

CHARLOTTE COUNTY LEGAL NOTICES

--- ACTIONS / SALES / PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that MARY STEELE, OWNER, desiring to engage in business under the fictitious name of ITECH located at 13436 IRWIN DR, PORT CHARLOTTE, FLORIDA 33953 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 27, 2026 26-00341T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: APRIL 27 2026: BERTS CLACK WIDOW HARLEY DAVIDSON 2224 EL JOBEAN RD PORT CHARLOTTE FL 33948 PHONE:(941)883-8000 MV 93870 2007 HD 1HD1KB4167Y647204 \$1,434.60
March 27, 2026 26-00332T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on April 20 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

23950 Veterans Blvd Port Charlotte, FL 33954	NAME	UNIT	BALANCE
Mark Evans	4004	683.8	
Trevor Cherry	2057	764.75	
Leilani Alcisto	2176	784.4	

March 27; April 3, 2026 26-00343T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/16/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

2246	Derrick Jackson	Boxes, Household items
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Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.
March 27; April 3, 2026 26-00333T

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 SWFL Refrigeration and Appliance located at 3522 Knox Ter, in the County of Charlotte, in the City of Port Charlotte, Florida 33948 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 24 day of March, 2026.
ABEL 2 REMODEL KITCHEN AND BATH LLC
March 27, 2026 26-00350T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 26000181CP
IN RE: THE ESTATE OF
GLENN R. SAVAGE,
Deceased.

The administration of the estate of GLENN R. SAVAGE, 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 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 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 27, 2026.

/s/ Jim Vigeant
Jim Vigeant,
Personal Representative
19149 Meadow Brook Ct.
North Fort Myers, FL 33903

/s/ Christine F. Wright
Christine F. Wright, Esq.
Florida Bar No: 120790
WRIGHT LAW FIRM, P.A.
923 Del Prado Blvd. S, Suite 205
Cape Coral, FL 33990
Tel: 239-542-9955
Fax: 239-829-0548
E-mail: cwright@wlfpa.com
Secondary E-mail: info@wlfpa.com
Attorney for Personal Representative
Mar. 27; Apr. 3, 2026 26-00355T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/10/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1963 ELCO HS 5203324. Last Tenants: DANIEL F. HOTALING, MATTHEW LAURENCE HOTALING, ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF DANIEL F. HOTALING; AND UNKNOWN PARTY OR PARTIES IN POSSESSION and all unknown parties beneficiaries heirs. Sale to be at CS1031 HARBOR VIEW MHC, LLC DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-8269.
Mar. 27; Apr. 3, 2026 26-00348T

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 BOSS LIGHTING located at: 8261 BURNT STORE RD in the city of PUNTA GORDA, FL 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 20th day of March 2026.
OWNER:
MANUFACTURING CORPORATION OF AMERICA, INC.
8261 BURNT STORE RD
PUNTA GORDA, FL 33982
March 27, 2026 26-00342T

FIRST INSERTION

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

CASE NO.: 2024-CA-001026
MIDFIRST BANK,
Plaintiff, v.
ANDREY VLADIMEROVICH
GLADKOV, et al.,
Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on April 17, 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 11, Block 3626, PORT CHARLOTTE SUBDIVISION SECTION SIXTY TWO, according to plat thereof as recorded in Plat Book 5, Page 76-A through 76-E, of the Public Records of Charlotte County, Florida.
Property Address: 10348 Kidron Ave A & B, Englewood, FL 34224
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 03/19/2026.

Roger D. Eaton
Clerk of the Circuit Court
By: (SEAL) B. Lackey
DEPUTY CLERK
Mar. 27; Apr. 3, 2026 26-00337T

FIRST INSERTION

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

CASE NO.: 2026-CA-000023
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
TROY V. DERRICK, et al.,
Defendants.

TO: Troy V. Derrick
23332 Olean Boulevard
Port Charlotte, FL 33980
Unknown Spouse of Troy V. Derrick
23332 Olean Boulevard
Port Charlotte, FL 33980
Unknown Party in Possession 1
23332 Olean Boulevard
Port Charlotte, FL 33980
Unknown Party in Possession 2
23332 Olean Boulevard
Port Charlotte, FL 33980

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

Lot 2, Block 2263, PORT CHARLOTTE SUBDIVISION SECTION TWENTY, according to the plat thereof as recorded in Plat Book 5, Page 10-A, Public Record of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 19 day of March, 2026.

