

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice is hereby given that MELISSA YOUNG JACKSON, owner, desiring to engage in business under the fictitious name of WINDFALL FARM located at 10651 ERIE RD, PARRISH, FLORIDA 34219 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 March 20, 2026 26-00427M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 04/03/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to FS. 715.109: A 1969 HILC mobile home bearing vehicle identification number HF4084C and all personal items located inside the mobile home. Last Tenant: John Miller and Retire Two LLC. Sale to be held at: Two Rivers MHP, 2800 Manatee Avenue, E., Bradenton, Florida 34208 (941)-896-6000.
 March 20, 27, 2026 26-00448M

FIRST INSERTION
NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail)
PALM BAY MHC HOLDINGS, LLC
715 10TH STREET EAST
PALMETTO, FL 34221
 STREET EAST, PALMETTO, FL 34221 (Main Office)
 Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than April 3, 2026 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

FIRST INSERTION
BOARD OF SUPERVISORS' MEETING
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2025/2026
 The Board of Supervisors of the Harrison Ranch Community Development District ("District") will hold their regular meetings for the Revised Fiscal Year 2025/2026 (beginning October 1, 2025, and ending September 30, 2026) at Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 at the below indicated times, for the purpose of considering any business that may come before the Board on the following dates:

April 22, 2026	6:30 PM
May 6, 2026	6:30 PM
June 3, 2026	6:30 PM
July 1, 2026	6:30 PM
August 5, 2026	6:30 PM
September 15, 2026	6:30 PM

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshops may be

obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, or by phone at 813-533-2950, or by visiting the District's website: <https://www.harrisonranchdcd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 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 a 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.

Matt O'Nolan
 District Manager
 March 20, 2026 26-00445M

TO: ROBERT LEON LAMPE AND ANY UNKNOWN PARTY(S) IN POSSESSION
 751 10th Street East; Lot #119
 Palmetto, FL 34221
 CMRR#: 9589-0710-5270-0136-5683-41
 When you vacated the premises 751 10th Street East; Lot #119, Palmetto, FL 34221, the following personal property remained:
 1980 HONEY R.V'S UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE No. 0017072480; VIN No. 0361562N; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT
 You may claim this property at: 751 10th Street East, Palmetto, FL 34221
 DATE: March 17, 2026
 PALM BAY MHC HOLDINGS, LLC
 KATHY HOFF, PARK MANAGER
 715 10th Street East
 Palmetto, FL 34221
 (941)-722-7048
 March 20, 27, 2026 26-00444M

FIRST INSERTION
Parrish North Community Development District
Request for Proposals for Annual Audit Services
 The Parrish North Community Development District (the "District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal ending September 30, 2025, 2026, and 2027, with an option for additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida and has an operating and debt service budget of approximately \$_____.

any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

11. Evaluation of Proposals. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the RFP Package. The Board of Supervisors will rank the proposals and the highest ranked firm will be selected.

12. Contract Award. Within 14 days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract or engagement letter with the District.

13. Limitation Of Liability. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

14. Protests. In accordance with the District's Rules of Procedure, any protest regarding the RFP Package, must be filed in writing, at the offices of the District Manager, within 72 hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within 7 calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

15. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this request.

16. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Proposer represents that they do not use coercion for labor or services as defined in the statute. The Proposer is required to provide an affidavit, signed by an officer or a representative of the Proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

FIRST INSERTION
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
 Notice is hereby given that the Board of Supervisors ("Board") of the Eagle Pointe Community Development District ("District") will hold a regular meeting of its Board on **April 2, 2026, at 5:00 p.m. at the Eagle Pointe Clubhouse, 11450 Moonshine Drive, Parrish, FL 34219.** At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Andy Mendenhall, 2502 Rocky Point Drive, Suite 1000, Tampa, FL 33607, Phone: (813) 474-7137.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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.

In accordance with Sections 119.071(3)(a) and 286.011(1), Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 5:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 the appeal is based.

Eagle Pointe CDD
 Andy Mendenhall, District Manager
 March 20, 2026 26-00441M

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Jayna Cooper via email at jayna.cooper@inframark.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by **April 9, 2026, at 3:00 p.m.** Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-565-4663.

17. Required Disclosure:
a. Scrutinized Companies: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
b. E-Verify. Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
c. Public Records:
i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
d. No Consideration of social, political, or ideological interests. You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

FIRST INSERTION
PUBLIC NOTICE
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL MEETING
ATTORNEY/CLIENT SESSION MEETING
MONDAY, March 30, 2026, AT 6:30 PM
 Parrish United Methodist Church, 12180 US 301, Parrish FL 34219
 U.S. 301 North and C.R. 675 (Rutland Road)
 A meeting will be held under the Attorney/Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Monday, March 30, 2026, and beginning at 6:30 p.m. and lasting approximately ninety (90) minutes at the request of the District's Attorney. This meeting shall be held at Parrish United Methodist Church, 12180 US 301, Parrish, FL 34219 - US. 301 North and C.R. 675 (Rutland Road). This meeting shall commence at an open meeting and then will move into an Attorney/Client Session limited in attendance to the District Attorneys, Marisa Powers and Matthew Liebert, and District Managers, Stephanie DeLuna and Sam Stevens, who will meet in private with the Board of Supervisors of the Copperstone Community Development District (Adam Bailey, Gerard Litrenta, Tom Fretz, Michael Fondario, Cory Richter), and a court reporter who will transcribe the full proceedings to be made part of the public record for release at the conclusion of the litigation for the purpose of discussing: settlement negotiations or strategy sessions related to litigation expenditures in the following court case: Copperstone Community Development District v. Crosscreek Environmental, Inc., et al, Case No.: 2023-CA-004175. At the conclusion of the private portion of the meeting, the meeting shall then reopen in public.

Parrish North Community Development District
Request for Proposals for Annual Audit Services
District Auditing Services for Fiscal Years ending
September 30, 2025, 2026, and 2027
with an option for additional annual renewals
 Manatee County, Florida

Auditor Selection Evaluation Criteria
Ability of Personnel. (20 Points)
 This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.
Experience. (20 Points)
 This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.
Ability to Furnish the Required Services. (20 Points)
 Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.
Understanding of Scope of Work. (20 Points)
 Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.
Price. (20 Points)
 Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the proposal.
 March 20, 2026 26-00415M

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF AN INDIVIDUAL DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF SUPERVISORS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, A RECORD OF THE PROCEEDINGS WILL BE REQUIRED AND THE INDIVIDUAL WILL NEED TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE, WHICH RECORDING INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.
PURSUANT TO SECTION 286.26, FLORIDA STATUTES, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE DISTRICT MANAGER AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (813) 933-5571.
 March 20, 2026 26-00430M

Instructions to Proposers
1. RFP Package. The "RFP Package" shall consist of the notice announcing the request for proposals, these instructions, and the evaluation criteria.
2. Contents of Proposals. All proposals shall include the following information in addition to any other requirements of the RFP Package.
 a. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
 b. Describe proposed staffing levels, including resumes with applicable certifications.
 c. Provide 3 references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.
 d. The lump sum cost of the provision of the services under the proposal, plus the cost of renewals.
3. Due Date. Proposals must be received no later than **April 9, 2026, at 3:00 p.m.** by the District Manager, Jayna Cooper, via email at jayna.cooper@inframark.com.
4. Submission of Proposal. Each Proposer shall submit one (1) electronic copy of their proposal, including the requested documentation required by these instructions, at the time indicated herein. In submitting its proposal, each Proposer represents that it has read and understands the RFP Package and that the proposal is made in an accordance therewith.
5. Renewals. The proposals should include pricing for at least three (3) years and may include options for additional optional renewals, auto-renewals (with annual escalators if applicable), or the ability to negotiate reasonable increases. For any automatic renewals, either party will be able to terminate the engagement for the next upcoming fiscal year with at least 30 days' notice prior to September 1 of each year.
6. Qualifications of Proposer. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.
7. Disqualification. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
8. Familiarity with the Law. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
9. Modification and Withdrawal. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of 90 days.
10. Basis of Award and Right to Reject. The District reserves the right to reject

any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

11. Evaluation of Proposals. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the RFP Package. The Board of Supervisors will rank the proposals and the highest ranked firm will be selected.

12. Contract Award. Within 14 days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract or engagement letter with the District.

13. Limitation Of Liability. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

14. Protests. In accordance with the District's Rules of Procedure, any protest regarding the RFP Package, must be filed in writing, at the offices of the District Manager, within 72 hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within 7 calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

15. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this request.

16. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Proposer represents that they do not use coercion for labor or services as defined in the statute. The Proposer is required to provide an affidavit, signed by an officer or a representative of the Proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

17. Required Disclosure:
a. Scrutinized Companies: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
b. E-Verify. Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
c. Public Records:
i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
d. No Consideration of social, political, or ideological interests. You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

PUBLISH YOUR LEGAL NOTICE
 Email legal@businessobserverfl.com
 Business Observer
 March 20, 2026

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on April 10, 2026, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Stillwater Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Stillwater Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located in Manatee County and bordered on the north by State Road 70, on west by Bourmeside Blvd. and on the south and east by vacant, future residential area. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Stillwater Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026 (the "Engineer's Report").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, March 6, 2026 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$8,085,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Annual Assessments (net)	Admin Fee	Annual Assessments (gross) (1)
Single-Family 52' Lots	55	\$319,469	\$24,046	\$343,515
Single-Family 62' Lots	50	\$348,511	\$26,232	\$374,743
TOTAL	105	\$667,980	\$50,278	\$718,258

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross) (1)
Single-Family 52' Lots	\$70,304	\$5,808.52	\$437.20	\$6,245.72
Single-Family 62' Lots	\$84,365	\$6,970.22	\$524.64	\$7,494.86

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on April 10, 2026, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Bidding: All bidding will take place online at StorageTreasures.com on April 09, 2026 at 10:00 AM EST. Property will be sold to the highest bidder.

7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Entire contents of unit consisting of, but not limited to: Patrick Leon-Wall art, wardrobe, bed frame, headboard, mirror side table.

7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109; Entire contents of unit consisting of, but not limited to: James Hattaway-MOTORCYCLE NOT FOR SALE Boxes, night stands, dresser, bassinet, shop vac, power wheel jeep, dryer, baby stroller, clothing, mattress and box spring, car door, flat screen. Darren Parker-Corn hole game, paint cans, building materials. Ihor Kurash-Boxes, bags, tool box, 40" creeper, suite case, flashlight, jack stands.
March 20, 27, 2026 26-00413M

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

11/02/27_V12

by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



Location Map (Stillwater Project)

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Stillwater as more particularly described in that certain Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Stillwater Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

WHEREAS, the District is empowered by the Act, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Stillwater Project of the District as set forth in that certain Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, dated March 6, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$5,830,000 (the "Estimated Cost").
- The Assessments will defray approximately \$8,085,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- The Assessments shall be levied within the Stillwater Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of March, 2026.

ATTEST: LAKEWOOD RANCH STEWARDSHIP DISTRICT
 /s/ Jane Gaarlandt Secretary/Assistant Secretary
 /s/ Rex Jensen Rex Jensen, Chairman

Exhibit A: Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026

Exhibit B: Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, dated March 6, 2026

March 20, 27, 2026 26-00413M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Bidding: All bidding will take place online at StorageTreasures.com on April 09, 2026 at 11:00 AM EST. Property will be sold to the highest bidder.

7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083; Entire contents of unit consisting of, but not limited to: Nicholle Moore-motorcycle, ladder, skeleton's, misc. Items. Christian Aponte-mattress, sofa, totes, bags.

7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616; Entire contents of unit consisting of, but not limited to: Aariyona Timmons-2 Dressers, Wall Art, Boxes, Bags, Clothes, Fishing rod & reel, Nightstand.

7106 - 1102 53rd Ave West, Bradenton, FL 34207 - 941-344-2980; Entire contents of unit consisting of, but not limited to: kezia wills-Clothes, Bags, Boxes, backpack, Totes, Purse, Foot massager, Blow dryer, Hair curlers, Toys, Personal items, Misc items.

7013 - 14710 E State Rd 64, Bradenton, FL 34212 - 941-491-0078; Entire contents of unit consisting of, but not limited to: Nicole Lia-Vacuum cleaners, Wall art, Luggage, Bags, Boxes, Rugs, Beach umbrella.

7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117; Entire contents of unit consisting of, but not limited to: Mark Gallegos-Big screen TV, Giant stuffed Bear, Clothes, Mattress, Wall art, Bags, Totes. Sharif Torres-Clothes, Toys, Dewalt tool box, Totes, Electric kids bike, Electric kids 4 wheeler, Fan, Small pump.
March 20, 27, 2026 26-00414M

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Alize Aninipot District Manager March 20, 2026 26-00417M

--- PUBLIC SALES / ESTATE ---

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 Hospice Clown CIRCLE located at 6810 Staggerbush Glen in the City of Bradenton, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of March, 2026
Meredith C Sweeney
March 20, 2026 26-00435M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 000062 AX
Division: PROBATE
IN RE: ESTATE OF
CHRISTOPHER CORDES,
Deceased.**

The administration of the estate of Christopher Cordes, deceased, whose date of death was November 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W. Bradenton, FL 34205. 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 20, 2026.

**Personal Representative:
Emily Cordes**

c/o PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236

Attorney for Personal Representative:
Teresa A. Monfils, Esq.
Florida Bar Number: 1019949

PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com

Secondary E-Mail:
blliberty@lawnav.com
March 20, 27, 2026 26-00452M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 000334
Division Probate
IN RE: ESTATE OF
DARLENE PHIPPS
Deceased.**

The administration of the estate of Darlene Phipps, deceased, whose date of death was January 20, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 20, 2026.

