

## CHARLOTTE COUNTY LEGAL NOTICES

-- PUBLIC SALES / ESTATE / ACTION --

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Rotonda Self Storage located at 80 Harness Road in the City of Placida, Charlotte, FL 33946 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of March, 2026  
Robby Gravley  
April 3, 2026

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bark & Mane of Port Charlotte located at 677 N Washington Blvd Suite #35 in the City of Sarasota, Charlotte, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of March, 2026  
Kenneth Moll  
April 3, 2026

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lime PC Repair located at 1460 S McCall Rd, Suite 3D-1 in the City of Englewood, Charlotte, FL 34223 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of April, 2026  
SMBMSP LLC  
Jeffery McLaughlin  
April 3, 2026

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MODERN DENTISTRY OF PORT CHARLOTTE located at 19180 Quesada Avenue in the City of Port Charlotte, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of March, 2026  
MY DENTIST OF PORT CHARLOTTE, PLLC  
Jordan Tomalty, Manager  
April 3, 2026

## 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 Middle Ground Mediation located at 309 Tamiami Trl Suite 4, in the County of Charlotte, in the City of Punta Gorda, Florida 33950 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Punta Gorda, Florida, this 25 day of March, 2026.  
Anthony La Forgia  
April 3, 2026

## 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: CALUSA COMPANION CARE, LLC, Located at: 17530 Palmetto Pass Ln, in the County of: Charlotte, in the City of: Babcock Ranch, FL 33982. Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at: Babcock Ranch, on this 24th day, of March, in the year 2026.  
Owner's Name: Charlene Buen-Sabga  
April 3, 2026

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bark & Mane of Punta Gorda located at 677 N Washington Blvd Suite #35 in the City of Sarasota, Charlotte, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of March, 2026  
Kenneth Moll  
April 3, 2026

## FIRST INSERTION

**NOTICE OF RULE DEVELOPMENT BY THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT -AMENITY RULES AND RATES-**

In accordance with Chapters 120 and 190, *Florida Statutes*, the North Loop Community Development District ("District") hereby gives notice of its intention to develop:

• "Amenity Rules and Rates" (a/k/a the "Proposed Rules") the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-01B.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on May 12, 2026, at Punta Gorda Charlotte Library, 401 Shreve St. Punta Gorda, FL 33950 at 2:30 p.m.

Additional information regarding these public hearings may be obtained from the District's website, <https://northloopcdd.com> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, 813-565-4663, [andy@hikai.com](mailto:andy@hikai.com).

Andy Mendenhall, District Manager  
North Loop Community Development District  
April 3, 2026

## FIRST INSERTION

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

Case No.: 26000063CC  
**SUNSET PALMS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation**  
Plaintiff, vs.

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

TO: COREY P. SKYE and UNKNOWN SPOUSE OF COREY P. SKYE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described.

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

Unit No. 1802, Building 18, Sunset Palms, a condominium, according to the Declaration of Master Association Covenants and Restrictions for Sunset Palms Master Condominium recorded on May 4, 2012 in Book 3654, Page 1719 and the Declaration of Condominium of Sunset Palms, a Condominium recorded on May 4, 2012 in Book 3654, Page 1767. Public Records of Charlotte County, Florida; together with an undivided share in the common elements appurtenant thereto.  
Commonly Known As: 16302 Sunset Palms Blvd., Bldg. 18, Unit 1802, Punta Gorda, FL 33955

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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](mailto: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 March 31, 2026

ROGER D. EATON,  
CLERK OF COURT  
By: M. Hoffman  
Deputy Clerk  
April 3, 10, 2026

**NOTICE OF RULE DEVELOPMENT BY THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)**

In accordance with Chapters 190 and 120, *Florida Statutes*, the West Port East Community Development District ("District") hereby gives notice of its intention to develop a set of rules for parking enforcement and the towing of vehicles ("Parking Rules"). The proposed Parking Rules rule number is 2026-1.

The Parking Rules will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Parking Rules is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Parking Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Parking Rules include, but are not limited to, 120.69, 190.012, 190.035 and 190.041 *Florida Statutes*.

A public hearing will be conducted by the District on May 12, 2026, at 12:00 p.m., or as soon thereafter the matter may be heard at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950. Additional information regarding this public hearing may be obtained from the District's website, <https://www.westporteastcdd.net/>, or by contacting the District Manager, Kristen Suit, at [suitk@whassociates.com](mailto:suitk@whassociates.com), or by calling (561) 571-0010.

