

CHARLOTTE COUNTY LEGAL NOTICES

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

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

Case No. 2025-CA-001659
Honorable Judge: GENTILE,
GEOFFREY HENRY
PLANET HOME LENDING, LLC
Plaintiff, vs.
MARK BALOG; ALYSE
CALDEIRA; ANGELINA M.
CALDEIRA; UNKNOWN SPOUSE
OF ANGELINA M. CALDEIRA;
UNKNOWN TENANT OCCUPANT
#1, UNKNOWN TENANT
OCCUPANT #2;

Defendants,
 TO: ANGELINA M. CALDEIRA
 Last Known Address: 5432 MAZE
 DRIVE, PUNTA GORDA, FL 33982
 YOU ARE NOTIFIED that an action
 to Foreclose a Mortgage on the follow-
 ing property commonly known as 5432
 MAZE DRIVE, PUNTA GORDA, FL
 33982 and more particularly described
 as follows:

LOT 17, BLOCK 3, WILSON
 MAZE SUBDIVISION, A SUB-
 DIVISION, ACCORDING TO
 THE PLAT THEREOF, AS
 RECORDED IN PLAT BOOK
 6, PAGE 48, OF THE PUBLIC
 RECORDS OF CHARLOTTE
 COUNTY, FLORIDA.
 TOGETHER WITH A 1984
 COUN MANUFACTURED
 HOME HAVING VIN
 #CM36016029A AND VIN
 #CM36016029B. Tax Id/UPI

No. 402334478004
 COMMONLY KNOWN AS:
 5432 Maze Drive, Punta Gorda,
 FL 33982.

has been filed against you and you are
 required to serve of 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; 4-21-2026, 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 disability
 who needs any accommodation in order
 to participate in this proceeding, you
 are entitled, at no cost to you, to the
 provision of certain assistance. Please
 contact Jon Embury, Administrative
 Services Manager, whose office is lo-
 cated at 350 E. Marion Avenue, Punta
 Gorda, Florida 33950, and whose
 telephone number is (941) 637-2110,
 at least 7 days before your scheduled
 court appearance, or immediately upon
 receiving this notification if the time
 before the scheduled appearance is less
 than 7 days; if you are hearing or voice
 impaired, call 711.

DATED ON March 9 2026
 Roger D. Eaton,
 Clerk of the Circuit Court &
 Comptroller
 B. Lackey (SEAL)
 By: Deputy Clerk
 March 13, 20, 2026 26-00267T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA PROBATE DIVISION
File No. 25001282CP
Division Probate
IN RE: ESTATE OF
SHERRI A. VIAU,

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 SHERRI A.
 VIAU, deceased, File Number
 25001282CP by the Circuit Court for
 Charlotte County, Florida, Probate Di-
 vision, the address of which is 350 E.
 Marion Ave., Punta Gorda, FL 33950;
 that the decedent's date of death was
 September 21, 2025; that the total value
 of the estate is \$38,879.79, and that the
 names and addresses of those to whom
 it has been assigned by such order are:

Name: Address:
 Valerie Richter-Stolberg
 14300 Jerusalem Rd.,
 Chelsea MI 48118
 Christine M. Richter
 2732 Trillium Hills Dr.,
 Commerce Township, MI 48382
 Patrick M. Richter
 6419 Sterling Trail,
 Dexter, MI 48130
 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 PE-
 RIOD, 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 sur-
 viving spouse is property to which the
 Florida Uniform Disposition of Com-
 munity Property Rights at Death Act
 as described in ss. 732.216-732.228,
 Florida Statutes, applies, or may apply,
 unless a written demand is made by a
 creditor as specified under s. 732.2211,
 Florida Statutes. The written demand
 must be filed with the clerk.

The date of first publication of this
 Notice is March 13, 2026.
Person Giving Notice:
Valerie Richter-Stolberg
 14300 Jerusalem Rd.
 Chelsea, MI 48118
 Attorney for Person Giving Notice:
 Ariana R. Fileman, Esq.
 Florida Bar No. 0990612
 Fileman Law Firm, P.A.
 201 W. Marion Ave., Suite 1208
 Punta Gorda, FL 33950
 Tel. (941) 833-5560
 March 13, 20, 2026 26-00260T

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.: 25001187CA
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, vs.
SHANE HOEHN; UNKNOWN
SPOUSE OF SHANE HOEHN;
AND UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant
 to Final Judgment of Foreclosure
 dated the 4th day of March, 2026, and
 entered in Case No. 25001187CA, of the
 Circuit Court of the Twentieth Judicial
 Circuit in and for Charlotte County,
 Florida, wherein Freedom Mortgage
 Corporation is the Plaintiff and SHANE
 HOEHN are defendants. Roger D.
 Eaton as the Clerk of the Circuit Court
 shall sell to the highest and best bidder
 for cash at www.charlotte.realforeclose.
 com at 11:00 A.M. on the 20th day of
 April, 2026, the following described
 property as set forth in said Final
 Judgment, to wit:

Lot 17, Block 3168, PORT CHAR-
 LOTTE SUBDIVISION, Section
 51, a Subdivision according to the
 Plat thereof, as recorded in Plat
 Book 5, Pages 65A thru 65H, of
 the Public Records of Charlotte
 County, Florida.
 IF YOU ARE A PERSON CLAIM-
 ING A RIGHT TO FUNDS REMAIN-
 ING AFTER THE SALE, YOU MUST
 FILE A CLAIM WITH THE CLERK

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

If you are a person with a 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 day of 03/05/2026.
 Roger D. Eaton
 Clerk of the Circuit Court
 By: (SEAL) B. Lackey
 Deputy Clerk
 Submitted by:
 Tromberg, Miller, Morris & Partners,
 PLLC ATTORNEY FOR PLAINTIFF
 600 West Hillsboro Boulevard
 Suite 600
 Deerfield Beach, FL 33441
 DESIGNATED PRIMARY E-MAIL
 FOR SERVICE PURSUANT TO FLA.
 R. JUD. ADMIN 2.516
 ESERVICE@MGS-LEGAL.COM
 25FL373-0450
 March 13, 20, 2026 26-00255T

FIRST INSERTION

NOTICE OF SALE
 IN THE CIRCUIT CIVIL COURT
 OF THE TWENTIETH JUDICIAL
 CIRCUIT OF FLORIDA, IN AND
 FOR CHARLOTTE COUNTY
 CIVIL DIVISION
Case No. 24002282CA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff, vs.
AMANDA P ALLEN, MATTHEWD
ALLEN, SECTION 20 PROPERTY
OWNER'S ASSOCIATION,
INC., DEEP CREEK CIVIC
ASSOCIATION, INC., AND
UNKNOWN TENANTS/OWNERS,
Defendants.

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

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

and commonly known as: 277

SEASONS DR, PUNTA GORDA,
 FL 33983; including the building,
 appurtenances, and fixtures located
 therein, at public sale, to the highest and
 best bidder, for cash, at www.Charlotte.
 realforeclose.com in accordance with
 Chapter 45 Florida Statutes, on May 1,
 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 provi-
 sion of certain assistance. Please contact
 Jon Embury, Administrative Services
 Manager, whose office is located at 350
 E. Marion Avenue, Punta Gorda, Florida
 33950, and whose telephone number is
 (941) 637-2110, at least 7 days before
 your scheduled court appearance, or
 immediately upon receiving this notifi-
 cation if the time before the scheduled
 appearance is less than 7 days; if you are
 hearing or voice impaired, call 711.

Dated this day of 03/11/2026.
 Clerk of the Circuit Court
 Roger D. Eaton
 By: (SEAL) B. Lackey
 Deputy Clerk
 F328202/2427867/CMF
 March 13, 20, 2026 26-00278T

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 26000243CP
Division Probate
IN RE: ESTATE OF
LARRY EUGENE MORGAN
Deceased.

The Trust Administration of the estate
 of Larry Eugene Morgan, deceased,
 whose date of death was October 22,
 2025, is pending in the Circuit Court
 for Charlotte County, Florida, Probate
 Division, the address of which is 350
 E. Marion Avenue, Punta Gorda, FL
 33950. The names and addresses of the
 personal representative and the per-
 sonal 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 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 WITH-
 IN 3 MONTHS AFTER THE DATE OF
 THE FIRST PUBLICATION OF THIS
 NOTICE.

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

ALL CLAIMS NOT FILED WITHIN
 THE TIME PERIODS SET FORTH
 IN FLORIDA STATUTES SEC-
 TION 733.702 WILL BE FOREVER
 BARRED.
 NOTWITHSTANDING THE TIME
 PERIODS SET FORTH ABOVE, ANY
 CLAIM FILED TWO (2) YEARS OR
 MORE AFTER THE DECEDENT'S
 DATE OF DEATH IS BARRED.

The date of first publication of this
 notice is March 13, 2026.