Roger D. Eaton
as Clerk of the Circuit Court of
Charlotte County, Florida
(SEAL) By: B. Lackey
DEPUTY CLERK
Mar. 27; Apr. 3, 2026 26-00347T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 25000405CA
SELENE FINANCE, LP,
Plaintiff, vs.
KAREN S. STORM, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 19, 2025, and entered in 25000405CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and KAREN S. STORM are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on April 17, 2026, the following described property as set forth in said Final Judgment, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT CHARLOTTE, COUNTY OF CHARLOTTE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: LOT 14, BLOCK 4851, PORT CHARLOTTE GOLF COURSE SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 33A THROUGH 33G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL ID: 40-22-14-382-007 THIS BEING THE SAME PROPERTY CONVEYED TO ROBERT R. STORM AND

KAREN S. STORM, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, FROM PETER C. MORENCY AND TRACY K. MORENCY, HUSBAND AND WIFE, IN A DEED DATED APRIL 11, 2011, AND RECORDED APRIL 11, 2011, IN DEED BOOK 3562, PAGE 199 AND INSTRUMENT NUMBER 2010205. PROPERTY COMMONLY KNOWN AS: 2440 SISTINA STREET, PORT CHARLOTTE, FL 33952. PARCEL ID: 40-22-14-382-007
Property Address: 2440 SISTINA 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 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 this 19 day of March, 2026.
ROGER D. EATON
As Clerk of the Court
By: Brittany Lackey
As Deputy Clerk
24-233821 - MaM
Mar. 27; Apr. 3, 2026 26-00340T

FIRST INSERTION

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

CIVIL DIVISION
Case No.: 25001710CA

ALMA ALVARADO, as Trustee of the
Dennis Jones Revocable Trust dated
April 5, 2022,
Plaintiff, vs.
T&K EL JOBEAN, LLC, a Florida
limited liability company and
ANDERSON ENCLOSURES, LLC, a
Florida limited liability company,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, May 4, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lots 11, 12, 13, 14, 46, 47, 48, 49, 50, 51, 52, and 53, Block 657 of PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, a subdivision according to the plat thereof, as recorded in Plat Book 5, Page 51, of the Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Default Final Judgment of Foreclo-

sure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25001710CA, ALMA ALVARADO, as Trustee of the Dennis Jones Revocable Trust dated April 5, 2022, Plaintiff vs. T&K EL JOBEAN, LLC, a Florida limited liability company and ANDERSON ENCLOSURES, LLC, a Florida limited liability company, Defendants. 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.

Dated this day of 03/19/2026.
ROGER D. EATON, Clerk
By: (SEAL) B. Lackey
Deputy Clerk
Mar. 27; Apr. 3, 2026 26-00338T

FIRST INSERTION

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

PROBATE DIVISION
File No.: 2026-CP-00264

Division: Probate
IN RE: ESTATE OF
ROBERT C. MARINI
a/k/a ROBERT CHARLES MARINI
Deceased.

The administration of the estate of Robert C. Marini a/k/a Robert Charles Marini, deceased, whose date of death was January 1, 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 27, 2026.

Personal Representative:
Beatrice Anne J. Marini
5000 Gasparilla Road #6B
Boca Grande, FL 33921

Attorney for Personal Representative:
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
Mar. 27; Apr. 3, 2026 26-00336T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 25000134CA
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST,
SERIES 2020-2,
Plaintiff, vs.
LAURA ANN TROTT COOK A/K/A
LAURA A. TROTT-COOK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 19, 2025, and entered in 25000134CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and LAURA ANN TROTT COOK A/K/A LAURA A. TROTT-COOK; CHAD R. COOK; CHARLOTTE COUNTY, FLORIDA are the Defendant(s).

ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on April 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 278, PORT CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 16A THROUGH 16Y AND 16Z1 THROUGH 16Z7, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 3011 TAMARIND ST, 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 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 this 19 day of March, 2026.
ROGER D. EATON
As Clerk of the Court
By: Brittany Lackey
As Deputy Clerk
24-177496 - MaM
Mar. 27; Apr. 3, 2026 26-00339T

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000241-CP
Division Probate
IN RE: ESTATE OF
ROBERT J. DEWIRE,
Deceased.**

The administration of the estate of Robert J. Dewire, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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 27, 2026.