A copy of the Proposed Rule may be obtained, without cost may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

Kristen Suit  
District Manager  
April 3, 2026

## FIRST INSERTION

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on April 23, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

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

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

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

District Manager  
April 3, 2026

## FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000136CP IN RE: ESTATE OF MATTHEW JOHN PRISUTTI 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 Matthew John Prisuetti, deceased, File Number 26000136CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was May 21, 2025; that the total value of the estate is \$47,522.56 and that the names and addresses of those to whom it has been assigned by such order are:

Name and address  
1. Susan Eloise Poplin, 3523 Old St. Augustine Road, Tallahassee, FL 32311  
2. Anna Marie Prisuetti, 14570 Milltown Road, Waterford, VA 20197  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the decedent and persons having claims or

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

The date of first publication of this Notice is April 3, 2026.

**Persons Giving Notice:**  
**Susan Eloise Poplin**  
3523 Old St. Augustine Road  
Tallahassee, Florida 32311  
**Anna Marie Prisuetti**  
3523 Old St. Augustine Road  
Tallahassee, Florida 32311  
Attorney for Persons Giving Notice:  
Kathryn A. Hathaway  
Attorney  
Florida Bar Number: 622125  
Hathaway Sprague Law, P.A.  
P.O. Box 3005  
Tallahassee, FL 32315  
Telephone: (850) 425-4700  
Fax: (850) 425-4704  
E-Mail: [ntices@hathawaylaw.net](mailto:ntices@hathawaylaw.net)  
April 3, 10, 2026

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 26-250-CP IN RE: ESTATE OF DONALD HARVEY PARRISH Deceased.**

The administration of the Estate of Donald Parrish, deceased, File Number 2026-250-CP, 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 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is April 3, 2026.

**Petitioner:**  
**Gretchen Heinrich**  
7809 Pinedale  
Port Charlotte, FL 33981  
Attorney for Petitioner:  
Nathan Dougherty, Esquire  
Florida Bar No. 118632  
P.O. Box 380984  
Murdock, FL 33938  
Tel: (941) 270-4489  
Email:  
[contact@nathandoughertylaw.com](mailto:contact@nathandoughertylaw.com)  
April 3, 10, 2026

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000274-CP Division Probate IN RE: ESTATE OF EILEEN LICATA A/K/A EILEEN BERNADETTE LICATA Deceased.**

The administration of the estate of Eileen Licata a/k/a Eileen Bernadette Licata, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**  
**Scott Stephen Licata**  
501 3rd Ave., Apt. 5E  
New York, New York 10016  
Attorney for Personal Representative:  
Jeffrey R. Kuhns  
Florida Bar Number: 96026  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000  
Fax: (941) 205-8001  
E-Mail: [jeff@kuhnslawfirm.com](mailto:jeff@kuhnslawfirm.com)  
Secondary E-Mail:  
[kimberly@kuhnslawfirm.com](mailto:kimberly@kuhnslawfirm.com)  
April 3, 10, 2026

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-271-CP Division Probate IN RE: ESTATE OF LARRY BRUCE SIMMONS a/k/a LARRY B. SIMMONS Deceased.**

The administration of the Estate of Larry Bruce Simmons a/k/a Larry B. Simmons, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Charlotte County, FL, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative**  
**Lance E. Simmons**  
21043 Baffin Ave.  
Port Charlotte, FL 33954  
Attorney for Personal Representative  
Tina M. Mays, Esq.  
Florida Bar No. 0726044  
Mizell & Mays Law Firm, P.A.  
331 Sullivan St.,  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291  
E-mail Addresses:  
[tmays@mizell-law.com](mailto:tmays@mizell-law.com),  
[ndotres@mizell-law.com](mailto:ndotres@mizell-law.com)  
April 3, 10, 2026

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS (formal administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000300CP IN RE: ESTATE OF DONALD JAMES PORTER, JR. Deceased.**

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

The administration of the estate of Donald James Porter, Jr., deceased, File Number 26000300CP, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate,

including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is April 3, 2026.

**Personal Representative:**

**Erin L. Kara**  
1331 N Mills Ave.  
Orlando, FL 32803

Attorney for Personal Representative:

David Berman, Esq.  
Fla. Bar No. 109395  
1331 N Mills Ave.  
Orlando, FL 32803

Tel.: 407-663-5533  
E-mail: david@estateco.com  
April 3, 10, 2026 26-00399T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000307 Division: Probate IN RE: ESTATE OF MARCIA M. SCHNEIDER Deceased.**

The administration of the estate of Marcia M. Schneider, deceased, whose date of death was December 3, 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, 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 April 3, 2026.