Ronald E. Morgan
Personal Representative
 16134 Arcaro Avenue,
 Port Charlotte, FL 33954
 /s/Mark Martella
 Mark Martella
 Attorney for Personal Representative
 Email Addresses:
 mark@martellalaw.com
 tara@martellalaw.com
 Florida Bar No. 0024021
 Martella Law Firm, PLLC
 18245 Paulson Drive, Suite 131
 Port Charlotte, FL 33954
 Telephone: (941) 867-6865
 March 13, 20, 2026 26-00270T

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 26-198-CP
Division Probate
IN RE: ESTATE OF
MARK ALLAN HUBER A/K/A
MARK A. HUBER A/K/A
MARK HUBER Deceased.

The administration of the estate of
 MARK ALLAN HUBER a/k/a MARK
 A. HUBER a/k/a MARK HUBER,
 deceased, whose date of death was
 November 17, 2025, is pending in the
 Circuit Court for Charlotte County,
 Florida, Probate Division, the address
 of which is 350 E. Marion Avenue, Pun-
 ta Gorda, Florida 33950. The names
 and addresses of the personal repre-
 sentative 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 WITH-
 IN 3 MONTHS AFTER THE DATE OF
 THE FIRST PUBLICATION OF THIS
 NOTICE.

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

ALL CLAIMS NOT FILED WITHIN
 THE TIME PERIODS SET FORTH
 IN FLORIDA STATUTES SEC-
 TION 733.702 WILL BE FOREVER
 BARRED.
 NOTWITHSTANDING THE TIME
 PERIODS SET FORTH ABOVE, ANY
 CLAIM FILED TWO (2) YEARS OR
 MORE AFTER THE DECEDENT'S
 DATE OF DEATH IS BARRED.

The date of first publication of this
 notice is March 13, 2026.

Personal Representative:
CHRISTINE M. ACKMAN
 2962 180th Street
 Galesburg, Illinois 61401
 Attorney for Personal Representative:
 MICHAEL M. WILSON, Attorney
 Florida Bar Number: 076244
 Olmsted & Wilson, P.A.
 17801 Murdock Circle, Suite A
 Port Charlotte, FL 33948
 Telephone: (941) 624-2700
 Fax: (941) 624-5151
 E-Mail: mike@owpa.com
 Secondary E-Mail: kathy@owpa.com
 March 13, 20, 2026 26-00272T

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 26-205-CP
Division Probate
IN RE: ESTATE OF
MELINDA SUE BEHLING
Deceased.

The administration of the estate of
 Melinda Sue Behling, deceased, whose
 date of death was January 20, 2026, is
 pending in the Circuit Court for Char-
 lotte 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 repre-
 sentative'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 WITH-
 IN 3 MONTHS AFTER THE DATE OF
 THE FIRST PUBLICATION OF THIS
 NOTICE.

ALL CLAIMS NOT FILED WITHIN
 THE TIME PERIODS SET FORTH
 IN FLORIDA STATUTES SEC-
 TION 733.702 WILL BE FOREVER
 BARRED.
 NOTWITHSTANDING THE TIME
 PERIODS SET FORTH ABOVE, ANY
 CLAIM FILED TWO (2) YEARS OR
 MORE AFTER THE DECEDENT'S
 DATE OF DEATH IS BARRED.

The date of first publication of this
 notice is March 13, 2026.

Personal Representative:
Joseph Andrew Behling
 6635 Villaview Drive
 Punta Gorda, Florida 33982
 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
 March 13, 20, 2026 26-00271T

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 26-221-CP
Division Probate
IN RE: ESTATE OF
RAMONDA SUTTON
Deceased.

The administration of the estate of RA-
 MONDA SUTTON, deceased, whose
 date of death was January 4, 2026,
 is pending in the Circuit Court for
 CHARLOTTE County, Florida, Pro-
 bate Division, the address of which is
 350 E. Marion Avenue, Punta Gorda,
 FL 33950. The names and addresses
 of the personal representative and the
 personal representative's attorney are
 set forth below.

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

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

The personal representative has no

duty to discover whether any property
 held at the time of the decedent's death
 by the decedent or the decedent's sur-
 viving spouse is property to which the
 Florida Uniform Disposition of Com-
 munity Property Rights at Death Act
 as described in ss. 732.216-732.228,
 Florida Statutes, applies, or may apply,
 unless a written demand is made by a
 creditor as specified under s. 732.2211,
 Florida Statutes. The written demand
 must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN
 THE TIME PERIODS SET FORTH
 IN FLORIDA STATUTES SEC-
 TION 733.702 WILL BE FOREVER
 BARRED.
 NOTWITHSTANDING THE TIME
 PERIODS SET FORTH ABOVE, ANY
 CLAIM FILED TWO (2) YEARS OR
 MORE AFTER THE DECEDENT'S
 DATE OF DEATH IS BARRED.

The date of first publication of this
 notice is March 13, 2026.