**Co-Personal Representative
Penny Eagle**

195 Cerullo Road
Shinnston, WV 26431
Email: penny.eagle@k12.wv.us

**Co-Personal Representative
Dale Eagle**

1078 Four States Road
Worthington, WV 26591
Email: deagle@actionfacilities.com

Attorney for Personal Representative:
Neil T. Lyons, Esq.
Florida Bar No. 91826
Luhrens Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email Address:
ntl@lawpoweredbywomen.com
March 20, 27, 2026 26-00442M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-0506
IN RE: ESTATE OF
DANIEL K. CRAW, Deceased.**

The administration of the estate of DANIEL K. CRAW, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, FL 34205 and the mailing address of which is P.O. Box 25400, Bradenton, FL 34206.

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

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

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

The personal representative or cura-

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

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

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

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

**Carol Arlene Watson
Personal Representative**

3208 Cambridge Avenue
Bradenton, FL 34207
M. Brandon Robinson, Esq.

Attorney for the
Personal Representative
Florida Bar No. 119364

**BARNES WALKER, GOETHE,
PERRON, SHEA, JOHNSON &
ROBINSON, PLLC**
3119 Manatee Avenue West
Bradenton, FL 34025
Telephone: (941) 741-8224
Email: brobinson@barneswalker.com
March 20, 27, 2026 26-00437M

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 Richter's Reliable Services located at 8020 111th Ter E in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of March, 2026
Cory Richter
March 20, 2026 26-00451M

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 Tania Vergara Dance-Theater located at 2821 36th Ave. E in the City of BRADENTON, FL 34208-7302 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of March, 2026
Endedans Ballet Corp.
Janis Wasserman
March 20, 2026 26-00449M

FIRST INSERTION

**Notice Under Fictitious Name Law
Pursuant to Section 865.09, Florida Statutes**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Goodhouse Training Method located at 920 Tidewater Shores Loop Unit 207, in the County of Manatee, in the City of Bradenton, Florida 34208 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 16th day of March, 2026.
GOODHOUSE CONSULTING LLC
March 20, 2026 26-00426M

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 Sea(K) & Discover located at 1119 78 St. NW in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of March, 2026
Christina Vazquez
March 20, 2026 26-00416M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
Case Number: 2026 CP 361
IN RE: ESTATE OF
JAMES ALLEN BUCKNER,
Deceased.**

The administration of The Estate of James Allen Buckner, deceased whose date of death was 12/18/25, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. 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 unmatured, contingent or unliquidated claims 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS (30) 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-

TION 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 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 20, 2026

**Personal Representative
Katherine M. McKenna**

3203 Mercer Road
Bradenton, FL 34207
Attorney for Personal Representative

WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for Personal Representative
whmatty@aol.com
March 20, 27, 2026 26-00440M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA, PROBATE DIVISION
File No. 2026 CP 000523 AX
Division: Probate
IN RE: ESTATE OF
ROLF W. KOPP
a/k/a ROLF KOPP
Deceased.**

The administration of the estate of Rolf W. Kopp, also known as Rolf Kopp, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. 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 sections 732.216-732.228, 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.

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 20, 2026.

**Personal Representative:
Lawanna L. Hall**

c/o 213 Harbor Drive North
Venice, FL 34285
Attorney for Personal Representative:

Donna-Lee M. Roden
Florida Bar No. 771790
213 Harbor Drive North
Venice, FL 34285
Telephone: (941) 486-8555
E-mail address: Donna1522@aol.com
March 20, 27, 2026 26-00436M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2026-CP-000503 AX
Probate Division
IN RE: ESTATE OF Barbara Anne
Richardson, Deceased.**

The administration of the estate of Barbara Anne Richardson, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death

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

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

NOTWITHSTANDING THE TIME 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 20, 2026.

**Personal Representative:
James E. Johnson II**

410 43rd Street West, Suite N
Bradenton, FL 34209

Attorney for Personal Representative:
James E. Johnson II
Email Address:

johanson@dye-harrison.com
Email Address:
cgodfrey@dye-harrison.com
Florida Bar No. 0061621
Dye Harrison Knowles Hamrick
Kirkland Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
March 20, 27, 2026 26-00446M

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 219
JUDGE DIANA MORELAND
IN RE: ESTATE OF
PING ZENG
Deceased**

The administration of the Estate of Ping Zeng, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 20, 2026.

**Personal Representative:
FRANK ZHANG (PR)**

7635 Tralee Way
Bradenton, Florida 34202

Attorney for Personal Representative:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
March 20, 27, 2026 26-00439M



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Rarely do consumers specifically search online for public notices.

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941-906-9386**

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-2883
Division Probate
IN RE: ESTATE OF
SANDRA SWINNEY LIVOLSI
A/K/A SANDRA S. LIVOLSI
A/K/A SANDRA LIVOLSI

The administration of the estate of SANDRA SWINNEY LIVOLSI A/K/A SANDRA S. LIVOLSI A/K/A SANDRA LIVOLSI, deceased, whose date of death was October 18, 2025, and whose social security number is XXX-XX-1449, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 date of first publication of this notice is March 20, 2026.

Personal Representative:

Teresa Cisar

11400 N.W. 23rd St.
Plantation, FL 33323

Attorney for Personal Representative:

Aaron J. Tracy, Esq.
Florida Bar Number: 0940151
435 12th Street West, Ste. 209
Bradenton, Florida 34205
Telephone: (941) 405-9156
Fax: (941) 296-7657
E-Mail: aaron@tracy-law.com
March 20, 27, 2026 26-00432M

FIRST INSERTION

Notice to Creditors
(Summary Administration)
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File #2025CP 002550 AX
Florida Bar No. : 0718424
IN RE: ESTATE OF
Gary Lee Stoneking
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 Gary Lee Stoneking, deceased, File number 2025CP 002550 AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Angelina Colonnese, Clerk, 1115 Manatee Ave W, Probate Div., Bradenton, FL 34205; that the decedent's date of death was March 31, 2025; that the total value of the estate is \$1,300.00 plus homestead property, and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
James William McCloy, and Kelly Marie McCloy, co-trustees of the Gary Lee Stoneking Revocable Trust dated February 17, 2015

6286 Mesa Glen
Bradenton, FL 34203

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against estate of the decedent other than those listed in the Order of Summary Administration, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Person Giving Notice

James William McCloy

6286 Mesa Glen
Bradenton, FL 34203

Attorney for Person Giving Notice

Robert T. Smallwood II
Florida Bar No.:0718424
2100 Constitution Blvd.
Sarasota, FL 34231
Telephone: (941) 349-6066
March 20, 27, 2026 26-00421M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-002242
Division Probate
IN RE: ESTATE OF
MICHAEL H. LEHMAN a/k/a
MICHAEL HOAGLIN LEHMAN
Deceased.

The administration of the estate of MICHAEL H. LEHMAN a/k/a MICHAEL HOAGLIN LEHMAN, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. 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.

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

creditor as specified under s. 732.221, Florida Statutes.

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 20, 2026.

Personal Representatives:

JOHN THOMAS LEHMAN

c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

MICHELLE V. LEHMAN

c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

Attorney for Personal Representatives:

JENNA KYLE MELTZER, Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jkmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
March 20, 27, 2026 26-00434M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH CIRCUIT IN AND FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000362
IN RE: ESTATE OF
DOUGLAS E. PARNELL
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: DOUGLAS E. PARNELL, File Number 2026-CP-000362.

The address of the court where this probate is pending is: Circuit Court for Manatee County, Florida, 1115 Manatee Avenue West, Bradenton, FL 34205.

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

Date of death of the decedent is: 01/22/2026.

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

The second week of publication is March 27, 2026.

Personal Representative(s):

Tyra A. Sanchez.

Attorney for the representative(s):

By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
March 20, 27, 2026 26-00423M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-0318
IN RE: ESTATE OF
KAREN MAE KRAAL,
Deceased.

The administration of the estate of Karen Mae Kraal, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Ancillary Personal Representative:

Timothy Allen Kraal

3055 72nd Street
Byron Center, MI 49315

Attorney for Personal Representative:

/s/ W. Jeffrey Cecil
W. Jeffrey Cecil Esq.
jcecil@porterwright.com
Florida Bar No. 0986135
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2950
March 20, 27, 2026 26-00433M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-513
IN RE: ESTATE OF
PAUL M. MANCINELLI, a/k/a
PAUL MICHAEL MANCINELLI
Deceased.

The administration of the estate of PAUL M. MANCINELLI, a/k/a PAUL MICHAEL MANCINELLI, deceased, whose date of death was January 24, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative:

ANTHONY M. MANCINELLI

8419 W Inspiration Ct
Crystal River, Florida 34228

Attorney for Personal Representative:

DENNIS R. DELOACH, III
Florida Bar Number: 180025
DeLoach, Hofstra & Cavinis, P.A.
8640 Seminole Blvd,
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418 E-Mail:
rdeloach@dhclaw.com
Secondary E-Mail:
bking@dhclaw.com
March 20, 27, 2026 26-00422M

FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA\
PROBATE DIVISION
CASE NO. 2022CP000682AX
IN RE: THE ESTATE OF:
MENDOZA, JOSE BALDOMERO
VILLEGAS
DECEASED

PLEASE TAKE NOTICE that on 9/12/2025, there was placed on deposit in this office, funds received from VIRGINIA MENDOZA in the amount of \$1,331.59

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) MARTHA VILLE-

GAS RODRIGUEZ who IS unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on March 16, 2026.

Angelina "Angel" Colonnese,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller

By: C. Lucas
Deputy Clerk
Mar. 20; Apr. 17, 2026 26-00429M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP346
IN RE: ESTATE OF
DONNA L. DUTTON
Deceased

The administration of the Estate of DONNA L. DUTTON, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE 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.

All other creditors of the decedent and other persons who have claims or

demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: March 20, 2026.

Personal Representative:

BRIAN M. DUTTON

4241 Gayle Cir
Cookeville, TN 38501

Attorney for Personal Representative:

DAVID J. BOUZIANE, JR.

Florida Bar No. 58865

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

March 20, 27, 2026 26-00418M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000475-AX
IN RE: ESTATE OF
ROBERT K. OMMEN,
Deceased

The administration of the Estate of ROBERT K. OMMEN, Deceased, whose date of death was January 4, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.221.

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

CLAUDIA OMMEN

Personal Representative

6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202

Justin W. Najmy, Esq.

Attorney for Personal Representative

Florida Bar No. 1039816

Najmy Thompson P.L.

6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202

Telephone: 941-907-3999

Email:

jwnajmy@najmythompson.com

Secondary Email:

msscott@najmythompson.com

March 20, 27, 2026 26-00419M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000325
Division PROBATE
IN RE: ESTATE OF
ROBERT H. FOLKERTS
Deceased.

The administration of the estate of ROBERT H. FOLKERTS, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

DANIEL FOLKERTS

5309 Pied Piper Street
Las Vegas, Florida 89113

Attorney for Personal Representative:

BART SCOVILL, Esq., Attorney

Florida Bar Number: 0985716

8031 Cooper Creek Blvd., Suite 101

University Park, Florida 34201

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO.: 2025CA002185
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.
TRACI E. STEWART; et al.,
Defendant(s).

TO: Unknown Tenant #1
Last Known Residence: 6323 164h Ave
E Parrish, FL 34219
TO: Unknown Tenant #2
Last Known Residence: 6323 164h Ave
E Parrish, FL 34219

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:
LOT 185, AVIARY AT RUTLAND RANCH PHASE IA & IB, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 84 THROUGH 108 INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 DAYS FROM FIRST PUBLICATION, and file the original with the clerk of this court either before service on Plaintiff's at-

orney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated on MARCH 13, 2026.
ANGELINA COLONNESO
As Clerk of the Court
By: /s/ Kris Gaffney
As Deputy Clerk

1133-3930B
Ref# 15938
March 20, 27, 2026 26-00428M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY

GENERAL JURISDICTION
DIVISION
CASE NO.
412025CA002718CAAXMA
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
MELISSA A WILSON, et al.,
Defendant.

TO: UNKNOWN TENANT IN POSSESSION 1, 5118 19TH ST W, BRADENTON, FL 34207
UNKNOWN TENANT IN POSSESSION 2, 5118 19TH ST W, BRADENTON, FL 34207
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 23, BLOCK 42, HOLIDAY HEIGHTS 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before or 30 days from the

first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 said Court on the 9TH day of MARCH, 2026.

ANGELINA "ANGEL" COLONNESO, ESQ.
CLERK OF COURT OF
MANATEE COUNTY
As Clerk of the Court
BY: /s/ K. Gaffney
Deputy Clerk

25-14345FL
March 20, 27, 2026 26-00420M

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL DIVISION
CASE #: 2025CA002246AX
DIVISION: D

Trust Bank
Plaintiff, vs.-
Amy R. Whitt; Unknown Spouse of
Amy R. Whitt; The Bank of Tampa;
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: Amy R. Whitt: 2705 Southern Parkway West, Bradenton, FL 34205 and Unknown Spouse of Amy R. Whitt: 2705 Southern Parkway West, Bradenton, FL 34205

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 Manatee County, Florida, more particularly described as follows:

LOT 19, BLOCK G, WINDSOR PARK, FIRST UNIT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 38-39, IN THE PUB-

LIC RECORDS OF MANATEE COUNTY, FLORIDA.
more commonly known as 2705 Southern Parkway West, Bradenton, FL 34205.

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.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 this Court on the 18TH day of FEBRUARY, 2025.