**Personal Representative:**

**Tracy K. Fee**  
9621 Gonerway Drive  
Henrico, VA 23238

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  
April 3, 10, 2026 26-00403T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-265-CP Division Probate IN RE: ESTATE OF GEORGE MARKEY A/K/A GEORGE PAGE MARKEY Deceased.**

The administration of the estate of GEORGE MARKEY a/k/a GEORGE PAGE MARKEY, deceased, whose date of death was January 3, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**

**MARY ANN MARKEY**

22548 Bolanos Court

Port Charlotte, Florida 33952

Attorney for Personal Representative:

MICHAEL M. WILSON

Attorney

Florida Bar Number: 076244

Olmsted & Wilson, P.A.

17801 Murdock Circle, Suite A

Port Charlotte, FL 33948

Telephone: (941) 624-2700  
Fax: (941) 624-5151  
E-Mail: mike@owpa.com  
Secondary E-Mail: kathy@owpa.com  
April 3, 10, 2026 26-00398T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-157 CP Division Probate IN RE: ESTATE OF JOHN KELLY JEFFERS IV, Deceased.**

The administration of the estate of JOHN KELLY JEFFERS IV, deceased, whose date of death was June 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 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, 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 April 3, 2026.

**Personal Representative:**

**Shelia Turner**

5390 Shell Mound Circle

Punta Gorda, FL 33982

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

April 3, 10, 2026 26-00372T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-292-CP Division Probate IN RE: ESTATE OF THOMAS JOHN KLEDER a/k/a THOMAS J. KLEDER Deceased.**

The administration of the Estate of Thomas John Kleder a/k/a Thomas J. Kleder, deceased, whose date of death was January 27, 2026, is pending in the Circuit Court for Charlotte County, FL, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 April 3, 2026.

**Personal Representative**

**William Baker, Jr.**

6208 Savannah Oak Trail

Argyle, TXs 76226

Attorney for Personal Representative

Tina M. Mays, Esq.

Florida Bar No. 0726044

Mizell & Mays Law Firm, P.A.

331 Sullivan St.,

Punta Gorda, FL 33950

Telephone: (941) 575-9291

E-mail Addresses:

tmays@mizell-law.com,

ndotres@mizell-law.com  
April 3, 10, 2026 26-00384T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No.: 26-174-CP IN RE: ESTATE OF LEO RILEY AKA LEO PATRICK RILEY, Deceased.**

The administration of the estate of Leo Riley aka Leo Patrick Riley, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME 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 April 3, 2026.

**Christopher J. Riley,**

**Personal Representative**

5501 Village Drive, Unit 106

Edina, MN 55439

/s/ Matthew A. Linde

Matthew A. Linde, Esq.

FL Bar No. : 528791

LINDE, GOULD & ASSOCIATES

12693 New Brittany Blvd.

Fort Myers, FL 33907

(239) 939-7100 Telephone

(239) 939-7104 Facsimile

malinde@lindegould.com

courtfilings@lindegould.com

Attorneys for Personal Representative

April 3, 10, 2026 26-00374T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-276-CP Division: Probate IN RE: ESTATE OF NANCY M. KINDER Deceased.**

The administration of the estate of Nancy M. Kinder, deceased, whose date of death was February 11, 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 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 April 3, 2026.

**Personal Representatives:**

**Michael S. Kinder**

110 Red Rock Drive

Huntsville, Alabama 35811

**Christopher D. Kinder**

40 Glen Drag Place

Uncasville, Connecticut 06382

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  
April 3, 10, 2026 26-00366T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26 CP 000303 IN RE: ESTATE OF MARION F. ORTIZ Deceased.**

The administration of the Estate of MARION F. ORTIZ, Deceased, whose date of death was March 14, 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.

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 s. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is: Friday, April 3, 2026.

**Personal Representative:**

**Diane Class**

3238 Lakeview Blvd.

Port Charlotte, FL 33948-6321

Attorney for Personal Representative:

DUNLAP & MORAN, P.A.

PO Box 3948

Sarasota, FL 34230

Telephone: (941) 366-0115

Fax: (941) 365-4660

By: John A. Moran, Esq.

Florida Bar No: 0718335

Daniel J. Jackson, Esq.