Personal Representative:
RHONDA CONRICK
 467 Insull Court
 Port Charlotte, Florida 33954
 Attorney for Personal Representative:
 NICOLE S. PEET
 Attorney
 Florida Bar Number: 1025612
 FARR LAW FIRM P.A.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 March 13, 20, 2026 26-00274T

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No.: 2026-CP-000232
Division: Probate
IN RE: ESTATE OF
CHARLES GREGORY GARTON
a/k/a CHARLES GREG GARTON
a/k/a CHARLES G. GARTON
Deceased.

The administration of the estate of
 Charles Gregory Garton a/k/a Charles
 Greg Garton a/k/a Charles G. Garton,
 deceased, whose date of death was Feb-
 ruary 4, 2026, 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 ad-
 dresses of the personal representative
 and the personal representative's attor-
 ney 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 WITH-
 IN 3 MONTHS AFTER THE DATE OF
 THE FIRST PUBLICATION OF THIS
 NOTICE.

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

ALL CLAIMS NOT FILED WITHIN
 THE TIME PERIODS SET FORTH
 IN FLORIDA STATUTES SEC-
 TION 733.702 WILL BE FOREVER
 BARRED.
 NOTWITHSTANDING THE TIME
 PERIODS SET FORTH ABOVE, ANY
 CLAIM FILED TWO (2) YEARS OR
 MORE AFTER THE DECEDENT'S
 DATE OF DEATH IS BARRED.

The date of first publication of this
 notice is March 13, 2026.

Personal Representative:
Lindsay Green Wahlquist
 9105 Trickle Trace Trail
 Round Rock, TX 78681
 Attorney for Personal Representative:
 Forrest J. Bass, Esq.
 Florida Bar No.: 68197
 Farr Law Firm, PA
 99 Nesbit Street
 Punta Gorda, FL 33950
 Telephone: (941)639-1158
 Telephone: (941)639-0028
 E-Mail: fbass@farr.com
 Secondary E-Mail:
 msleeper@farr.com and
 probate@farr.com
 March 13, 20, 2026 26-00273T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option
OR
 e-mail legal@businessobserverfl.com

Business Observer
 BY 10249

--- SALES / ACTIONS ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-255-CP
Division Probate
IN RE: ESTATE OF**

KAREN LEE PAGLIA, Deceased.
The administration of the Estate of KAREN LEE PAGLIA, deceased, whose date of death was February 10, 2026, file number 2026-255-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 representa-

tives 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 13, 2026.
James Puglia
Personal Representative
23262 Lehigh Avenue
Port Charlotte, FL 33954
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
E-mail: season@spanskilaw.com
March 13, 20, 2026 26-00276T

FIRST INSERTION

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

**CASE NO. 25-001089-CA
LIGHTHOUSE GLOBAL
INVESTMENTS INC., a Florida
corporation; and JB GLOBAL
INVESTMENTS, LLC, a Florida
limited liability company,
Plaintiffs, vs.
S&M INVESTMENT SOLUTION,
LLC, a Florida limited liability
company,
Defendants.**
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated February 4, 2026 and Order on Plaintiff's ex Parte Motion to Reset Foreclosure Sale dated March 11, 2026 and entered in Case No. 25-001089-CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida wherein LIGHTHOUSE GLOBAL INVESTMENTS INC., a Florida corporation; and JB GLOBAL INVESTMENTS, LLC, a Florida limited liability company, are the Plaintiff(s) and S&M INVESTMENT SOLUTION, LLC, a Florida limited liability company, is the Defendant, I

will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 13th day of April, 2026 at www.charlotte.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:
Parcel 1:
Lot 1, Block 1138 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.
a/k/a: 441 LEMOYNE ST, PORT CHARLOTTE, FL 33954
PIN: 402102454018
Parcel 2:
Lot 22, Block 1139 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.
a/k/a: 410 LEMOYNE ST, PORT CHARLOTTE, FL 33954
PIN: 402102455004
Parcel 3:
Lot 21, Block 1139 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat

Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.
a/k/a: 402 LEMOYNE ST, PORT CHARLOTTE 33954
PIN: 402102455003
Parcel 4:
Lot 13, Block 1162 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.
a/k/a: 16126 TARKIO AVE, PORT CHARLOTTE, FL 33954
PIN: 402102154022
Parcel 5:
Lot 6, Block 1162 of PORT CHARLOTTE SUBDIVISION SECTION THIRTY, according to the Plat thereof as recorded in Plat Book 5, Page(s) 23A through 23F, of the Public Records of CHARLOTTE County, Florida.
a/k/a: 16070 TARKIO AVE, PORT CHARLOTTE, FL 33954
PIN: 402102154015
Parcel 6:
Lot 11, Block 2074 of PORT CHARLOTTE SUBDIVISION SECTION TWENTY TWO, according to the Plat thereof as recorded in Plat Book 5, Page(s) 13A

through 13C, of the Public Records of CHARLOTTE County, Florida.
a/k/a: 17112 DOYLE AVE, PORT CHARLOTTE, FL 33954
PIN: 402101105021
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court on 03/11/2026.