Personal Representative:
Robin Vazquez
230 Venezia Court
Punta Gorda, FL 33950
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
Mar. 27; Apr. 3, 2026 26-00356T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-171-CP
Division: Probate
IN RE: ESTATE OF
CAREY EVERETT DUBBERLY
Deceased.**

The administration of the estate of Carey Everett Dubberly, deceased, whose date of death was June 12, 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 27, 2026.

Personal Representative:
Courtney Franklin
PO Box 13 Cheriton, Virginia 23316
Attorney for Personal Representative:
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
Mar. 27; Apr. 3, 2026 26-00335T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-187CP
Division Probate
IN RE: ESTATE OF
NANCY H. NEWPORT,
Deceased.**

The administration of the estate of NANCY H. NEWPORT, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 27, 2026.

Personal Representative:
Edith Anne Brewer
2066 Apian Way
Port Charlotte, FL 33953
Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Avenue, Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
Mar. 27; Apr. 3, 2026 26-00351T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-248-CP
Division: Probate
IN RE: ESTATE OF
RONALD ALLEN
VANLERBERGHE A/K/A
RONALD VANLERBERGHE
Deceased.**

The administration of the estate of Ronald Allen Vanlerberghe a/k/a Ronald Vanlerberghe, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion 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 27, 2026.

Personal Representative:
Beverly Ann Jahn
2800 SW Toronado Trail
Stewart, Florida 34997
Attorney for Personal Representative:
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
Mar. 27; Apr. 3, 2026 26-00344T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000234CP
IN RE: ESTATE OF
ROBIN CURTIS BURGESS,
DECEASED.**

The administration of the estate of ROBIN CURTIS BURGESS, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 27, 2026.

Personal Representative:
**/s/ KIMBERLY BURGESS-WALLS
C/O TIMOTHY W. GENSMER, P.A.**
2831 Ringling Blvd, Suite 202-A
Sarasota, FL 34237
Attorney for Personal Representative:
TIMOTHY W. GENSMER, P.A.
/s/ Timothy W. Gensmer
TIMOTHY W. GENSMER, ESQ.
2831 Ringling Blvd, Suite 202-A
Sarasota, FL 34237
(941) 952-9377 Telephone
(941) 954-5605 Fax
tim@timgensmer.com Primary Email
FL Bar No. 586242
Attorney for Personal Representative
Mar. 27; Apr. 3, 2026 26-00334T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-CP-000256
IN RE: ESTATE OF
HEIDI L. GREY
Deceased.**

The administration of the estate of HEIDI L. GREY, deceased, whose date of death was July 21, 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-

living 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 27, 2026.

Personal Representative:
BRADLEY L. STEVENS
2002 NE 15th Street
Cape Coral, Florida 33909
Attorney for Personal Representative:
MICHAEL WILLIAM BUDDY
FAULKNER
Attorney
Florida Bar Number: 1031568
JONES HABER & ROLLINGS
1633 SE 47th Terrace
Cape Coral, FL 33904
Telephone: (239) 542-0700
Fax: (239) 542-8627
E-Mail:
Faulkner@JonesHaberLaw.com
Secondary E-Mail:
Simes@JonesHaberLaw.com
Mar. 27; Apr. 3, 2026 26-00334T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45
(605 Rose Apple Circle, Port
Charlotte, Florida 33954)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-828
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, HONC
INDUSTRIES, 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 Consent Final Judgment of Foreclosure Damages dated March 17, 2026 entered in Case No. 2025-CA-828 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 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 9, Block 5299, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINE-TY SIX, according to the plat thereof, recorded in Plat Book 16, Page 22A, of the Public Records of Charlotte County, Florida
Together with all rents, issues and profits.
Property Address: 605 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 18th day of March 2026.

03/24/2026 (SEAL)
B. Lackey
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813)221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
46622109 v1
Mar. 27; Apr. 3, 2026 26-00352T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45
(16265 San Edmundo Road, Punta
Gorda, Florida 33955)**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-833
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, PINNACLE USA, INC., DAVIS DEVELOPMENT AND CONSTRUCTION LLC, GEMM DEVELOPMENT LLC, BURNT STORE LAKES PROPERTY OWNER'S 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 19, 2026 entered in Case No. 2025-CA-833 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 May 7, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 9, Block 834, PUNTA GORDA ISLES SECTION 21, according to the Plat thereof, recorded in Plat Book 13, Page 1A, of the Public Records of Charlotte County, Florida.
Together with all rents, issues and profits.
Property Address: 16265 San Edmundo Road, Punta Gorda, Florida 33955

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 23rd day of March 2026.