Angelina Colonnese
Circuit and County Courts
By: (SEAL) /s/ Kris Gaffney
Deputy Clerk

25-334063 FC01 SUT
March 20, 27, 2026 26-00438M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

GENERAL JURISDICTION
DIVISION

CASE NO. 2023CA004942AX
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
ALFRED J. WALKES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2026, and entered in 2023CA004942AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and ALFRED J. WALKES; REGAL RENEWAL AND REVITALIZATION LLC; MEADOWBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.; ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC; MONICA WALKES are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on April 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, MEADOWBROOK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 22 THROUGH 25 INCLUSIVE, OF THE PUBLIC RE-

CORDS OF MANATEE COUNTY, FLORIDA.
5908 33RD DR E, PALMETTO,
FL 34221

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated this 17 day of March, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /S/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-131202 - MiM
March 20, 27, 2026 26-00447M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
MANATEE COUNTY
CIVIL DIVISION

Case No.
412025CA00077CAAXMA
SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION
Plaintiff, vs.
MARK ANTHONY M PERALTA
AKA MARK ANTHONY MAGO
PERALTA AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 3, 2026, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 9, CREEKSIDE PRESERVE II, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGES 186 THROUGH 199, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

By: /s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
011150/2529477/RPS
March 20, 27, 2026 26-00425M

and commonly known as: 4126 91ST AVE E, PARRISH, FL 34219; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on June 3, 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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated this March 12, 2026
By: /s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
011150/2529477/RPS
March 20, 27, 2026 26-00425M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL
CIRCUIT IN AND FOR MANATEE
COUNTY, FLORIDA

CASE NO.:
412025CA002459CAAXMA
WILMINGTON TRUST, NA,
SUCCESSOR TRUSTEE TO
CITIBANK, N.A., AS TRUSTEE
F/B/O REGISTERED HOLDERS
OF STRUCTURED ASSET
MORTGAGE INVESTMENTS
II INC., BEAR STEARNS ARM
TRUST, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2006-4,
Plaintiff, vs.
CATHY BENJAMIN; UNKNOWN
SPOUSE OF CATHY BENJAMIN;
UNKNOWN TENANT(S) IN
POSSESSION #1 and #2, and ALL
OTHER UNKNOWN PARTIES,
et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated March 13, 2026, entered in Civil Case No.: 412025CA002459CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE F/B/O REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, Plaintiff, and CATHY BENJAMIN is Defendant.

ANGELINA COLONNESO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com, at 11:00 AM, on the 15th day of April, 2026, the following described real property as set forth in said Judgment, to wit:
LOT 10, BLOCK B, FRANK E. KIMBALL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 30 AND AS

AMENDED IN PLAT BOOK 8, PAGE 102, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you cannot afford an attorney, contact Gulfoast Legal Services at (941)746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941)747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated: March 18, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51412
March 20, 27, 2026 26-00450M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL
CIRCUIT IN AND FOR MANATEE
COUNTY, FLORIDA

CASE NO.: 2025CC001127AX
PALM COVE MHC, LLC d/b/a
Whispering Palms Manufactured
Home Community,
Plaintiff, vs.
THE ESTATE OF JOYCE
JOHNSON; ALL UNKNOWN
BENEFICIARIES, HEIRS,
SUCCESSORS, AND ASSIGNS
OF JOYCE JOHNSON; ABBY
JOHNSON; KINSLEY JOHNSON;
UNKNOWN PARTY OR PARTIES
IN POSSESSION; KATHY ANN
RUPERT, AS HEIR TO THE
ESTATE OF JAMES PATRICK
MCMONAGLE; ALL UNKNOWN
BENEFICIARIES, HEIRS,
SUCCESSORS, AND ASSIGNS OF
JAMES PATRICK MCMONAGLE;
KATHY ANN RUPERT, AS HEIR
TO THE ESTATE OF BARBARA
ANN MCMONAGLE; ALL
UNKNOWN BENEFICIARIES,
HEIRS, SUCCESSORS, AND
ASSIGNS OF BARBARA ANN
MCMONAGLE; and ALL
UNKNOWN BENEFICIARIES,
HEIRS, SUCCESSORS, AND
ASSIGNS OF CURTIS EUGENE
WILSON, JR.,
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on March 13, 2026, in the County Court of Manatee County, Angelina Colonnese, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:
1957 SKYL mobile home bearing vehicle identification number 483823X.
Property Address: 1219 51st Avenue East, Lot No. 82, Bradenton, Florida 34203
at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 16th day of April 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Respectfully submitted,
ATLAS LAW, PLLC
Daniel M. Hartzog, Esq.
- Fla. Bar 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
March 20, 27, 2026 26-00443M

Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

1957 SKYL mobile home bearing vehicle identification number 483823X.
Property Address: 1219 51st Avenue East, Lot No. 82, Bradenton, Florida 34203

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 16th day of April 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Respectfully submitted,
ATLAS LAW, PLLC
Daniel M. Hartzog, Esq.
- Fla. Bar 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
March 20, 27, 2026 26-00443M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:40 AM
Sale to be held at www.storagetreasures.com.

0023 - Nguyen, Loan; 0126 - Scott, Brea; 0171 - Hendriex, Andre; 1031 - Johnson, Tony; 2017 - Rausch, Carrie; 2128 - Williams, Carless; 3063 - Galloway, William; 4050 - Romain, Surtha; 4115 - Clermont, Jalissa; 4119 - Moore, Renee
PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:20 AM
Sale to be held at www.storagetreasures.com.

0205 - MILLICAN, TRACY; 0439 - Mcclendon, Katie; 0459 - Santell, Yajaira; 0472 - De Almedia, Milton; 0493 - Kelly, Justin; 0644 - Marlowe, Melissa A; 0710 - Williams, katina; 0806 - Haines, Terence; 0827 - Kararick, Jeri; 0843 - Camarena, Arelis; 2006 - Thorpe, Robert; 2055 - Langston, Adarica
PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.

A19CC - Berry, Shawn; A40 - gaines, Ricky; B03CC - Paradise, Pam; C04 - Welsh, Margaret; D17CC - Stacy, Patric
PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.

1024 - Hoskins, Jacob; 1252 - vasquez, omani; 2205 - Currie, Sonia; 3133 - Hodgkins, Holly; 3218 - Driscoll, Maxwell; 3340 - Hinderer, Brandon; 3341 - Hall, Reginald; 3543 - Mott, Mackenzie
PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.

A019 - Rivera, Agustin; B038 - Warner, Denise; B050 - Cameron, Sandy; C056 - Matz, John M.; C058 - Matz, John M.; C076 - Horton, Nicole; C087 - Jr, Steven Brewington; C117 - Ward, Semaris; D048 - Scott & Phillips Tax and Accounting LLC Phillips, Ryan; F007 - Palanki, Nicholas; F040 - Lawrence, Shamica; G040 - Swift, Karen; J039 - Settles, Abreal
PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339
Time: 12:10 PM
Sale to be held at www.storagetreasures.com.

0283 - Smith, Antonette; 0289 - Alexis, Tawanda; 0311 - Levatte, Tedra; 1037 - Garcia, Adiel; 1075 - McLucas, Donald; 1139 - Salas, Francisco; 12 - lazier, Keshawn; 2018 - Raymond, Gasner; 2065 - bumgardner, kayla; 2184 - Conn, Billy; 2187 - Crawford, Ashley; 2229 - sardina, Elizabeth; 3078 - Bailey, Ashley ; 3163 - Hall, Cindy
PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737
Time: 12:20 PM
Sale to be held at www.storagetreasures.com.

B113 - Masters, Nathan; B116 - Masters, Nathan; K158 - payrits, teresa
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
March 13, 20, 2026 26-00378M

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com
Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2026 CP 000036 AX
IN RE: ESTATE OF
CHERYL DANIELS,
f/k/a CHERYL A. BONIN,
Deceased.

The ancillary administration of the estate of Cheryl Daniels, deceased, whose date of death was on or about November 16, 2025, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. 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 date of first publication of this notice is March 13, 2026

Personal Representative:
Jeffrey Bollers

12656 Southern Highlands Parkway
Unit #1044
Las Vegas, NV 89141

Attorney for Personal Representative:
James L. Essenson, Esq.
(FBN 0359033)

100 Wallace Ave., Ste. 310
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwelch@essensonlaw.com

March 13, 20, 2026 26-00402M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 116
JUDGE DIANA MORELAND
IN RE: ESTATE OF
LETICIA R. IMBRIALE
Deceased

The administration of the Estate of Leticia R. Imbriale, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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:
JOHN J. IMBRIALE (PR)

6118 Foal Creek Drive
Parrish, Florida 34219
Attorney for Personal Representative:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
March 13, 20, 2026 26-00382M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP0502
Division Probate
IN RE: ESTATE OF
SUSAN L. BALDWIN
Deceased.

The administration of the estate of SUSAN L. BALDWIN, deceased, whose date of death was January 17, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. 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:
SARAH L. KRAFT

3010 Logue Road
Myakka City, FL 34251
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
March 13, 20, 2026 26-00405M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 000240 AX
IN RE: ESTATE OF
JUDITH N. CARROLL
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 JUDITH N. CARROLL, deceased, File Number 2026 CP 000240 AX by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was November 2, 2025; that the total value of the estate is under 75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Jennifer Carroll	8706 Andaloma Street, Jacksonville, FL 32211
Robert Carroll	25 Bedell Street, Portland ME. 04013

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Persons Giving Notice:

Jennifer Carroll,
8706 Andaloma Street
Jacksonville, FL 32211

Robert Carroll,
25 Bedell Street,
Portland ME. 04013

Attorney for Persons Giving Notice

Jerome S. Levin, Esq. Attorney
Florida Bar Number: 0235194

1432 1st Street,
Sarasota, Florida 34236

Telephone: 941 953 5300

E-Mail: jlevin@levinmediation.com

Secondary E-Mail:
linda@levinmediation.com

March 13, 20, 2026 26-00394M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000269
Division Probate
IN RE: ESTATE OF
RICHARD HAUSMAN
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 RICHARD HAUSMAN, deceased, File Number 2026-CP-000269, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was October 21, 2025; that the total value of the estate is \$3,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
EDNA HAUSMAN, as Trustee of the Hausman Revocable Trust Agreement dated November 29, 2017, as subsequently amended	c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, Florida 34205

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or

demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice:

EDNA HAUSMAN, as Trustee of the Hausman Revocable Trust Agreement dated November 29, 2017, as subsequently amended
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney

Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734

Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com

Secondary E-Mail:
jschembri@blalockwalters.com

Alternate Secondary E-Mail:
mchapman@blalockwalters.com

March 13, 20, 2026 26-00406M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 0238
Division Probate
IN RE: ESTATE OF
Dangeline A. Strzelewicz
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 Dangeline A. Strzelewicz, deceased, File Number 2026 CP 0238; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was January 20, 2026; 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
Laura A. Tani	36444 Big Hand Road Richmond, MI 48062
Mark A. Strzelewicz	1990 Dixon Road Caro, MI 48723
Eva Strzelewicz	225 Suncrest Lane Fort Myers, FL 33903
David Strzelewicz	

335 LeRoy
Fernadale, MI 48220
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 AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 13, 2026

Person Giving Notice:

Laura A. Tani

36444 Big Hand Road
Richmond, MI 48062

Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.

Florida Bar No. 0554340

Affordable Attorney

Gerling Law Group Chartered

6148 State Road 70 East
Bradenton, Florida 34203

Telephone: (941) 756-6600

Email:
rgerling@gerlinglawgroup.com

March 13, 20, 2026 26-00400M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1249
IN RE: ESTATE OF
WILLIAM LEE GREENE
Deceased.

The administration of the estate of WILLIAM LEE GREENE, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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:

Julia D. Carley

2412 18th St. Ct. E.
Bradenton, Florida 34208

Attorney for Personal Representative:

CHARLES J. PRATT, JR., Attorney
Florida Bar Number: 319171

DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC

1206 Manatee Avenue West
BRADENTON, FL 34205

Telephone: (941) 746-1167

Fax: (941) 747-0583

E-Mail: cpratt@dycharrison.com

March 13, 20, 2026 26-00401M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT FOR MANATEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000395
Division: Probate
IN RE: ESTATE OF
BETTY I. JOHNSON
Deceased.

The administration of the estate of Betty I. Johnson, deceased, whose date of death was November 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. 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:

Janice Pritchett

2403 Belle Haven Meadows Court
Alexandria, Virginia 22306

Attorney for Personal Representative:

/s/William Galarza
William Galarza, Esq., Attorney

Florida Bar Number: 0760501
GALARZA LAW FIRM, P.A.

6151 Lake Osprey Drive Suite 300
Sarasota, FL 34240

Telephone: (941) 487 8602

Fax: (94

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

Case Number: 2026 DR 512
IN RE: The Marriage of: HERNANDO REYES, Petitioner, and STEPHEN EVERETT, Respondent.
 TO: Stephen Everett
 9917 Wauchula Road
 Myakka City, Florida 34251

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner's, Hernando Reyes, attorney, E. Jon Weiffenbach, Jr., whose address is 538 12th Street West, Bradenton, Florida 34205 on or before 04/15/2026, 2026, and file the original with the clerk of this Court at 1115 Manatee Avenue West, Bradenton, Florida 34205, before service on Petitioner or immediately thereafter. This notice shall be filed in the Business Observer. If you fail to file a written defense within the timeframe provided, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of

Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

"In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

Dated: 03/04/2026
 Angelina Colonnese
 Manatee County Clerk
 of The Circuit Court
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: C. Gaskin
 Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00379M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 412025CA002007CAAXMA
SERVBANK, N.A., Plaintiff, v. STEPHEN CHRISTOPHER DELPONTE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 5, 2026 and entered in Case No. 412025CA002007CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein LORI DELPONTE AND STEPHEN CHRISTOPHER DELPONTE, are the Defendants. The Clerk of the Court, ANGELINA "ANGEL" COLONNOSO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on April 8, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK A, ELMCO HEIGHTS, SECTION-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 44, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 6116 7TH AVE DR W, BRADENTON, FL 34209 (the "Property").

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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christophal Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 Jimmy Edwards, Esq.
 FL Bar No.: 81855
 Rebecca E. Smith, Esq.
 FL Bar No.: 1069865
 Spencer Gollahon, Esq.
 FL Bar No.: 647799
 fcpleadings@ghidottiberger.com
 March 13, 20, 2026 26-00398M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2021CA003447
METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, v. SIDNEY HIRD JR. N/K/A UNKNOWN TENANT #1, et al., Defendants.

NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on April 2, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.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 Manatee County, Florida, to wit:

Begin 484 feet West of the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 35 South, Range 18 East, thence North 155 feet, thence East 66 1/2 feet, thence South 155 feet, thence West 66 1/2 feet to the Point of Beginning, less roadway on the South, lying and being in Manatee County, Florida.

Property Address: 1625 51st Avenue E, Bradenton, FL 34203
 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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

SUBMITTED on this 5th day of March, 2026.

TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 March 13, 20, 2026 26-00381M

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY

GENERAL JURISDICTION
 DIVISION
CASE NO.

412025CA002103CAAXMA
FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. TAMIYAH JAMILLE CRAWFORD, et al., Defendant.

To: SAMUEL ISAAC MURVIN A/K/A SAMUEL MURVIN, 12521 CRYSTAL JADE WAY, PARRISH, FL 34219
 UNKNOWN SPOUSE OF SAMUEL ISAAC MURVIN A/K/A SAMUEL MURVIN, 12521 CRYSTAL JADE WAY, PARRISH, FL 34219
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 1249, OF PROSPERITY LAKES, PHASE I SUBPHASE IB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 68, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-

styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 said Court on the 5th day of Feb, 2026.

ANGELINA "ANGEL" COLONNOSO, ESQ.
 CLERK OF COURT OF MANATEE COUNTY
 As Clerk of the Court
 BY: /s/ K. Gaffney
 Deputy Clerk
 25-13341FL
 March 13, 20, 2026 26-00395M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 412025001731
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.

ALEX J. LATHAN A/K/A ALEX LATHAN; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF ALEX J. LATHAN A/K/A ALEX LATHAN; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled case now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNOSO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 02 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 34, OF COVERED BRIDGE ESTATES, PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 3815 DAY BRIDGE PL, ELLENTON, FL 34222

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated this 05 day of March 2026.
 By: /s/ Lindsay Maisonet
 Lindsay Maisonet, Esq.
 Bar Number: 93156
 Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 25-02194
 March 13, 20, 2026 26-00387M

SECOND INSERTION

NOTICE OF SALE, PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NUMBER: 2023 CA 000253
PALAW, LLC, a Florida Limited Liability Company, Plaintiff, v.

ANSELMO SANCHEZ-LUNA, FEDERICO SANCHEZ-LUNA, UNKNOWN PARTY IN POSSESSION #1, AND UNKNOWN PARTY IN POSSESSION #2 Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 28, 2023; the Order Granting Plaintiff's Motion for Order Rescheduling Foreclosure Sale dated October 23, 2024; and the Order Granting Plaintiff's Second Motion for Order Rescheduling Foreclosure Sale dated February 26, 2026, each entered in Case No. 2023 CA 00253 in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein PALAW, LLC, is the Plaintiff, and FEDERICO SANCHEZ-LUNA, ANSELMO SANCHEZ-LUNA, ARELY DOE, F/K/A UNKNOWN PARTY IN POSSESSION #1, DILCIA MELANIA GALDAMEZ, F/K/A UNKNOWN PARTY IN POSSESSION #2, are the Defendants, that the undersigned Clerk of Court will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 11:00 a.m. on April 1, 2026, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final

Judgment, to wit:
 LOT 9, PEACOCK'S SUBDIVISION SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY.

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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated at Manatee County, Florida this 4th day of March, 2026.

GIBSON KOHL, P.L.
 1800 2nd Street, Suite 777
 Sarasota, FL 34236
 Telephone: 941-362-8880
 Facsimile: 941-362-8881
 Primary Email:
 legaljimjdg@comcast.net
 Secondary Email:
 legaljimws2@comcast.net
 Attorneys for Plaintiff
 By: /s/ James D. Gibson
 James D. Gibson
 Fla. Bar No. 0709069
 March 13, 20, 2026 26-00403M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2025CA001970
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.

MAYKEL TORRES CARMONA; UNKNOWN SPOUSE OF MAYKEL TORRES CARMONA; UNKNOWN TENANT #1; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 26, 2026 in Civil Case No. 2025CA001970, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and MAYKEL TORRES CARMONA; UNKNOWN SPOUSE OF MAYKEL TORRES CARMONA; UNKNOWN TENANT #1; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on April 29, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK I, SOUTHWOOD VILLAGE SUBDIVISION, FIRST ADDITION REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 11, PAGE 56, OF THE PUBLIC RECORDS OF MANATEE 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.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated this 3rd day of March, 2026.
 ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 401 W. Linton Blvd.
 Suite 202-B
 Delray Beach, FL 33444
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: /s/ Zachary Ullman
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1184-2673B
 March 13, 20, 2026 26-00388M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 412025CA001722CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, v. DONALD L. BEAM, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 6, 2026 and entered in Case No. 412025CA001722CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein THERESA L. BEAM AND DONALD L. BEAM, are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNOSO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on April 9, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 1/2 OF LOTS 9 AND 12, BLOCK 5, FAIRVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 115, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 1708 WEST 12TH AVENUE, BRADENTON , FL 34205 (the "Property").

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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christophal Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 Jimmy Edwards, Esq.
 FL Bar No.: 81855
 Rebecca E. Smith, Esq.
 FL Bar No.: 1069865
 Spencer Gollahon, Esq.
 FL Bar No.: 647799
 fcpleadings@ghidottiberger.com
 March 13, 20, 2026 26-00397M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION
File No. 2026 CP 000313
Division PROBATE
IN RE: ESTATE OF LOUIS CHARLES JOHNSON A/K/A LOUIS C. JOHNSON Deceased.

The administration of the estate of LOUIS CHARLES JOHNSON A/K/A LOUIS C. JOHNSON, deceased, whose date of death was December 11, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative: PATRICIA M. READY
 7812 38th Court E.
 Sarasota, FL 34243
 Attorney for Personal Representative:
 MADELINE ROSS MOJICA, ESQUIRE
 Attorney for Personal Representative
 Florida Bar Number: 0127609
 Ross & Mojica Law Group
 871 Venetia Bay Blvd., Ste. 300B
 Venice, FL 34285
 Telephone: (941) 480-1948
 Fax: (941) 480-9277
 E-Mail: madeline@rossmojicalaw.com
 Secondary E-Mail:
 shawn@rossmojicalaw.com
 March 13, 20, 2026 26-00412M

-- ACTIONS / SALES --

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE: 2026-CC-389
GATES CREEK ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE BRUSCO, JR.; AND UNKNOWN TENANT(S),
Defendant.

TO: UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE BRUSCO, JR

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 30, GATES CREEK, UNIT 2, according to the Plat thereof as recorded in Plat Book 32, Pages 11 through 14, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 201 113th Street E, Bradenton, FL 34212
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the 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.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 this Court on the 4TH day of MARCH, 2026

Angelina Colonnese
Clerk and County Courts
By: /s/ K. Gaffney
Deputy Clerk
March 13, 20, 2026 26-00411M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CIVIL DIVISION
CASE NO. 2026-CA-000476
PARADISE BAY ESTATES, INC., a Florida not-for-profit corporation,
Plaintiff, -vs-
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GARY L. HARRINGTON, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST FAITH A. HARRINGTON, deceased, DEBORAH A. DURKEE, DENISE TOTTEN, JOSEPH W. HARRINGTON, PAMELA LAFONTAINE, SARAH HARRINGTON, UNKNOWN PERSON IN POSSESSION, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, AND FLORIDA DEPARTMENT OF REVENUE,
Defendant.

TO: DEFENDANTS, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST FAITH A. HARRINGTON, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GARY L. HARRINGTON, deceased,

YOU ARE NOTIFIED that Plaintiff, PARADISE BAY ESTATES, INC. has filed an action seeking to eject you and quiet title to real property identified as 10315 Cortez Road West, Unit 62-2, Bradenton, FL 3421, located in MANATEE COUNTY, Florida, and more particularly identified as follows:

Unit #62-2 of PARADISE BAY ESTATES, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1446,

Pages 7204-7262, of the Public Records of Manatee County, Florida,

upon which lies the following double-wide mobile home:
MAKE: ANDE YEAR: 1952
VIN: 5317 TITLE: 0010567011
and on or before 30 days from the first date of publication of this Notice, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P. A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, 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.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 the seal of this Court on this 9th day of MARCH, 2026.

Angelina "Angel" Colonnese
CLERK OF THE CIRCUIT COURT
By: /s/ K. Gaffney
Deputy Clerk
March 13, 20, 27; April 3, 2026
26-00404M

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
MANATEE COUNTY,
FLORIDA

**GENERAL JURISDICTION
DIVISION
CASE NO.
412026CA000112CAAXMA**
PLANET HOME LENDING, LLC,
Plaintiff, vs.
EDWARD HIDALGO AND KAREN M. HIDALGO A/K/A KAREN HIDALGO, et al.
Defendant(s),

TO: KAREN M. HIDALGO A/K/A KAREN HIDALGO, UNKNOWN SPOUSE OF KAREN M. HIDALGO A/K/A KAREN HIDALGO, whose residence is unknown and all parties having or claiming to have any right,

title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 90, OLD MILL PRESERVE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 88 THROUGH 94, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY

**GENERAL JURISDICTION
DIVISION
CASE NO. 2019 CA 003996**
METROPOLITAN LIFE INSURANCE COMPANY,
Plaintiff, vs.
MARY L. POOLE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 25, 2026 in Civil Case No. 2019 CA 003996 of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is Plaintiff and Mary L. Poole, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The North 100 feet of: Lot(s) 2 and 3, Less the West 23.5 feet of Lot 2, Block 4, Taylor's Sub-division, as per plat thereof recorded in Plat book 1, Page 267,

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO. 2025 CA 1900
BH GLOBAL INVESTMENTS, LLC, a Florida limited liability company,
Plaintiff, vs.
812 SUNNY HOMES, LLC, a Florida limited liability company;
UNKNOWN TENANT IN POSSESSION # 1; and UNKNOWN TENANT IN POSSESSION # 2;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated March 4, 2026 entered in Case No. 2025 CA 1900 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida wherein BH GLOBAL INVESTMENTS, LLC, a Florida limited liability company, is the Plaintiff(s) and 812 SUNNY HOMES, LLC, a Florida limited liability company; UNKNOWN TENANT IN POSSESSION # 1; and UNKNOWN TENANT IN POSSESSION # 2 are the Defendants, I, Angelina Colonnese, Clerk of Court will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 14th day of April, 2026 at www.manatee.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:

That part of Lot 5, Block 3, of Tropical Shores Subdivision, as per the plat thereof recorded in Plat Book 7, Page 63, Public Records of Manatee County, Florida: Being more particularly described as follows:

Begin at the most Southeasterly corner of said Lot 5; thence South, 64 Degrees 37 Minutes 00 Seconds West, along the South line of said Lot 5, a distance of 148.75 feet; thence North 34 Degrees 52 Minutes 32 Seconds West, 38.21 feet; thence North 88 Degrees 18 Minutes 06 Second East, 7.41 feet; thence North 01 Degrees 41 Minutes 54 Seconds West 41.66 feet; thence North 65 Degrees 21 Minutes 31 Seconds East 108.74 feet to the Westerly Right of Way line of 32nd Street Court East (Tropical Drive); thence South 43 Degrees 05 Minutes 00 Second East, along said Right of Way line, a distance of 75.00 feet to the Point of Beginning.

And That part of Lots 3, 4, 5, 10 and

of the Public Records of Manatee County, Florida.

Subject to an easement for ingress and egress over and across the West 15 Feet of the above described property.

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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

March 13, 20, 2026 26-00380M

SECOND INSERTION

11, Block 3 of Tropical Shores Sub-division, as per the plat thereof recorded in Plat Book 7, Page 63, Public Records of Manatee County, Florida, being more particularly described as follows:

Begin at the most Northerly corner of said Lot 3, thence South 43 Degrees 0 Minutes 00 Seconds East, along the Westerly Right-of-Way line of 32nd Street Court East (Tropical Drive), a distance of 195.00 feet; thence South 65 Degrees 21 Minutes 31 Seconds West, 108.74 feet; thence South 01 Degrees 41 Minutes 54 Seconds East, 41.66 feet; thence South 88 Degrees 18 Minutes 06 Seconds West, 63.00 feet; thence North 01 Degrees 41 Minutes 54 Seconds West, 32.00 feet to the P.C. of a curve concave to the Southeast, having a radius of 20.00 feet; thence along the arc of said curve through a central angle of 66 Degrees 25 Minutes 19 Seconds, a distance of 23.19 feet; thence North 01 Degrees 41 Minutes 54 Seconds West, 16.34 feet; thence North 34 Degrees 52 Minutes 32 Seconds West, 109.24 feet; thence North 46 Degrees 55 Minutes 14 Seconds East, 109.29 feet to the Point of Beginning.
a/k/a 812 Tropical Drive, Bradenton, FL 34208

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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

DAVID R. ROY, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidrroy.com
By: David R. Roy
Fla. Bar No. 885193
By: Teyvon Johnson
Fla. Bar No. 1011005
March 13, 20, 2026 26-00385M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA

Case No.: 2025 DR 1726
Division: 3
PATRICK J. DOONAN,
Petitioner, and
TALIA JEAN BEACH,
Respondent.

TO: TALIA JEAN BEACH
DOB: 09/12/1998
Age: 27
Race: White
Hair Color: Red
Eye Color: Brown
Height: 5'6
Weight: 120 lbs

YOU ARE NOTIFIED that an action for Amended Petition for Dissolution of Marriage and other Relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on D. Scott Wesley, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd, Suite 103, Sarasota, Florida 34237, on or before 4/15/26, and file the original with the clerk of this court at Manatee Clerk of Court, 1115 Manatee Ave. W., Bradenton, Florida 34209, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

March 13, 20, 27; April 3, 2026 26-00374M

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO. 2025 CC 3229
SARASOTA CAY CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
REST A BIT RENTALS, LLC.,
TENANT #1; and TENANT #2, as
unknown tenant(s) in Possession,
Defendants.

Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County, Florida described as:

Unit N-409, Sarasota Cay Club Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2078, Page 2292 through 2404, and all amendments thereto, of the Public Records of MANATEE County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Address: 7150 North Tamiami Trail., Unit N-409, Sarasota, Florida 34243
At the public sale to the highest and best bidder, for cash, via Internet: www.manatee.realforeclose.com, at 11:00 A.M. on April 9, 2026.

diately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

Dated: this 03/04/2026
Angelina Colonnese
Manatee County Clerk of
The Circuit Court
CLERK OF THE CIRCUIT COURT
By: (SEAL)C. Gaskin
Deputy Clerk
March 13, 20, 27; April 3, 2026
26-00374M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO. 2025 CC 3229
SARASOTA CAY CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
REST A BIT RENTALS, LLC.,
TENANT #1; and TENANT #2, as
unknown tenant(s) in Possession,
Defendants.

Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County, Florida described as:

Unit N-409, Sarasota Cay Club Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2078, Page 2292 through 2404, and all amendments thereto, of the Public Records of MANATEE County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Address: 7150 North Tamiami Trail., Unit N-409, Sarasota, Florida 34243
At the public sale to the highest and best bidder, for cash, via Internet: www.manatee.realforeclose.com, at 11:00 A.M. on April 9, 2026.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED 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 THE SURPLUS FUNDS ARE NOT CLAIMED BY THE OWNER AFTER ONE YEAR THE FUNDS WILL BE DEPOSITED WITH THE CHIEF FINANCIAL OFFICER PURSUANT TO CHAPTER 717

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 this Court on the 6th day of MARCH, 2026.

ANGELINA COLONNESO
Clerk of the County Court
By: Deputy Clerk
March 13, 20, 2026 26-00386M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA002633AX
PLANET HOME LENDING, LLC
Plaintiff(s), vs.

BARBARA A. EDWARDS AS
TRUSTEE OF THE DERRYL
T. EDWARDS AND BARBARA
A. EDWARDS REVOCABLE
LIVING TRUST, CREATED BY
DECLARATION DATED APRIL
10, 2008; THE UNKNOWN
SUCCESSOR TRUSTEE AS
TRUSTEE OF THE DERRYL
T. EDWARDS AND BARBARA
A. EDWARDS REVOCABLE
LIVING TRUST/DECLARATION
DATED APRIL 10, 2008; JORDAN
MILLER; UNITED STATES OF
AMERICA; AQUA FINANCE,
INC.; GOODLEAP, LLC; THE
UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNS, CREDITORS,
LIENORS, AND TRUSTEES OF
PATRICIA ELIZABETH MILLER
AND ALL OTHER PERSONS
CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE
NAMED DEFENDANTS; THE
UNKNOWN SPOUSE OF
PATRICIA ELIZABETH MILLER;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF PATRICIA ELIZABETH MILLER AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Manatee County, Florida, to foreclose certain real property described as follows:

LOT 13, BLOCK 2, 1ST SECTION CASA DEL SOL, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 3, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 2102 24th Avenue West, Bradenton, FL 34205
You are required to file a written response 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 publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.

DATED this the 17TH day of FEBRUARY, 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
By: eSigned K. Gaffney
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-009725-1
March 13, 20, 2026 26-00396M

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jacklyn Araque / JAXE CONSULTING LLC will engage in business under the fictitious name EMPOWERED SOLUTIONS, with a physical address 362 Lawler St Port Charlotte, Florida 33954, with a mailing address 362 Lawler St Port Charlotte, Florida 33954, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

March 20, 2026 26-00310T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Estrada Irrigation located at 3698 Easy St, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 16th day of March, 2026.

Anahy Estrada Mendoza
March 20, 2026 26-00306T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8054 - Port Charlotte
Facility Address: 10500 Winborough Dr., Port Charlotte, FL 33981 US
Facility Phone: 1+ (941) 200-1409

Description: Entire contents of unit consisting of, but not limited to: peter edgar-Bikes, mattress, lamps, furniture, totes, boxes and kitchenware. James Powers-Tv, suitcase, bags, bins and wreath.

Bidding: All bidding will take place online at StorageTreasures.com on April 10, 2026, at 11:00am. Property will be sold to the highest bidder.

March 20, 27, 2026 26-00280T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

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

Description: Entire contents of unit consisting of, but not limited to: Ashley Thomason-boxes and a metal shelf. Austin Bertelsen-totes, boxes, speaker, collectable toys, vacuum, model airplane.

Bidding: All bidding will take place online at StorageTreasures.com on April 10, 2026, at 11:00am. Property will be sold to the highest bidder.

March 20, 27, 2026 26-00282T

FIRST INSERTION

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER AN EXEMPT ENTITY TO A REGULATED UTILITY AND AMENDMENT OF CERTIFICATE OF AUTHORIZATION TO EXTEND SERVICE AREA

DOCKET NO. 20260033-WS

APPLICATION FOR TRANSFER OF ASSETS OF EXEMPT UTILITY AND AMENDMENT OF CERTIFICATE NO. 347-S BY SUNSHINE WATER SERVICES COMPANY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filed an Application for Approval for the transfer to it of the wastewater system owned by Placid Lakes Utilities, Inc. ("Placid Lakes") and to amend Wastewater Certificate No. 347-S, to add the following land in Highlands County, Florida, pursuant to Sections 367.045 and 367.071, Florida Statutes, and Rules 25-30.030 and 25-30.037, Florida Administrative Code.

SWS is not requesting a change to the current rates and charges that currently apply to Placid Lakes wastewater customers; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company
200 Weathersfield Ave
Altamonte Springs, FL 32714
Office: (866) 842-8432
Fax: (863) 465-1313
Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

March 20, 2026 26-00287T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Advantage Processing located at 5449 210th Ave NW, in the County of Charlotte in the City of Anoka, Minnesota 55303 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Charlotte, Florida, this 4th day of March, 2026.

Brookstone Financial Corporation
March 20, 2026 26-00296T

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 NEOMED located at 440 Sawgrass Corporate Parkway #210 in the City of Sunrise, Charlotte, FL 33325 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of March, 2026

OPENBOTS HEALTHCARE LLC
Zia Bhutta
March 20, 2026 26-00279T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8353 - Englewood
Facility Address: 4381 Placida Rd., Englewood, FL 34224 US
Facility Phone: 1+ (941) 621-2369

Description: Entire contents of unit consisting of, but not limited to: James Gentle-Tools, car seat, boxes, totes, fishing, poles. Kelci Mullins-Clothes, Household goods. Cyrus Fleury-Tool Box, Art Work Household items, clothes, Dumb bells. FARREN WEBB-Fishing Pole, Shelves, Headboard, Bucket.

Bidding: All bidding will take place online at StorageTreasures.com on April 10, 2026, at 11:00am. Property will be sold to the highest bidder.

March 20, 27, 2026 26-00283T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

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

Description: Entire contents of unit consisting of, but not limited to: Edward Moore-Snap On tool box, lawn mower, Echo weed eater, industrial fan, gas grill, Snap-On table, TV, leather sofa, wood furniture, ladder. Aundrea Lewis-2 end tables, totes, suitcase, art, rug, books, bedframe. Craig Hargrave-Mattress, bedding, drop leaf table, furniture, boxes, chairs & misc.

Bidding: All bidding will take place online at StorageTreasures.com on April 10, 2026, at 11:00am. Property will be sold to the highest bidder.

March 20, 27, 2026 26-00281T

FIRST INSERTION

REQUEST FOR PROPOSALS SECURITY SERVICES

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Punta Gorda, Florida

Notice is hereby given that the Heritage Lake Park Community Development District (the "District") will accept proposals from qualified firms interested in providing Access Control and Security Monitoring Services ("Security Services") at Heritage Lake Park Community Development District.

The Request for Proposal Package which includes the Project scope of work will be available beginning on **March 17, 2026, at 9:00 a.m.** In order to obtain the documents please submit a request via email to mark.vega@inframark.com.

The District is a Special-Purpose Taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Heritage Lake Park Community Development District, with verifiable references, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the community, (vi) Proposer shall provide a price for one year commencing 60 days after proposal approval with an option for two (2) one (1) year renewals.

Firms desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via email, CD, or flash drive no later than **April 14, 2026, at 5:00 P.M.** at the offices of Mark Vega, District Manager, Inframark Management Services, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076, or via email to mark.vega@inframark.com. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project. Proposals may be either mailed or hand-delivered. No facsimile or telephonic submittals will be accepted. Those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on **May 4, 2026, at 10:00 a.m.** Proposers are encouraged to present their proposals and respond to any questions during the Board of Supervisors meeting.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Mark Vega at mark.vega@inframark.com. Questions received after **12:00 p.m. on March 31, 2026**, will not be answered.

March 20, 2026 26-00311T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Cool Pickle located at 8501 Placida Rd #4, in the County of Charlotte, in the City of Placida, Florida 33946 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Placida, Florida, this 13th day of March, 2026.

MJSCOLA LLC
March 20, 2026 26-00297T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Balloons by Cindy, located at 2300 AARON ST APT 106, in the City of Port Charlotte, County of Charlotte, State of FL, 33952, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of March, 2026.

Cynthia Zona
2300 AARON ST APT 106
Port Charlotte, FL 33952
March 20, 2026 26-00316T

FIRST INSERTION

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME

Jesse Ialuna, LLC, a Florida limited liability company, desiring and intending to engage in the business of real estate brokerage under the name of Ialuna Real Estate located at 34390 Belmont Rd, Punta Gorda, FL 33982 Charlotte County, Florida, intends to register the said fictitious name with the Secretary of State of the State of Florida pursuant to the provisions of Section 865.09, Florida Statutes.

March 20, 2026 26-00321T

FIRST INSERTION

STARLING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold a Regular Meeting on April 1, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955 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 provision of Florida Law for Community Development Districts. 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://starlingcdd.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 this 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 20, 2026 26-00323T

FIRST INSERTION

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER CERTIFICATES OF AUTHORIZATION TO ANOTHER REGULATED UTILITY

DOCKET NO. 20260032-WS

APPLICATION FOR TRANSFER OF FACILITIES OF PLACID LAKES UTILITIES, INC. AND WATER CERTIFICATE NO. 401-W TO SUNSHINE WATER SERVICES COMPANY IN HIGHLANDS COUNTY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filled an Application for Approval of Transfer of Water and Wastewater systems of Placid Lakes Utilities, Inc. ("Placid Lakes") in Highlands County, Florida, pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

SWS is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company
200 Weathersfield Ave
Altamonte Springs, FL 32714
Office: (866) 842-8432
Fax: (863) 465-1313
Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

March 20, 2026 26-00286T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-CP-000216
IN RE: ESTATE OF
LOUIS ROBERT MICELI
A/K/A LOUIS R. MICELI
Deceased.

The administration of the estate of Louis Robert Miceli A/K/A Louis R. Miceli, deceased, whose date of death was December 6, 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 20, 2026.

Personal Representative:

Amy J. Rupert
116 Seville Place SW
Punta Gorda, Florida 33952
Attorney for Personal Representative:
Jenny C. Hazel
Attorney
Florida Bar Number: 0163562
McCrorry Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorrylaw.com
Secondary E-Mail:
altee@mccrorrylaw.com
March 20, 27, 2026 26-00319T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-215-CP
Division Probate
IN RE: ESTATE OF
RONALD L. RIECKS
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of RONALD L. RIECKS, deceased, File Number 26-215-CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was August 30, 2025; that the total value of the estate is \$1.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
The Ronald L. Riecks Revocable Trust dated March 10, 2025
c/o Kenneth Vennell, Trustee
201 Winter Park Drive, Chatham, IL 62629

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 20, 2026.

Person Giving Notice:

Kenneth J. Vennell
201 Winter Park Drive
Chatham, IL 62629
Attorney for Person Giving Notice
Ellie K. Harris
Florida Bar Number: 0021671
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: eservice@schwarzlaw.net
Secondary E-Mail:
pooja@schwarzlaw.net
March 20, 27, 2026 26-00307T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000203
IN RE: ESTATE OF
BRUNO COPPI
Deceased.

The administration of the estate of Bruno Coppi, deceased, whose date of death was January 28, 2026, 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 March 20, 2026.

Personal Representative:

A. Jill C. McCroary
309 Tamiami Trail
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Jenny C. Hazel
Attorney
Florida Bar Number: 0163562
McCrorry Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorrylaw.com
Secondary E-Mail:
altee@mccrorrylaw.com
March 20, 27, 2026 26-00315T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-001369-CP
Division Probate
IN RE: ESTATE OF
CAROL A. HARTWIG,
Deceased.

The administration of the estate of Carol A. Hartwig, deceased, whose date of death was May 18, 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 20, 2026.

Personal Representative:

William E. Hartwig
1960 Massachusetts Ave.
Englewood, FL 34224
Attorney for Personal Representative:
Guy S. Emerich, Esq.
Florida Bar Number: 126991
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail:
sziegler@farr.com and
probate@farr.com
March 20, 27, 2026 26-00314T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2026-CP-000200
Division: Probate
IN RE: ESTATE OF
JYOTI CHANDRESH THAKORE
a/k/a JYOTI C. THAKORE
Deceased.

The administration of the estate of Jyoti Chandresh Thakore a/k/a Jyoti C. Thakore, 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 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of 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 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 20, 2026.