Roger Eaton
Circuit and County Clerk of Court
By: (SEAL) B. Lackey
as Deputy Clerk
March 13, 20, 2026 26-00277T

FIRST INSERTION

**NOTICE OF ACTION
CONSTRUCTIVE
SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2695CA**

**NAJMI REALTY, LLC,
a Florida limited liability company,
Plaintiff, vs.
THOMAS C. TATARIAN; RONALD
L. ALLISON; DONNA L. WRIGHT;
LAURA STRATER; and AMERICAN
ESTATE AND TRUST FBO LAURA
STRATER, IRA; if alive, and if
dead, unknown widows, widowers,
heirs, devisees, grantees, and all
other persons claiming by, through,
under or against him, and all other
parties claiming by, through, under
or against the foregoing Defendant,
and all parties having or claiming to
have any right, title, or interest in the
property herein described,
Defendants.**
TO: THOMAS C. TATARIAN, RONALD L. ALLISON, and DONNA L. WRIGHT:
YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Charlotte County, Florida:
Parcel 1

Lot 9, Block 907, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-FOUR, according to the plat thereof, as recorded in Plat Book 5, Pages 38A through 38H, inclusive, of the Public Records of Charlotte County, Florida
Commonly Known As: 440 Yeager Street, Port Charlotte, FL 33954
Parcel 2
Lot 8, Block 907, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-FOUR, according to the plat thereof, as recorded in Plat Book 5, Pages 38A through 38H, inclusive, of the Public Records of Charlotte County, Florida
Commonly Known As: 432 Yeager Street, Port Charlotte, FL 33954
Parcel 3
Lot 6, Block 907, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-FOUR, according to the plat thereof, as recorded in Plat Book 5, Pages 38A through 38H, inclusive, of the Public Records of Charlotte County, Florida
Commonly Known As: 416 Yeager Street, Port Charlotte, FL 33954

Parcel 4
Lot 7, Block 907, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-FOUR, according to the plat thereof, as recorded in Plat Book 5, Pages 38A through 38H, inclusive, of the Public Records of Charlotte County, Florida
Commonly Known As: 424 Yeager Street, Port Charlotte, FL 33954
Parcel 5
Lot 17, Block 766, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SIX, according to the plat thereof, as recorded in Plat Book 5, Page 19-A, through 19-E, of the Public Records of Charlotte County, Florida
Commonly Known As: 20369 Kinderkernac Avenue, Port Charlotte, Florida 33952
Parcel 6
Lot 18, Block 761, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SIX, according to the plat thereof, as recorded in Plat Book 5, Page 19-A through 19-E, of the Public Records of Charlotte County, Florida
Commonly Known As: 1453 Eagle Street, Port Charlotte, Florida 33952
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court March 11, 2026.

ROGER D. EATON,
CLERK OF THE COURT
(SEAL) By: B. Lackey
Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00275T



**WE
SAW
SOME**



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

**PUBLISH
YOUR
LEGAL
NOTICE**

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

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

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

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

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26 CP 199
Division: PROBATE
IN RE: ESTATE OF
MARY ANN TUMA Deceased.

The administration of the Estate of MARY ANN TUMA deceased, File No. 26 CP 199, 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims 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 persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE 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 13, 2026.

Personal Representative:

Lori Lowery
17912 Twin Falls Lane
Richmond, Virginia 23120
Attorney for Personal Rep.
Robert A. Dickinson
FL Bar No:
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
robertdickinson@verizon.net
robertadickinson2@verizon.net
March 13, 20, 2026 26-00264T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No: 26000179CA

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
MAUREEN SOLER, et al,
Defendants.**

TO:
MAUREEN SOLER
20550 Edgewater Dr
Port Charlotte, FL 33952
UNKNOWN SPOUSE OF MAUREEN SOLER

20550 Edgewater Dr
Port Charlotte, FL 33952
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:
LOT 12, BLOCK 95, PORT CHARLOTTE SUBDIVISION, SECTION 70, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 6, PAGE 21, 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 Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of the said Court on the 3rd day of March, 2026.