(SEAL) G. Colon 03/23/2026
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
Mar. 27; Apr. 3, 2026 26-00349T

FIRST INSERTION

**NOTICE OF SALE ISSUED BY
CLERK**

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

**082024CA002256000101
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS SECURITIZATION TRUST 2022-8**

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

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 20, 2026, and entered in Case No. 082024CA002256000101 of the Circuit Court in and for CHARLOTTE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS SECURITIZATION TRUST 2022-8 is the Plaintiff and CAROL HAGEMANN, PETER HAGEMANN, CHARLOTTE COUNTY TAX COLLECTOR, FLORIDA DEPARTMENT OF REVENUE, BEACHCOMBER OF MANASOTA KEY, LLC, the Defendants. Roger D Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on 05/04/2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 27, BLOCK B, ENGLEWOOD SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 88, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED AT CHARLOTTE County, Florida, this day of 03/24/2026.
Roger D Eaton, CPA, Clerk
CHARLOTTE, Florida
By: (SEAL) B. Lackey
Deputy Clerk
24-F000005/JS0120
Mar. 27; Apr. 3, 2026 26-00353T

--- SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT IN AND
FOR CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-000235-CP
IN RE: The Estate of:
EUGENE KENNETH ELSENBECK,
JR.,

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

The administration of the estate of
EUGENE KENNETH ELSENBECK,
JR., deceased, whose date of death was
December 19th, 2025, is pending in
the Circuit Court for Charlotte County,
Florida, Probate Division, the address
of which is Clerk of the Circuit Court,
350 E. Marion Avenue, Punta Gorda,
Florida, 33950; the names and address
of the personal representative and the
personal representative's attorney are
set forth below.

All creditors of the decedent and per-
sons 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 DATE OF THE FIRST PUBLICA-

TION 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 and 733.710
OF THE FLORIDA PROBATE CODE
WILL BE FOREVER BARRED. NOT-
WITHSTANDING THE TIME PE-
RIODS 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 27, 2026.

TIMOTHY DAVID ELSENBECK
Personal Representative

4 Hara Crescent
New Hartford, NY 13413

Mark A. Creech, Esq.
Attorney for PRs
1620 Placida Rd., Ste A
Englewood, Florida 34223
941-474-3721
FB#043615

Mar. 27; Apr. 3, 2026 26-00345T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000268CP
Division Probate
IN RE: ESTATE OF
THOMAS A. STEELE Deceased.

The administration of the estate of
Thomas A. Steele, deceased, whose
date of death was February 24, 2026, is
pending in the Circuit Court for Char-
lotte County, Florida, Probate Division,
the address of which is 350 E. Marion
Avenue, Punta Gorda, Florida 33950.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

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

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

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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 27, 2026.

Personal Representative:
Theodore D. Steele, Jr.

23245 Banbury Way
Venice, Florida 34293
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
Mar. 27; Apr. 3, 2026 26-00362T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR
THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24001455CA

CARDINAL FINANCIAL
COMPANY, LIMITED
PARTNERSHIP
Plaintiff(s), vs.

LISA CARPENTER A/K/A LISA
M CARPENTER; THOMAS
CORBETT; ACHIEVA CREDIT
UNION; DEVORE CAPITAL
CONTRACTING CONSULTING,
INC; HUNTINGTON NATIONAL
BANK

Defendant(s).

NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on March 20,
2026 in the above-captioned action, the
Clerk of Court will sell to the highest and
best bidder for cash at www.charlotte.
realforeclose.com in accordance with
Chapter 45, Florida Statutes on the
15th day of April, 2026 at 11:00 AM
on the following described property
as set forth in said Final Judgment of
Foreclosure or order, to wit:

LOT 6, BLOCK 3802, PORT
CHARLOTTE SUBDIVISION
SECTION 63, ACCORDING TO
THE MAP OR PLAT THEREOF,
RECORDED IN PLAT BOOK 5,
PAGE(S) 77A THROUGH 77G,
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
COMMONLY KNOWN AS: 11679

CLAREMONT DRIVE, PORT
CHARLOTTE, FLORIDA 33981.
Property address: 11679 Clare-
mont Drive, Port Charlotte, FL
33981

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

If you are a person with a disability
who needs any accommodation in 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, Admin-
istrative 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.

03/25/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-002155-2
Mar. 27; Apr. 3, 2026 26-00358T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26301CP
IN RE: ESTATE OF
NANCY KAY SINCLAIR,
Deceased.

