Court on this 9 day of February, 2026.

**ROGER D. EATON**  
Clerk of the Court  
(SEAL) By B. Lackey  
Deputy Clerk  
Feb. 13, 20, 27; Mar. 6, 2026 26-00158T

SECOND INSERTION

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

The administration of the estate of JOHNELL 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. 732.2211, 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:**  
**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



**How much do legal notices cost?**

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

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

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

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

## --- ACTIONS / SALES ---

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

McCroly Law Firm

309 Tamiami Trail

Punta Gorda, FL 33950

Telephone: (941) 205-1122

Fax: (941) 205-1133

E-Mail: jenny@mccrolylaw.com

Secondary E-Mail:

allee@mccrolylaw.com

Feb. 27; Mar. 6, 2026 26-00221T

## SECOND 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 FRANCEDI 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 000167 CP  
IN RE: ESTATE OF  
LORING R. PEIRCE  
Deceased.

The administration of the estate of LORING R. PEIRCE, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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. 732.2211, 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.

**Nancy Andretich**

P.O. Address: 368 W. Happfield Dr.,  
Arlington Heights, IL 60004

Tina M. Mroczkowski, Esq.

Bowman, George, Scheb,

& Chapman, PA

2750 Ringling Blvd., Suite 3

Sarasota, FL 34237

(941) 366-5510

Florida Bar No. 0096629

tinam@bowmangeorge.com

Attorneys for Personal Representative

Feb. 27; Mar. 6, 2026 26-00196T

## FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
Case No: 25001732CA  
**PROTECTED PROPERTY LLC,  
Plaintiff, vs.  
BRIAN K. CAMPBELL,  
Defendant,**

TO: BRIAN K. CAMPBELL.

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

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

Property Address: 22293 Adorn Avenue, Port Charlotte, Florida 33952

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

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

is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 3/6/26 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on 2/5/26

Clerk of the Circuit Court

By: M. Hoffman (Seal)

As Deputy Clerk

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

26-00142T

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 25001537CA  
**JACK PRITCHARD,  
Plaintiff, v.  
Estate of TERRY W. MALICKI,  
unknown heirs, beneficiaries,  
 devisees, grantees, assignees,  
 lienors, creditors, trustees, or other  
 claimants claiming by, through,  
 under or against TERRY W.  
 MALICKI,  
 Defendants.**

TO THE DEFENDANT: Estate of TERRY W. MALICKI

--- ACTIONS / SALES ---

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. 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

SECOND INSERTION

**NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION**  
**Case No. 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

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

SECOND 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

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. 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

SECOND 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: (239) 206-2224  
 E-mail: season@spanskilaw.com  
 Feb. 27; Mar. 6, 2026 26-00226T

SECOND 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, ASSIGNORS, 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

SECOND 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

SECOND 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 The date of first publication of this Notice is February 27, 2026  
**Personal Representative:**  
**James M. Mattas, III**  
 1702 E. Pleasant Valley Boulevard  
 Altosna, 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

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  
 Altosna, 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

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. 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

SECOND 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 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



**SAVE TIME**

E-mail your Legal Notice  
**legal@businessobserverfl.com**

W007

## -- ACTIONS / SALES --

## SECOND 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

## SECOND 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

## SECOND 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 Ave-  
nue, 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 order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose tele-  
phone number is (941) 637-2110, at  
least 7 days before your scheduled  
court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing  
or voice impaired, call 711.

Dated 02/18/2026

ROGER D. EATON, Clerk

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

By: (SEAL) B. Lackey

Deputy Clerk of Court

Feb. 27; Mar. 6, 2026 26-00193T

## SECOND 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, GRANTEEES, 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, BENEFICIARIES,

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 fore-

close certain real property de-

scribed 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

## SECOND 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 ac-  
tion to Foreclose a Mortgage on the

following property commonly known

as 16380 SOUTH PORT HARBOR

BLVD, PORT CHARLOTTE, FL

33953, and more particularly de-  
scribed 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

## SECOND INSERTION

## NOTICE OF ACTION

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

Case No.: 2025CA001548

PACIFIC LIFE INSURANCE

COMPANY,

Plaintiff, v. CASTLE LANDS

INVESTMENTS LLC, A FLORIDA

LIMITED LIABILITY COMPANY;

YRWUIN LEONEL SANTELIZ

CASTILLO, AN INDIVIDUAL;

UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

Defendant.

To the following Defendant(s):

CASTLE LANDS INVESTMENTS LLC

A FLORIDA LIMITED LIABILITY

COMPANY

24848 SW 114TH AVE.

HOMESTEAD, FL 33032

(LAST KNOWN ADDRESS)

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

lowing described property:

LOT 11, BLOCK 286, PORT

CHARLOTTE SUBDIVISION

SECTION EIGHT, ACCORD-

ING TO THE MAP OR PLAT

THEREOF AS RECORDED IN

PLAT BOOK 4, PAGES(S) 16-A

THROUGH 16-Z7, INCLUSIVE,

OF THE PUBLIC RECORDS

OF CHARLOTTE COUNTY,

FLORIDA:

a/k/a 18210 Placid Ave, Port

Charlotte, FL 33948

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, upon Kelley Kro-  
nenberg, Attorney for Plaintiff, whose  
address is 10360 West State Road 84,  
Fort Lauderdale, FL 33324 on or before  
3-30-26, a date which is within thirty  
(30) days after the first publication of  
this Notice in Business Observer 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.

This notice is provided pursuant to  
Administrative Order No. 2.065.

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