Personal Representatives:

Shenal C. Smith
266 Bangsberg Road SE
Port Charlotte, FL 33952
Nainoor C. Thakore
33 Wachusett Road
Wellesley Hills, MA 02481
Attorney for Personal Representatives:
Forrest J. Bass, Attorney
Florida Bar No.: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941)639-1158
Fax: (941)639-0028
E-Mail: fbass@farr.com
Secondary E-Mail: msleeper@farr.com and probate@farr.com
March 20, 27, 2026 26-00313T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-226-CP
Division Probate
IN RE: ESTATE OF
CATHARINE ALTA FRANKOWSKI
a/k/a CATHARINE A.
FRANKOWSKI
Deceased.

The administration of the Estate of Catharine Alta Frankowski a/k/a Catharine A. Frankowski, deceased, whose date of death was December 24, 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. 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 20, 2026.

Personal Representative:

Aric J. Frankowski
296 Elida Street
Port Charlotte, Florida 33954
Attorney for Personal Representative:
John B. Mizell, Esq.
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
311 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com
March 20, 27, 2026 26-00301T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000108
IN RE: ESTATE OF
BRENDA J. CAPEK
Deceased.

The administration of the estate of BRENDA J. CAPEK, deceased, whose date of death was July 27, 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 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 20, 2026.

Personal Representative:

Kimberly Doiron
Estate Settlement and Trust Officer,
Edward Jones Trust Company
P.O. Box 66916
St. Louis, Missouri 63166
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@mccrorrylaw.com
Secondary E-Mail:
altee@mccrorrylaw.com
March 20, 27, 2026 26-00320T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-101-CP
Division: Probate
IN RE: ESTATE OF
JOSEPH S. STONE A/K/A
JOSEPH STONE
Deceased.

The administration of the estate of Joseph S. Stone a/k/a Joseph Stone, 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 Charlotte County Justice Center, 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 March 20, 2026.

Personal Representative:

Paul G. Stone
22191 Lancaster Avenue
Port Charlotte, Florida 33952
Attorney for Personal Representative:
/s/Elise V. Bouchard
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
March 20, 27, 2026 26-00312T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000211CP
Division: Probate
IN RE: ESTATE OF
LISA CARLEEN WIDER
Deceased.

The administration of the estate of Lisa Carleen Wider, deceased, whose date of death was October 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 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 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 20, 2026.

Personal Representative:

Steven Paul Wider
2143 Wyatt Circle
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Albert Stickley III, Esq.
Attorney
Florida Bar Number: 0051605
237 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 474-5506
Fax: (941) 497-7636
E-Mail: astickley@farr.law
Secondary E-Mail:
kmadonna@farr.com
March 20, 27, 2026 26-00300T

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Business Observer

--- ESTATE / ACTIONS / SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 24000614CA
DIVISION: CIRCUIT CIVIL
SELENE FINANCE LP,
Plaintiff, vs.
JAMIE NICOLE BARNES F/K/A
JAIME NICOLE STRATICO A/K/A
JAIME N. STRATICO, A/K/A
JAIME STRATICO A/K/A JAMIE
NICOLE STRATICO, A/K/A JAMIE
N. STRATICO; et. al.,
Defendants.
NOTICE IS GIVEN that, in accordance
with the Order on Plaintiff's Motion to
Reschedule Foreclosure Sale entered
on March 9, 2026 in the above-styled
cause, I will sell to the highest and best
bidder for cash on April 20, 2026 at
11:00 a.m., www.charlotte.realforeclose.
com:
LOT 18, BLOCK 1286, PORT
CHARLOTTE SUBDIVISION,
SECTION 13, A SUBDIVI-
SION ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 5, PAGES 2A
THROUGH 2G, INCLUSIVE,
OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLOR-
IDA
Property Address: 23221 Elmira

Boulevard, Punta Gorda, FL
33980
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
Dated: 03/18/2026.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
(SEAL)By: B. Lackey
Deputy Clerk
Matter No.: FL-004618-24
March 20, 27, 2026 26-00326T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000046CP
Division Probate
IN RE: ESTATE OF
SUSAN B. HAYDEN Deceased.
The administration of the estate of Susan
B. Hayden, deceased, whose date of
death was August 15, 2025, is pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is 350 E. Marion Ave-
nue, Punta Gorda, Florida 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.
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 Commu-
nity 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 20, 2026.
Personal Representative:
Jason Noel
3393 Acapulco Circle
Cape Coral, Florida 33909
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
March 20, 27, 2026 26-00288T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No.: 25001660CA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
MATHEW W. FALTER;
UNKNOWN SPOUSE OF
MATHEW W. FALTER; JENNIFER
HENDERSHOT A/K/A JENNIFER
L. HENDERSHOT; UNKNOWN
SPOUSE OF JENNIFER
HENDERSHOT A/K/A JENNIFER
L. HENDERSHOT; PRAIRIE
CREEK PARK PROPERTY
OWNERS ASSOCIATION, INC.;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR FINANCE OF
AMERICA MORTGAGE, LLC;
UNITED STATES OF AMERICA,
ON BEHALF OF SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; SNAP-ON
CREDIT, LLC; 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.
To the following Defendant(s):
MATHEW W. FALTER
(LAST KNOWN ADDRESS)
3500 HIDDEN VALLEY CIR
PUNTA GORDA FL 33982
UNKNOWN SPOUSE OF MATHEW
W. FALTER
(ADDRESS UNKNOWN)
JENNIFER HENDERSHOT A/K/A
JENNIFER L. HENDERSHOT
(LAST KNOWN ADDRESS)
3500 HIDDEN VALLEY CIR
PUNTA GORDA FL 33982
UNKNOWN SPOUSE OF JENNIFER
HENDERSHOT A/K/A JENNIFER L.
HENDERSHOT
(ADDRESS UNKNOWN)
UNKNOWN TENANT #1

(LAST KNOWN ADDRESS)
3500 HIDDEN VALLEY CIR
PUNTA GORDA FL 33982
UNKNOWN TENANT #2
(LAST KNOWN ADDRESS)
3500 HIDDEN VALLEY CIR
PUNTA GORDA FL 33982
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 8, BLOCK 5, PRAIRIE
CREEK PARK SUBDIVISION
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 13, PAGES
33A THROUGH 33S, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
a/k/a 3500 Hidden Valley Cir,
Punta Gorda, FL 33982
has been filed against you and you
are required to serve a copy of your
written defenses, if any, upon Kelley
Kronenberg, Attorney for Plaintiff,
whose address is 10360 West State
Road 84, Fort Lauderdale, FL 33324
on or before 4-23-2026, 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 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 pro-
vision of certain assistance. Please contact
the Administrative Services Manager,
whose office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110 or jembury@ca.cjis20.org,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and the seal of
this Court this 18 day of March, 2026.
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk
March 20, 27, 2026 26-00324T

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-001451
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
REGINA GEORGES, et al.,
Defendants.
NOTICE is hereby given that Roger
D. Eaton, Clerk of the Circuit Court
of Charlotte County, Florida, will on
April 20, 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 23, Block 1466, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION TWENTY SEVEN, accord-
ing to the Map or Plat thereof, as
recorded in Plat Book 5, Pages
20-A through 20-F, inclusive, of
the Public Records of Charlotte
County, Florida.
Property Address: 21229 Peach-
land Boulevard, Port Charlotte, FL
33954
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 en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee or the Mortgagee's attorney.
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.
WITNESS my hand and official seal
of this Honorable Court this day of
03/18/2026.
Roger D. Eaton
Clerk of the Circuit Court
(SEAL)By: B. Lackey
DEPUTY CLERK
March 20, 27, 2026 26-00327T

FIRST INSERTION

NOTICE OF SALE
IN THE 20TH JUDICIAL CIRCUIT
COURT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No. 25001460CA
REGIONS BANK DBA REGIONS
MORTGAGE,
Plaintiff, vs.
ANY UNKNOWN PARTY WHO
MAY CLAIM AS HEIR, DEVISEE,
GRANTEE, ASSIGNEE, LIENOR,
CREDITOR, TRUSTEE, OR OTHER
CLAIMANT, BY, THROUGH,
UNDER OR AGAINST AMANDA
NAN GOLDSMITH; BANK OF
AMERICA, NA; and UNKNOWN
TENANT, Defendant.
NOTICE IS HEREBY GIVEN
pursuant to a Final Judgment dated
March 05, 2026, entered in Case No:
25001460CA of the Circuit Court in
and for Charlotte County, Florida,
wherein ANY UNKNOWN PARTY
WHO MAY CLAIM AS HEIR,
DEVISEE, GRANTEE, ASSIGNEE,
LIENOR, CREDITOR, TRUSTEE, OR
OTHER CLAIMANT, BY, THROUGH,
UNDER OR AGAINST AMANDA
NAN GOLDSMITH; BANK OF
AMERICA, NA, and UNKNOWN
TENANT N/K/A RAYMOND GREEN
are the defendants, that Roger D.
Eaton, the Clerk of the Circuit Court
and Comptroller, shall sell the property
at public sale to the highest bidder for
cash, except as set forth hereinafter,
on APRIL 20, 2026, at 11:00 am at
www.charlotte.realforeclose.com, in
accordance with Chapter 45 Florida
Statutes., the following described
real property as set forth in the Final
Judgment:
LOT 25, BLOCK 2841, PORT
CHARLOTTE SUBDIVISION

SECTION 45, ACCORDING TO
THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK
5, PAGE 56. PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA.
NOTICE IF YOU ARE A PERSON
CLAIMING A RIGHT TO FUNDS
REMAINING AFTER THE SALE,
YOU MUST FILE A CLAIM WITH
THE CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED. IF
YOU FAIL TO FILE A CLAIM, YOU
WILL NOT BE ENTITLED TO ANY
REMAINING FUNDS. AFTER THE
FUNDS ARE REPORTED AS UN-
CLAIMED, 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 03/18/2026 day of March
2026
ROGER D. EATON
Clerk of the Circuit Court
(SEAL)By: B. Lackey
As Deputy Clerk
6261829.v1
March 20, 27, 2026 26-00329T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
(15084 McGraw Ave., Port Charlotte,
Florida 33953)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-766
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, DAVIS
DEVELOPMENT AND
CONSTRUCTION LLC, AMERICAN
BUILDERS SUPPLY, INC. a/k/a
American Builders Supply, HONC
INDUSTRIES, INC., ITALIAN
TERRAZZO & TILE CO. OF
BREVARD, LLC, a/k/a Italian
Terrazzo & Tile LLC, BRENDA
FAIR CLEANING, INC., RONALD
HENRY CARPENTER, and JOHN
/ JANE DOE, fictitious names
representing tenants in possession,
Defendants.
Notice is given that pursuant to the
Consent Final Judgment of Foreclosure
Damages dated March 11, 2026 entered
in Case No. 2025-CA-766 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 27, Block 2465, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION THIRTY TWO, a subdivi-
sion, according to the Plat thereof,
recorded in Plat Book 5, Page 29A,
of the Public Records of Charlotte
County, Florida.
Together with all rents, issues and
profits.
Property Address: 15084 McGraw
Ave., Port Charlotte, FL 33953
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 pro-
vision of certain assistance. Please con-
tact Jon Embury, Administrative Ser-
vices 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Dated this 11th day of March 2026.
03/18/2026 (SEAL) B. Lackey
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
March 20, 27, 2026 26-00330T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000287CP
Division Probate
IN RE: ESTATE OF
JAMES M GOGGINS Deceased.
The administration of the estate of
JAMES M GOGGINS, deceased, whose
date of death was January 31, 2026, is
pending in the Circuit Court for Char-
lotte County, Florida, Probate Division,
the address of which is Charlotte Coun-
ty Justice Center, 350 E. Marion Ave-
nue, Punta Gorda, FL 33951-1687. 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.
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 Commu-
nity 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 20, 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 West 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
March 20, 27, 2026 26-00325T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 25001744CA
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.
CHRISTINE T. HOWELL A/K/A
CHRISTINE HOWELL AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF GEORGE E.
DAKIS, JR. A/K/A GEORGE E.
DAKIS, DECEASED; DANIELLE
STRAUSE; SARAH DAKIS
ANDERSON; CASSANDRA
DAKIS; BONNIEMARIE DAKIS;
CHRISTINE T. HOWELL
A/K/A CHRISTINE HOWELL;
STEPHANIE DAKISPOPE;
UNITED STATES OF AMERICA
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT,
Defendant(s).
TO: Sarah Dakis Anderson
Residence Unknown
Cassandra Dakis
Residence Unknown
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
described property in Charlotte County,
Florida:
LOT 9, BLOCK 4510, PORT
CHARLOTTE SUBDIVI-
SION, SECTION 81, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 6, PAGE 51,
OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA.
Street Address: 9528 Athel

Drive, Port Charlotte, Florida
33981
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on McCabe,
Weisberg & Conway, LLC, Plaintiff's
attorney, whose address is 3222
Commerce Place, Suite A, West Palm
Beach, FL 33407, within 30 days after
the date of the first publication of this
notice, and file the original with the
Clerk of this Court, 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 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
or jembury@ca.cjis20.org, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Dated on March 17, 2026.
Roger D. Eaton
Clerk of said Court
By: B. Lackey (SEAL)
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400673
March 20, 27, 2026 26-00317T

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.: 25001151CA
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, vs.
JAMES BRIDGMAN, UNKNOWN
SPOUSE OF JAMES BRIDGMAN,
UNITED STATES OF AMERICA
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT AND UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant
to Final Judgment of Foreclosure
dated the 8th day of March, 2026, and
entered in Case No. 25001151CA, of the
Circuit Court of the Twentieth Judicial
Circuit in and for Charlotte County,
Florida, wherein Freedom Mortgage
Corporation is the Plaintiff and JAMES
BRIDGMAN and UNITED STATES
OF AMERICA ON BEHALF OF
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT are
defendants. Roger D. Eaton as the
Clerk of the Circuit Court shall sell to
the highest and best bidder for cash
at www.charlotte.realforeclose.com
at 11:00 A.M. on the 4th day of June,
2026, the following described property
as set forth in said Final Judgment, to
wit:
Lot 18, Block 980, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION SEVENTEEN, according
to the Map or Plat thereof, as re-
corded in Plat Book 5, Pages 6-A
through 6-D, inclusive, of the Pub-
lic 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 03/18/2026.
Roger D. Eaton
Clerk of The Circuit Court
(SEAL)By: 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
25FL373-0356
March 20, 27, 2026 26-00328T

--- ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No: 25001080CA

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,**
Plaintiff, vs.
MICHELE M. FARMER, et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated March 12, 2026 and entered in Case No. 25001080CA of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and MICHELE M. FARMER; MICHAEL R. FARMER; UNKNOWN SPOUSE OF MICHAEL R. FARMER; UNKNOWN TENANT #1 NKA BOBBY WORTH, are Defendant, I, Roger D Eaton, Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, beginning at 11 a.m. on April 10, 2026, on the following described property set forth in said Final Judgment, to wit:

LOT 1, BLOCK 828, PORT CHARLOTTE SUBDIVISION, SECTION 26, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Commonly known as: 1114 Lyle St, 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 03/17/2026

As Clerk of Circuit Court
CHARLOTTE COUNTY, Florida
(SEAL) B. Lackey
Deputy Clerk

LLS15033
March 20, 27, 2026 26-00322T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**

(134 Jade Street, Rotonda West,
Florida 33947)

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

Case No. 2025-CA-911
**TRYON STREET ACQUISITION
TRUST I,**

Plaintiff, v.