CLERK OF THE CIRCUIT COURT
By: /s/ Deputy Clerk
March 13, 20, 2026 26-00253T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO. 25000115CA

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-
BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R6,
Plaintiff, vs.**

**UNKNOWN HEIRS OF SELMA L.
BAILEY A/K/A SELMA BAILEY;
ANITA BAILEY; NIGEL BAILEY;
SANDRA BAILEY; QUAN BAILEY
N/KA QUANTAVIOUS JACQUES
SKY; ADRIAN BAILEY; CLESHAY
BAILEY N/K/A SHAY STELLA
SKY; CYMONE BAILEY; WELLS
FARGO BANK N.A.;**

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 8, 2025, and entered in Case No. 25000115CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R6 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF SELMA L. BAILEY A/K/A SELMA BAILEY; ANITA BAILEY; NIGEL BAILEY; SANDRA BAILEY; QUAN BAILEY N/KA QUANTAVIOUS JACQUES SKY; ADRIAN BAILEY; CLESHAY BAILEY N/K/A SHAY STELLA SKY; CYMONE BAILEY; WELLS FARGO BANK N.A., are defendants. Roger D. Eaton, Clerk of the Circuit Court for CHARLOTTE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.charlotte.realforeclose.com at 11:00 a.m., on the 8TH day of APRIL, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 839, PORT CHARLOTTE SUBDIVISION, SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 19A-19E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim before the clerk reports the surplus as unclaimed.

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si le ou gen pou parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

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 03/06/2026.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
BY (SEAL) B. Lackey
As Deputy Clerk
Van Ness Law Firm, PLLC
1239 E. Newport Center Drive
Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com
PHH20499-24/sap
March 13, 20, 2026 26-00263T

FIRST INSERTION

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

**CASE NO. 24001739CA
VILLE D'OR CONDOMINIUM,
INC., a Florida not-for-profit
Corporation,
Plaintiff, v.**

**JOAN K. MAYO, ANNA D. WOLFE,
UNKNOWN SPOUSE OF JOAN K.
MA YO, UNKNOWN SPOUSE OF
ANNA D. WOLFE and UNKNOWN
TENANT(S)/OCCUPANT(S),
Defendants.**

Notice is hereby given that, pursuant to the Default Final Judgment of Foreclosure entered in this cause in the Circuit Court of Charlotte County, Florida on March 9, 2026, I will sell the property situated in Charlotte County, Florida, described as:

Unit 2A of Plaza View Condominium Apartments, Unit 1, a Condominium according to Condominium Plat Book 1, Page 2 and the Declaration of Condominium thereof recorded in Official Records Book 275, Page 646 of the Public Records of Charlotte County, Florida, and all amendments thereto, together with its undivided share of the common elements. Parcel ID #402222603003

at public sale, to the highest and best bidder, for cash, on April 23, 2026, beginning at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEND ENTS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

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

Dated: 03/09/2026

ROGER D. EATON,
As Clerk of the Court
By: (SEAL) B. Lackey
Deputy Clerk
March 13, 20, 2026 26-00265T

FIRST INSERTION

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

**File No. 2026-CP-000217
Judge: Lisa S. Porter
IN RE: ESTATE OF
PAUL GOMES a/k/a
PAUL GEORGE GOMES a/k/a
PAUL G. GOMES,
Deceased.**

The administration of the Estate of Paul Gomes, deceased, whose date of death was April 20, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITH-

IN 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 March 13, 2026.

BEATRICE ATZEL

27123 Monte Cristo Blvd.,
Punta Gorda, FL 33955
QUARLES & BRADY LLP
Kelli A. Edson, Esq.
Florida Bar No. 179078
Kelli.Edson@quarles.com
101 E. Kennedy Blvd., Suite 3400
Tampa, FL 33602
(813) 387-0268
kelli.edson@quarles.com
Kaitlin A. Gibbs, Esq.
Florida Bar No. 1064383
1395 Panther Lane, Suite 300
Naples, Florida 34109
Phone: 239-262-434-4960
kaitlin.gibbs@quarles.com
Secondary emails:
rebecca.wilt@quarles.com
chelsea.santiago@quarles.com
DocketFL@quarles.com
Attorneys for Petitioner
March 13, 20, 2026 26-00259T

FIRST INSERTION

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

**Case No.: 26000247CC
SEMINOLE LAKES PROPERTY
OWNERS ASSOCIATION, INC., a
Florida not for profit corporation,
Plaintiff, vs.**

**ROBERT NEVERIL and MAD-
ELINE NEVERIL; their devisees,
grantees, creditors, and all other
parties claiming by, through, under
or against them and all unknown
natural persons, if alive and if not
known to be dead or alive, their
several and respective spouses,
heirs, devisees grantees, and credi-
tors or other parties claiming by,
through, or under those unknown
natural persons and their several
unknown assigns, successors in
interest trustees, or any other
persons claiming by through, under
or against any corporation or other
legal entity named as a defendant
and all claimants, persons or parties
natural or corporate whose exact
status is unknown, claiming under
any of the above named or described
defendants or parties who are
claiming to have any right, title or
interest in and to the lands hereafter
described; UNKNOWN TENANT #1
and UNKNOWN
TENANT #2,
Defendants.**

TO: ROBERT NEVERIL and MAD-ELINE NEVERIL; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or

parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described.