The administration of the estate of
NANCY KAY SINCLAIR, deceased,
whose date of death was May 29, 2025,
is pending in the Circuit Court for Char-
lotte County, Florida, Probate Division,
the address of which is 10 East Jefferson
St., Quincy, FL 32351. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

The personal representative has no

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

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

NOTWITHSTANDING THE TIME
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 27, 2026.

SALLY SINCLAIR-VINISKI
Personal Representative

3377 Orchid Cres
Walworth, NY 14568
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Mar. 27; Apr. 3, 2026 26-00361T

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

--- ACTIONS / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 26000218CP
IN RE: ESTATE OF
SIDONEY ELFREDA JOHNSTON
a/k/a SIDONEY E. JOHNSTON
Deceased

The administration of the Estate of SIDONEY ELFREDA JOHNSTON a/k/a SIDONEY E. JOHNSTON, deceased, File Number 26000218CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is June 28, 2012. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICES 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 DEATH IS BARRED.

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

Personal Representative:
MARLENE JOHNSTON,
1197 Yachtsman Lane
Punta Gorda, Florida 33983
Attorney for Personal Representative:
ROBERT D. SCHWARTZ, ESQ.
Florida Bar No. 028525
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone: (561) 736-3440
E-mail: robert@schwartzpa.com
Mar. 27; Apr. 3, 2026 26-00346T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
Case No. 26000039CP
IN RE: THE ESTATE OF:
PAULA LITTLETON, Deceased;
MICHELLE CICERO and
MELANIE JACKSON,
Petitioners

The administration of the testate estate of PAULA LITTLETON, deceased, whose date of death was September 20, 2025, and the last four digits of whose social security number are 4625, is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names of the personal representatives are MELANIE JACKSON AND MICHELLE CICERO. The name and address of the personal representatives' attorney and registered agent are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication is March 27, 2026.

/S/ RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897
raygrimm@outlook.com
FLA. BAR NO. 0488798
Attorney and Registered
Agent for Personal Representatives
Mar. 27; Apr. 3, 2026 26-00359T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH CIRCUIT OF
FLORIDA IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001992CC
WATERVIEW PROPERTY
OWNERS ASSOCIATION, INC., a
Florida not for Profit Corporation
Plaintiff, v.
DUANGDUEN CHAMNANKIT
Defendant.

TO: DUANGDUEN CHAMNANKIT
6009 FOREST DR,
MORTON GROVE, IL 60053-2411

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

Lot 15, Block 5020, First Replat In Port Charlotte Subdivision Section 94, A Subdivision According To The Plat Thereof, Recorded In Plat Book 15, Page 48a, Of the Public Records of Charlotte County, Florida.

Which has the address of: 10689 Hatchett, Cir, Port Charlotte, FL 33981

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

Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane, Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED on March 25, 2026.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: M. Hoffman (Seal)
As Deputy Clerk
Mar. 27; Apr. 3, 2026 26-00360T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 26000152CP
IN RE: ESTATE OF
BARBARA ANN WILLEMS
Deceased.

The administration of the Estate of BARBARA ANN WILLEMS, deceased, who died on October 31, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is the Honorable Lisa Spader Porter, 350 E. Marion Avenue, Punta Gorda, Florida, 33950. The names and addresses of the petitioner and the petitioner'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 27, 2026.

Personal Representative
Joene Murphy
1750 Webster Lane
Des Plaines, Illinois 60018
Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
Mar. 27; Apr. 3, 2026 26-00357T

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8008 - Port Charlotte
Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US
Facility Phone: 1+ (941) 999-3122
Description: Entire contents of unit consisting of, but not limited to: 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

THIRD INSERTION

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

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

Lot 23, Block 3194, Port Charlotte Subdivision Section Fifty One, according to the map or plat thereof as recorded in Plat Book 5, Page 65-A, Public Records of Charlotte County, Florida
Parcel Identification No. 402211408001
Property Address: 22293 Adorn Avenue, Port Charlotte, Florida 33952

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

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

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

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

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

DATED on 2/5/26
Clerk of the Circuit Court
By: M. Hoffman (Seal)
As Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026
26-00142T

SECOND INSERTION

NOTICE OF 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 3505 - North Port
Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US
Facility Phone: 1+ (941) 390-3132
Description: Entire contents of unit consisting of, but not limited to: 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

THIRD INSERTION

NOTICE OF ACTION
CONSTRUCTIVE
SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2695CA
NAJMI REALTY, LLC,
a Florida limited liability company,
Plaintiff, vs.