**CARPENTER COMPANIES
FLORIDA LLC, HONC
INDUSTRIES, INC., ITALIAN
TERRAZZO & TILE, LLC, MK'S
LAWN AND MAINTENANCE
SERVICE, INC., DAVIS
DEVELOPMENT AND
CONSTRUCTION LLC, ROTONDA
LAKES CONSERVATION
ASSOCIATION, INC., RONALD
HENRY CARPENTER, and JOHN
/ JANE DOE, fictitious names
representing tenants in possession,**
Defendants.

Notice is given that pursuant to the Consent Final Judgment of Foreclosure Damages dated March 17, 2026 entered in Case No. 2025-CA-911 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 May 11, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth

in said Final Judgment of Foreclosure and Damages:

Lot 6, Block 32, ROTONDA LAKES, according to the plat thereof, as recorded in Plat Book 8, Page 22A, Public Records of Charlotte County, Florida.

Together with all rents, issues and profits.

Property Address: 134 Jade Street, Rotonda West, Florida 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 18th day of March 2026.
03/18/2026 (SEAL) B. Lackey
CLERK OF COURT

CHARLOTTE COUNTY, FLORIDA

/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
March 20, 27, 2026 26-00331T



**PUBLISH
YOUR
LEGAL
NOTICE**

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Public sale,
Estate & Court-
related notices**

- We offer an online payment portal for easy credit card payment
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Call **941-906-9386**
and select the appropriate County name from the menu option

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legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(8917 Calumet Boulevard, Port Charlotte, Florida 33981)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-CA-747
TRYON STREET ACQUISITION TRUST I, Plaintiff, v. CARPENTER COMPANIES FLORIDA LLC, GEMM DEVELOPMENT LLC, PINNACLE USA, INC., DA VIS DEVELOPMENT AND CONSTRUCTION LLC, ITALIAN TERRAZZO & TILE, LLC, AMERICAN BUILDERS SUPPLY, INC., d/b/a American Builders Supply, IDEAL SOFFIT & FASCIA, LLC, 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 Consent Final Judgment of Foreclosure

Damages dated March 12, 2026 entered in Case No. 2025-CA-747 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 30, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:
Lot 3, Block 4972, PORT CHARLOTTE SUBDIVISION SECTION NINETY THREE, a subdivision, according to the Plat thereof, recorded in Plat Book 9, Page 1A, of the Public Records of Charlotte County, Florida.
Together with all rents, issues and profits.
Property Address: 8917 Calumet Boulevard, Port Charlotte, Florida 33981
If you are a person with a disability who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 13th day of March 2026.
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
03/13/2026 (SEAL) B. Lackey
/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 20, 27, 2026 26-00303T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25000346CA
SERVBANK, SB Plaintiff(s), vs. ANGELA D. STANTON; ANTON L. PANYAN IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ANTON L. PANYAN, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; JAMES A. PANYAN; THE UNKNOWN SPOUSE OF ANGELA D. STANTON; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: ANTON L. PANYAN IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS,

AND TRUSTEES OF ANTON L. PANYAN, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real property described as follows:
LOT 1, BLOCK 56, PORT CHARLOTTE SUBDIVISION, SECTION FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 1A THROUGH 1F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property address: 609 Spruce Street Northwest, Port Charlotte, FL 33952
You are required to file a written response 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 publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.
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 Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 17 day of March, 2026.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: B. Lackey (SEAL)
Deputy Clerk
TDP File No. 25-002034-1
March 20, 27, 2026 26-00318T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(475 Winwood Court, 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-711
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, MK'S LAWN AND MAINTENANCE SERVICE INC., OAK HOLLOW PROPERTY OWNERS' 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 March 11, 2026 entered in Case No. 2025-CA-711 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 29, 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 5299, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY SIX, 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: 475 Winwood Ct., Port Charlotte, Florida 33954
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 11th day of March 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
46622109 v1
March 20, 27, 2026 26-00295T

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 25001823CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC., Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF DAVID L. LONG A/K/A DAVID LAWRENCE LONG, DECEASED; JOAN SCHAFFER LONG A/K/A JOAN CAROL DURHAM, AS POTENTIAL HEIR OF DAVID L. LONG A/K/A DAVID LAWRENCE LONG; 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.
TO: THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 67A THRU 67E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
a/k/a 5364 Riley Ln, Port Charlotte, FL 33981
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 4-20-2026, 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 Plaintiff's attorney or immediately thereafter; 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 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 13 day of March, 2026.
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk
March 20, 27, 2026 26-00305T

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 67A THRU 67E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
a/k/a 5364 Riley Ln, Port Charlotte, FL 33981
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 4-20-2026, 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 Plaintiff's attorney or immediately thereafter; 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 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 13 day of March, 2026.
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk
March 20, 27, 2026 26-00305T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000142CA
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. KATHLEEN KLINGSTEN A/K/A KATHY KLINGSTEN; UNKNOWN SPOUSE OF KATHLEEN KLINGSTEN A/K/A KATHY KLINGSTEN; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SUNNOVA TE MANAGEMENT LLC, Defendant(s).
TO: Kathleen Klingsten a/k/a Kathy Klingsten
Residence Unknown
Unknown Spouse of Kathleen Klingsten a/k/a Kathy Klingsten
Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:
LOT 137, BLOCK 3006 PORT CHARLOTTE SUBDIVISION, SECTION 55, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 69A THRU 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
AND
LOT 138, BLOCK 3006PORT CHARLOTTE SUBDIVISION, SECTION 55, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 69A THRU 69G,

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Street Address: 1162 Beekman Circle, Port Charlotte, Florida 33953
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on March 13, 2026.
Roger D. Eaton
Clerk of said Court
(SEAL) By: B. Lackey
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400740
March 20, 27, 2026 26-00291T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(9032 Evelyn Road, Englewood, Florida 34224)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-755
TRYON STREET ACQUISITION TRUST I, Plaintiff, v. CARPENTER COMPANIES FLORIDA LLC, AMERICAN BUILDERS SUPPLY, INC., d/b/a American Builders Supply, ITALIAN TERRAZZO & TILE, LLC, EDMONSON ELECTRIC, LLC, BRENDA FAIR CLEANING SERVICE, INC., a/k/a Brenda Fair Cleaning, Inc., GEMM DEVELOPMENT LLC, PINNACLE USA, INC., DAVIS DEVELOPMENT AND CONSTRUCTION, LLC, SHAMROCK SHORES PROPERTY OWNERS' ASSOCIATION INC., RONALD HENRY CARPENTER, and JOHN / JANEDOE, fictitious names representing tenants in possession, Defendants.
Notice is given that pursuant to the Consent Final Judgment of Foreclosure Damages dated March 12, 2026 entered in Case No. 2025-CA-755 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 May 1, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:
Lot 217, Shamrock Shores, a subdivision, according to the Plat thereof, recorded in Plat Book 16, Page 74A, of the Public Records of Charlotte County, Florida.
Together with all rents, issues and profits.
Property Address: 9032 Evelyn Road, Englewood, Florida 34224
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 13th day of March 2026.
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
03/13/2026 (SEAL) B. Lackey
/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 20, 27, 2026 26-00308T

NOTICE OF SALE PURSUANT TO CHAPTER 45
(142 Fairway Road, Rotonda West, Florida 33947)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-1104
TRYON STREET ACQUISITION TRUST I, Plaintiff, v. CARPENTER COMPANIES FLORIDA LLC, HONC INDUSTRIES, INC., ITALIAN TERRAZZO & TILE, LLC, PINNACLE USA, INC., MK'S LAWN AND MAINTENANCE SERVICE, INC., AMERICAN BUILDERS SUPPLY, INC., a/k/a American Builders Supply, EDMONSON ELECTRIC, LLC, IDEAL SOFFIT & FASCIA LLC a/k/a Ideal Soffit & Fascia, GEMM DEVELOPMENT, LLC, ROTONDA WEST ASSOCIATION, INC., and JOHN / JANE DOE, fictitious names representing tenants in possession, Defendants.
Notice is given that pursuant to the Amended Consent Final Judgment of Foreclosure Damages dated March 12, 2026 entered in Case No. 2025-CA-1104 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 29, 2026, in accordance with Chapter 45 Florida Statutes, the

following-described property set forth in said Final Judgment of Foreclosure and Damages:
Lot 579, ROTONDA WEST PINEHURST, according to the plat thereof, as recorded in Plat Book 8, Page 12A, Public Records of Charlotte County, Florida.
Together with all rents, issues and profits.
Property Address: 142 Fairway Road, Rotonda West, Florida 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 13th day of March 2026.
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
03/13/2026 (SEAL) B. Lackey
/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 20, 27, 2026 26-00302T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(573 Rose Apple Circle, Port Charlotte, Florida)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-714
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, 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 11, 2026 entered in Case No. 2025-CA-714 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 24, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 16, Block 5299, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY SIX, according to the Plat thereof, recorded in Plat Book 16, Page(s) 22A through 22C, inclusive, of the Public Records of Charlotte County, Florida.
Together with all rents, issues and profits.
Property Address: 573 Rose Apple Circle, Port Charlotte, FL 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 11th day of March 2026.
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
03/13/2026 (SEAL) B. Lackey
/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 20, 27, 2026 26-00294T

PUBLISH YOUR LEGAL NOTICE
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
V02026.03

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2026-10023-CIDL
MIREY A DIAZ,
Plaintiff, v.
ANDRES URRUTIA MANRIQUEZ
**and THE ROTONDA MEADOWS/
VILLAS CONSERVATION
ASSOCIATION, INC.,**
Defendant.

ANDRES URRUTIA MANRIQUEZ
ROSA OHIGGINS 435
LAS CONDES SANTIAGO DE CHILE

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

THE FOLLOWING DESCRIBED
LAND, SITUATE, LYING, AND BEING
IN CHARLOTTE COUNTY,
FLORIDA, TO WIT:

LOT 11, BLOCK 25, ROTONDA
VILLAS, A SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 12, PAGES 1M,
OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA.

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

Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at 2720 Park Street,
Suite 205, Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202, not
less than 28 days of the first date of
publication of this Notice, and file the
original with the Clerk of this Court,
at 350 E Marion Ave, Punta Gorda,
FL 33950 before service on Plaintiff
or immediately thereafter. If you fail to
do so, a Default 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 the Administrative
Services Manager, whose office is located
at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110
or jembury@ca.cjis20.org, 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 11 day of March, 2026.

Clerk of the Circuit Court
By: B. Lackey (SEAL)
As Deputy Clerk

Mar. 20, 27; Apr. 3, 10, 2026

26-00285T

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. 25-1664-CA
CARLO FINANCIAL
SOFTWARE TECHNOLOGY, LLC,
a Florida limited liability company,
Plaintiffs, v.
BEST REALTY INVESTMENTS,
LLC, JOHN H. CASSIDY and RUBY
G. CASSIDY, and WILLIAM O.
HALDY,
Defendants.

TO: DEFENDANT, WILLIAM O.
HALDY and all unknown heirs,
devisees and beneficiaries of WILLIAM
O. HALDY IF ALIVE AND IF DEAD,
THEIR UNKNOWN WIDOWS,
WIDOWS, HEIRS, DEVISEES,
GRANTEES, AND ALL OTHER PERSONS
CLAIMING BY, THROUGH,
UNDER OR AGAINST THEM AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
THE FOREGOING DEFENDANT
AND ALL PERSONS HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
AND ALL OTHERS WHOM IT MAY
CONCERN:

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

Lot 28, Block 3834, PORT
CHARLOTE SUBDIVISION,

SECTION 72, according to
the map or plat thereof, as
recorded in Plat Book 6, Pages
28A through 28H, 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 Robert C. Benedict,
Plaintiff's attorney whose address
is Wideikis, Benedict & Berntsson, LLC,
The BIG W Law Firm, 3195 S. Access
Rd., Englewood, Florida 34224, on or
before April 20, 2026, 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 March 13, 2026.

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

Mar. 20, 27; Apr. 3, 10, 2026

26-00293T

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. 26000094CA
MSR ASSET VEHICLE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF MICHELE
ENDRIES, DECEASED. et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
MICHELE ENDRIES, DECEASED,
whose residence is unknown if he/
she/they be living; and if he/she/they
be dead, the unknown defendants
who may be spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees, and all parties claiming an
interest by, through, under or against
the Defendants, who are not known to
be dead or alive, and all parties having
or claiming to have any right, title or
interest in the property described in
the mortgage being foreclosed herein.