YOU ARE HEREBY NOTIFIED that an action for foreclosure in connection with the following described property in Charlotte County, Florida:

Lots 24 and 25, Block I, SEMI-NOLE LAKES PH IV, according to the plat thereof as recorded in Plat Book 18, Page 2A through 2I, inclusive, of the Public Records of Charlotte County, Florida.

Commonly Known As: 26072 Seminole Lakes Blvd., Punta Gorda, FL 33955
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court 3/4/26

ROGER D. EATON,
CLERK OF COURT
(SEAL) By: M Hoffman
Deputy Clerk
March 13, 20, 2026 26-00257T

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. 25001604CA

**U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
MARK JOSEPH JOHNSON, et. al.
Defendant(s),**

**TO: MARK JOSEPH JOHNSON,
UNKNOWN SPOUSE OF MARK JO-
SEPH JOHNSON,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-
closed herein.**

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

LOT 101, BLOCK 136, PORT CHARLOTTE SUBDIVISION SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E, 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 counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 4-14-2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 9 day of March, 2026.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
BY: BRITTANY LACKEY
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-328087
March 13, 20, 2026 26-00268T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000177-CP
Division: PROBATE
IN RE: ESTATE OF
GREYSON SHOEMAKER,
Deceased.

The administration of the estate of Greyson Shoemaker, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is March 13, 2026.

Personal Representative:

Darla J. Shoemaker
71 Wild Cherry Tree Lane
Harpers Ferry, WV 25425
Cheyenne R. Young
Attorney for Personal Representative
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY
& YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzky.com
Secondary E-Mail:
jackie@wotitzky.com
March 13, 20, 2026 26-00261T

FIRST INSERTION

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

**Case No.: 26-000031-CA
TRYON STREET ACQUISITION
TRUST I, a Delaware statutory trust,
Plaintiff, v.**

**METROPOLITAN VALORA
LLC, a Florida limited liability
company; LEONARDO FLORES
VALLADARES; G&D VISIONARY
CONSTRUCTION LLC, a Florida
limited liability company; WB
WILLIAMSON BROS. INC.;
COAST CONCRETE COMPANY,
LLC, a Florida limited liability
company; JANE DOE, fictitious
name representing unknown tenant
in possession; JOHN DOE, fictitious
name representing unknown tenant
in possession; and ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED.
Defendants.**

TO:
Leonardo Flores Valladares
1438 Navigator Rd,
Punta Gorda, FL 33983
Leonardo Flores Valladares
601 Indian St, Apt 507,
Savannah, GA 31401
Metropolitan Valora, LLC
a Florida limited liability company
c/o AAA Professional Services LLC -
R/A
2818 NW 7th Terrace, Suite 110
Cape Coral, FL 33993
Metropolitan Valora, LLC
a Florida limited liability company
c/o AAA Professional Services LLC-R/A
1438 Navigator Rd,
Punta Gorda, FL 33983
YOU ARE NOTIFIED that a com-
plaint was filed by Tryon Street Acquisi-

tion Trust I, a Delaware statutory trust, to foreclose a mortgage on the following property in Charlotte County, Florida: Lot 506, Block 2091, Replat of a portion of Port Charlotte Subdivision Section Forty, according to the plat thereof as recorded in Plat Book 6, Page 26, Public Records of Charlotte County, Florida.

a/k/a 234 Bangsberg Rd SE, Port Charlotte, FL 33952
Said complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Gerald D. Davis, Plaintiff's attorney, whose address is Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A., Post Office Box 3542, St. Petersburg, Florida 33731, within 4-13-2026 from, of the first publication of this Notice, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

ROGER D. EATON
Clerk of the Circuit Court &
Compptroller
Charlotte County, Florida
(SEAL) By: B. Lackey
As Deputy Clerk
March 13, 20, 2026 26-00262T

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-000196-CP
IN RE: ESTATE OF
KEVIN KARL HEIDEN, Deceased.
The administration of the estate of Kevin Karl Heiden, deceased, whose date of death was January 18, 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.

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 13, 2026.