THOMAS C. TATARIAN; RONALD L. ALLISON; DONNA L. WRIGHT; LAURA STRATER; and AMERICAN ESTATE AND TRUST FBO LAURA STRATER, IRA; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendant, and all parties having or claiming to have any right, title, or interest in the property herein described,
Defendants.

TO: THOMAS C. TATARIAN, RONALD L. ALLISON, and DONNA L. WRIGHT:

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Charlotte County, Florida:
Parcel 1

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

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

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

Parcel 4
Lot 7, Block 907, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-FOUR, according to the plat thereof, as recorded in Plat Book 5, Pages 38A through 38H, inclusive, of the Public Records of Charlotte County, Florida
Commonly Known As: 424 Yeager Street, Port Charlotte, FL 33954
Parcel 5

Lot 17, Block 766, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SIX, according to the plat thereof, as recorded in Plat Book 5, Page 19-A, through 19-E, of the Public Records of Charlotte County, Florida
Commonly Known As: 20369 Kinderkernac Avenue, Port Charlotte, Florida 33952
Parcel 6

Lot 18, Block 761, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SIX, according to the plat thereof, as recorded in Plat Book 5, Page 19-A through 19-E, of the Public Records of Charlotte County, Florida
Commonly Known As: 1453 Eagle Street, Port Charlotte, Florida 33952
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded the Complaint.

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

WITNESS my hand and seal of this Court March 11, 2026.

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



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--- ESTATE / ACTIONS / SALES ---

SECOND 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

SECOND 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. 732.221,
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:
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

SECOND 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

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-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

SECOND 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

SECOND 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 a
real estate 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

SECOND 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. 732.221,
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:
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

SECOND 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; CASSANDRIA
DAKIS; BONNIEMARIE DAKIS;
CHRISTINE T. HOWELL
A/K/A CHRISTINE HOWELL;
STEPHANIE DAKISPOWELL;
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

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.: 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 prop-
erty 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
SERVICE@MGS-LEGAL.COM
25FL373-0356
March 20, 27, 2026 26-00328T

--- ESTATE ---

SECOND 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:
allee@mccrorrylaw.com
March 20, 27, 2026 26-00319T

SECOND 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

SECOND 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:
allee@mccrorrylaw.com
March 20, 27, 2026 26-00320T

SECOND 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, Tmstee
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

SECOND 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

SECOND 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

SECOND 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. McCroory
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:
allee@mccrorrylaw.com
March 20, 27, 2026 26-00315T

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2600021CP
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:
kmdonna@farr.com
March 20, 27, 2026 26-00300T

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Business Observer

--- ACTIONS / SALES ---

SECOND 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

SECOND 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, WIDOWERS, HEIRS, DEVISEES, GRANTEES, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THEM AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING 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, Plaintiffs' 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 Plaintiffs' 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

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. 2600094CA
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 is 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 CONDOMINIUM 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 DEFINED IN THAT SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS THEREOF, RE-

CORDED IN CONDOMINIUM BOOK 7, PAGE 7A THROUGH 7C, INCLUSIVE, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS 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 Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 13 day of 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

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-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 CHARLOTTE SUBDIVISION SECTION 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 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 03/13/2026.
 Roger D. Eaton
 Clerk of the Circuit Court
 (SEAL) By: B. Lackey
 DEPUTY CLERK
 March 20, 27, 2026 26-00304T

SECOND 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 Charlotte Section 8, according to the plat thereof, as recorded in Plat Book 4, Page(s) 16, 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 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

SECOND 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, 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: 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 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
 March 20, 27, 2026 26-00309T

SECOND 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., BRENDIA 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 CHARLOTTE SUBDIVISION SECTION FIFTY, a Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 64A, of the Public Records of Charlotte County, Florida.
 Together with all rents, issues and profits.
 Property Address: 22442 Peachland 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, 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 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

SECOND 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 to 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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:
roehn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
March 20, 27, 2026 26-00303T

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 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

SECOND 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

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:
roehn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
46622109 v1
March 20, 27, 2026 26-00295T

SECOND INSERTION

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

SECOND INSERTION

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

CASE NO.: 2600142CA
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 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.
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

SECOND 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

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:
roehn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
March 20, 27, 2026 26-00308T

SECOND INSERTION

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:
roehn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
March 20, 27, 2026 26-00302T

SECOND 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:
roehn@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
V02026.028