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

CONDOMINIUM UNIT B,
VILLA ESTA II, A CONDO-
MINIUM ACCORDING TO
THE DECLARATION OF
CONDOMINIUM THEREOF,
AS RECORDED IN OFFICIAL
RECORDS BOOK 904, PAGE
104, AS AMENDED FROM
TIME TO TIME, AND BEING
FURTHER SHOWN AND DE-
FINED IN THAT SURVEY,
PLOT PLAN AND GRAPHIC
DESCRIPTION OF IMPROVE-
MENTS THEREOF, RE-

CORDED IN CONDOMINIUM
BOOK 7, PAGE 7A THROUGH
7C, INCLUSIVE, AS AMEND-
ED FROM TIME TO TIME,
OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA, TOGETHER WITH
AN UNDIVIDED INTER-
EST IN THE COMMON EL-
EMENTS APPURTENANT
THERETO.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before 4-20-26 /
(30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or im-
mediately 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 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.

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

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
BY: BRITTANY LACKEY
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-378683
March 20, 27, 2026 26-00292T

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-000566
NATIONS LENDING
CORPORATION,
Plaintiff, v.
UNKNOWN PERSONAL
REPRESENTATIVE OF THE
ESTATE OF PAUL J. KELLER, et
al.,
Defendants.

NOTICE is hereby given that Roger
D. Eaton, Clerk of the Circuit Court
of Charlotte County, Florida, will on
April 24, 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 5, Block 47, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION FOUR, according to the
map or plat thereof, as recorded in
Plat Book 3, Page(s) 87A through
87D, of the Public Records of
Charlotte County, Florida.

Property Address: 701 Dalton
Blvd., 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 en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

WITNESS my hand and official seal
of this Honorable Court this day of
03/13/2026.

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

March 20, 27, 2026 26-00304T

FIRST INSERTION

NOTICE OF ACTION AGAINST
DEFENDANT JANICE L.
PARKER, UNKNOWN TENANT
1, UNKNOWN TENANT 2 AND
UNKNOWN SPOUSE 1
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA

Case No.: 25001766CA
Division: Civil
PNC Bank, National Association
Plaintiff, vs.
Janice L. Parker, et al.
Defendants.

TO:
JANICE L. PARKER
18520 KULDIN AVENUE
PORT CHARLOTTE, FL 33948
UNITED STATES OF AMERICA
UNKNOWN TENANT 1
18520 KULDIN AVENUE
PORT CHARLOTTE, FL 33948
UNITED STATES OF AMERICA
UNKNOWN TENANT 2
18520 KULDIN AVENUE
PORT CHARLOTTE, FL 33948
UNITED STATES OF AMERICA
UNKNOWN SPOUSE 1
18520 KULDIN AVENUE
PORT CHARLOTTE, FL 33948
UNITED STATES OF AMERICA
and all parties claiming interest by,
through, under or against Defendant(s)
JANICE L. PARKER, UNKNOWN
TENANT 1, UNKNOWN TENANT 2
AND UNKNOWN SPOUSE 1, and all
parties having or claiming to have any
right, title or interest in the property
herein described;

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

The following described land, situate,
lying and being in Charlotte, Florida,
to-wit:

Lot 4, Block 221, Port Char-
lotte Section 8, according to the
plat thereof, as recorded in Plat
Book 4, Page(s) 16, of the Pub-
lic 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 CRAIG
P. ROGERS, Plaintiff's attorney, P. O.
Box 165028, Columbus, OH 43216-
5028, within thirty (30) days after
the 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.

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 Administrative Services
Manager, whose office is located at 350
E. Marion Avenue, Punta Gorda,
Florida 33950, and whose telephone
number is (941) 637-2110 or
jembury@ca.cjis20.org, 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
CLERK OF THE CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA
March 20, 27, 2026 26-00290T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
(9040 Evelyn Road, Englewood,
Florida 34224)

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

Case No. 25-CA-784
WILMINGTON SAVINGS FUND
SOCIETY, FSB, not in 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,
SHAMROCK SHORES PROPERTY
OWNERS' ASSOCIATION, INC.,
EDMONSON ELECTRIC, LLC,
L&W SUPPLY CORPORATION,
AMERICAN BUILDERS SUPPLY,
INC. a/k/a American Builders
Supply, RONALD HENRY
CARPENTER, and JOHN / JANE
DOE, fictitious names representing
tenants in possession,
Defendants.

Notice is given that pursuant to the
Consent Final Judgment of Foreclosure
Damages dated March 12, 2026 entered
in Case No. 2025-CA-784 of the
Circuit Court of the Twentieth Judicial
Circuit in and for Charlotte County,
Florida, in which WILMINGTON
SAVINGS FUND SOCIETY, FSB,
NOT IN IS 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 May 4, 2026, in accordance
with Chapter 45 Florida Statutes, the
following-described property set forth
in said Final Judgment of Foreclosure
and Damages:

Lot 216, Shamrock Shores, accord-
ing to the Plat thereof, recorded
in Plat Book 16, Page 74A, of the
Public Records of Charlotte Coun-
ty, Florida.

Together with all rents, issues and
profits.
Property Address: 9040 Evelyn
Road, Englewood, Florida 34224

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

Dated this 13th day of March 2026.

CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
03/13/2026 (SEAL) B. Lackey
/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 20, 27, 2026 26-00309T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
(22442 Peachland Boulevard, 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-826
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, DAVIS
DEVELOPMENT AND
CONSTRUCTION LLC, HONC
INDUSTRIES, INC., MK'S LAWN
AND MAINTENANCE SERVICE,
INC., BRENDA FAIR CLEANING,
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 11, 2026 entered
in Case No. 2025-CA-826 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 24, 2026, in accordance
with Chapter 45 Florida Statutes, the
following-described property set forth

in said Final Judgment of Foreclosure
and Damages:

Lot 10, Block 3117, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION FIFTY, a Subdivision,
according to the Plat thereof, re-
corded in Plat Book 5, Page 64A,
of the Public Records of Charlotte
County, Florida.

Together with all rents, issues and
profits.
Property Address: 22442 Peach-
land Boulevard, 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, 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 12th day of March 2026.

(SEAL) B. Lackey 03/12/2026
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 20, 27, 2026 26-00289T

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

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 ac-
tion involves real property in Charlotte
County, Florida (the "Property") more
particularly described as:

Lot 23, Block 3194, Port Char-
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 Twen-
tieth 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 Di-
glio-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 ser-
vice 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

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

DATED on 2/5/26

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

26-00142T

SECOND INSERTION

NOTICE 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 de-
mands 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 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
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 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. 732.221,
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

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION
Case No. 24002282CA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs.
AMANDA P ALLEN, MATTHEW D ALLEN, SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., DEEP CREEK CIVIC ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 27, 2026, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:
LOT 28, BLOCK 530, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2, 2A THROUGH 2Z42, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
and commonly known as: 277

SEASONS DR, PUNTA GORDA, 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 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 03/11/2026.
Clerk of the Circuit Court
Roger D. Eaton
By: (SEAL) B. Lackey
Deputy Clerk
F328202/2427867/CMP
March 13, 20, 2026 26-00278T

SECOND 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 Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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

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-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 following 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 SUBDIVISION, 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 written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 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 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 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

SECOND 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 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 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

SECOND 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 RAMONDA SUTTON, deceased, whose date of death was January 4, 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 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

SECOND 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 Division, 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 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 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

SECOND 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, 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 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

SECOND 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 February 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 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:
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

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.: 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 CHARLOTTE 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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this day of 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

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 102449

-- ACTIONS / SALES --

SECOND 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

SECOND INSERTION

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

CASE NO.: 2025-CA-000595

LAKVIEW 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

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY

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

Case #: 25001178CA

Rocket Mortgage, LLC f/k/a Quicken

Loans, LLC

Plaintiff, -vs.-

Brian Joseph Minardi a/k/a Brian

J. Minardi; Steven Minardi a/k/a

Steven Ruby; Dylan Minardi; Easton

Minardi; Deborah Ann Masters

a/k/a Deborah A. Masters; Thomas

Meunier; Robert Meunier; David

Meunier; Unknown Spouse of

Brian Joseph Minardi a/k/a Brian

J. Minardi; Unknown Spouse of

Steven Minardi a/k/a Steven Ruby;

Unknown Spouse of Dylan Minardi;

Unknown Spouse of Easton Minardi;

Unknown Spouse of Deborah Ann

Masters a/k/a Deborah A. Masters;

Unknown Spouse of Thomas

Meunier; Unknown Spouse of Robert

Meunier; Unknown Spouse of David

Meunier; Bank of America, N.A.;

National Biosafe, Inc.; Unknown

Parties in Possession #1, if living,

and all Unknown Parties claiming

by, through, under and against the

above named Defendant(s); Unknown

Parties in Possession #2, if living,

and all Unknown Parties claiming

by, through, under and against the

above named Defendant(s)

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, as-

signees, creditors, lienors, and trust-

ees, 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 un-

known Defendants as may be infants,

incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that

an action has been commenced to fore-

close a mortgage on the following real

property, lying and being 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 19A THROUGH 19H, INCLUSIVE 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

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, RE-

CORDED 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

Charlotte County, Florida

03/05/2026 (SEAL) B. Lackey

DEPUTY CLERK OF COURT

Kelley Kronenberg

10360 W State Rd 84

Fort Lauderdale, FL 33324

Service Email:

flrealprop@kelleykronenberg.com

File No.: 5299.000110

March 13, 20, 2026

26-00256T

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE
SERVICE - PROPERTY

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

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

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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 case 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 ENS 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

SECOND 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

SECOND 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, SEMINOLE 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

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. 25001604CA

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

TO: MARK JOSEPH JOHNSON,
UNKNOWN SPOUSE OF MARK JOSEPH 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 foreclosed 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

SECOND 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

SECOND 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 complaint 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

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his “brain trust,” as it was christened. They devised measures to be taken after his inauguration that grew into the “New Deal” FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that “the only thing we have to fear is fear itself.” And he immediately launched a frenetic program of legislative measures — the “100 days” of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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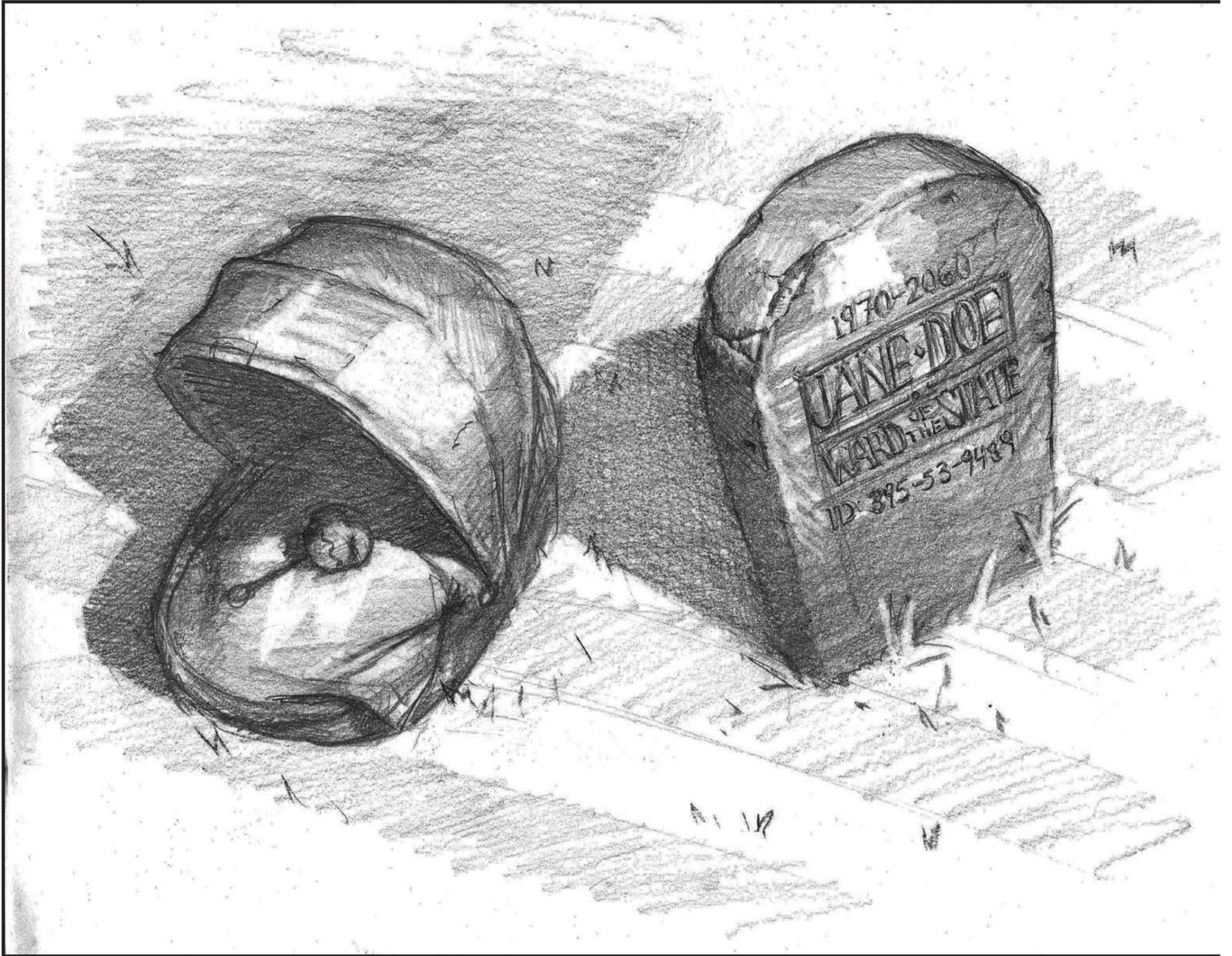


ILLUSTRATION BY SEAN MICHAEL MONAGH

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.