Personal Representative:**Kenton J. Heiden**1909 Elliott Drive
Clearwater, FL 33763

Attorney for Personal Representative:

Jeffrey P. Coleman, Esquire

Florida Bar Number: 503614

581 South Duncan Avenue

Clearwater, FL 33756

Tel. 727-461-7474; Fax: 727-461-7476

E-Mail: jeff@colemanlaw.com

Secondary E-Mail:

emily@colemanlaw.com;

joanne@colemanlaw.com

March 13, 20, 2026

26-00258T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 24002388CA
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, v.
JOHN H. MCINTYRE; UNKNOWN
SPOUSE OF JOHN H. MCINTYRE;
ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment Foreclosure dated February 19, 2026 entered in Civil Case No. 24002388CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and JOHN H. MCINTYRE; UNKNOWN TENANT #1/N/K/A KELLY VELEZ; UNKNOWN TENANT #2 N/K/A EDUARDO VELEZ are Defendant(s), I, Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on April 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 17, BLOCK 342 OF PORT CHARLOTTE SUBDIVISION, SECTION 21, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 12A THROUGH 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
Property Address: 18323 Cortland Ave. Port Charlotte, FL 33948
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.

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

March 13, 20, 2026

26-00258T

March 13, 20, 2026

26-00258T

26-00258T

26-00258T

26-00258T

26-00258T

26-00258T

26-00258T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45

(528 Rose Apple Circle, Port**Charlotte, Florida 33954)**

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

Case No. 2025-CA-861

WILMINGTON SAVINGS FUND
SOCIETY, FSB, not in its individual
capacity but solely as Trustee for
Residential Mortgage Aggregation
Trust,
Plaintiff, v.
CARPENTER COMPANIES
FLORIDA LLC, GEMM
DEVELOPMENT LLC,
EDMONSON ELECTRIC, LLC,
MK'S LAWN AND MAINTENANCE
SERVICE, INC., RONALD HENRY
CARPENTER, and JOHN / JANE
DOE, fictitious names representing
tenants in possession,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated March 6, 2026 entered in Case No. 2025-CA-861 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 22, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure

and Damages:
Lot 33, Block 5300, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINE-TYSIX, according to the Plat thereof, recorded in Plat Book 16, Page 22A, of the Public Records of Charlotte County, Florida.
Together with all rents, issues and profits.
Property Address: 528 Rose Apple Circle, Port Charlotte, Florida 33954.

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

Dated this 9th day of March 2026.
03/09/2026 (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
46622109 v1
March 13, 20, 2026

26-00266T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2025-CA-000595
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
ANNAMAE WILLIAMS, et al.,
Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on April 13, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:

Lot 2, Block 12, PORT CHARLOTTE SUBDIVISION, SECTION TWO, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 30-A through 30-H, of the Public Records of Charlotte County, Florida.
Property Address: 166 Chatham Street 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 03/05/2026.

ROGER D. EATON
Clerk of the Circuit Court
By: (SEAL) B. Lackey
DEPUTY CLERK
March 13, 20, 2026

26-00254T

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25001178CA
Rocket Mortgage, LLC f/k/a Quicken
Loans, LLC
Plaintiff, -vs.-
Brian Joseph Minardi a/k/a Brian
J. Minardi; Steven Minardi a/k/a
Steven Ruby; Dylan Minardi; Easton
Minardi; Deborah Ann Masters
a/k/a Deborah A. Masters; Thomas
Meunier; Robert Meunier; David
Meunier; Unknown Spouse of
Brian Joseph Minardi a/k/a Brian
J. Minardi; Unknown Spouse of
Steven Minardi a/k/a Steven Ruby;
Unknown Spouse of Dylan Minardi;
Unknown Spouse of Easton Minardi;
Unknown Spouse of Deborah Ann
Masters a/k/a Deborah A. Masters;
Unknown Spouse of Thomas
Meunier; Unknown Spouse of Robert
Meunier; Unknown Spouse of David
Meunier; Bank of America, N.A.;
National Biosafe, Inc.; Unknown
Parties in Possession #1, if living,
and all Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

TO: (Unknown Spouse of Robert Meunier: 110 Providence PL, Willow Street, PA 17584 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated

in Charlotte County, Florida, more particularly described as follows:

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

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

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

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

WITNESS my hand and seal of this Court on the 9 day of March, 2026.

ROGER D. EATON
Circuit and County Courts
By: (SEAL) B. Lackey
Deputy Clerk
25-333427 FC01 RFT
March 13, 20, 2026

26-00269T

SECOND INSERTION

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

lotte 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

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
servicelf@mtglaw.com
March 6, 13, 2026

26-00234T

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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 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

SECOND 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

SECOND INSERTION

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

' Amended solely to correct the
property address 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

SECOND 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

SECOND 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.

</