Florida Bar No. 1015499

E-Mail:

djackson@dunlapmoran.com

E-Mail:

jmoran@dunlapmoran.com

Secondary E-Mail:

eserve@dunlapmoran.com

Secondary E-Mail:

dmprobate@dunlapmoran.com  
April 3, 10, 2

## --- PUBLIC SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE NO.: 26000123CA**  
**LAKEVIEW LOAN SERVICING,  
LLC,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND  
ALL OTHERS WHO MAY CLAIM  
AN INTEREST ON THE ESTATE  
OF TIMOTHY SIENKOWICZ A/K/A  
TIMOTHY C. SIENKOWICZ N/K/A  
TIMOTHY C. SIENKOWICZ, et al.,  
Defendants.**  
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF TIMOTHY SIENKOWICZ A/K/A TIMOTHY C. SIENKOWICZ N/K/A TIMOTHY C. SIENKOWICZ 27349 ALOHA DR, PUNTA GORDA, FL 33955  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOTS 12 AND 13, BLOCK 186, UNIT NO. 9 TROPICAL GULF ACRES, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 63A THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 5-1-2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 26 day of March, 2026  
ROGER D. EATON  
As Clerk of the Court  
(SEAL) By B. Lackey  
As Deputy Clerk  
25-05750  
April 3, 10, 2026 26-00378T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
**CASE NO.: 25000524CA**  
**SERV BANK, SB,**  
**Plaintiff, v.**  
**TYLER ELGERSMA, et al,  
Defendant(s).**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 18, 2026 and entered in Case No. 25000524CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein RACHEL ELGERSMA AND TYLER ELGERSMA, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at <https://www.charlotte.realforeclose.com> on August 17, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:  
LOT 28, BLOCK 2298, PORT CHARLOTTE SUBDIVISION, SECTION 20, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 10A-10F, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
and commonly known as: 23171 MCNAMEE AVE, PORT CHARLOTTE, FL 33980 (the "Property").  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
If you are a person with a disability

who needs any 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 the court on 03/31/2026.  
As Clerk of the Circuit Court  
Charlotte County, Florida  
(SEAL) B. Lackey  
DEPUTY CLERK  
GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fcpleadings@ghidottiberger.com  
April 3, 10, 2026 26-00396T

## 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  
CIVIL DIVISION  
**CASE NO.: 25000103CA**  
**CWS INVESTMENTS, INC.,  
Plaintiff, v.**  
**GOLD INVESTOR LLC, A NEVADA  
LIMITED LIABILITY COMPANY,  
et al.,  
Defendants.**  
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 17, 2026, issued in and for Charlotte County, Florida, in Case No. 25000103CA, wherein CWS INVESTMENTS, INC. is the Plaintiff, and GOLD INVESTOR LLC, ANEVADALIMITED LIABILITY COMPANY, SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A PAROLLA CARVALNO and UNKNOWN TENANT #2 N/K/A EDWARD BRITO are the Defendants.  
The Clerk of the Court, ROGER EATON, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 18, 2026, at electronic sale beginning at 11:00 AM, at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

LOT 34, BLOCK 4286, PORT CHARLOTTE SUBDIVISION SECTION FIFTY-EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Property Address: 14300 Kay Ln, Port Charlotte, FL 33981  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Date: 03/25/2026.  
ROGER D. EATON,  
CLERK OF COURT  
By: (SEAL) Brittany Lackey  
Deputy Clerk  
24-000577-3  
April 3, 10, 2026 26-00371T

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
**Case No.: 25001074CA**  
**CHARLOTTE COUNTY  
HABITAT FOR HUMANITY, INC.,  
A Florida not-for-profit corporation,  
Plaintiff, v.**  
**SHELLY GUAY; AND ANY AND  
ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH,  
UNDER, AND AGAINST THE  
HEREIN NAMED INDIVIDUAL  
DEFENDANTS WHO ARE  
NOT KNOWN TO BE DEAD  
OR ALIVE, WHETHER SAID  
UNKNOWN PARTIES MAY CLAIM  
AN INTEREST AS SPOUSES,  
HEIRS, DEVISEES, GRANTEES,  
OR OTHER CLAIMANTS; and  
UNKNOWN TENANTS #1 and #2,  
the name being fictitious to account  
for parties in possession,  
Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 16, 2025 and entered in Case No. 25-1074-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., a Florida not-for-profit corporation, is the Plaintiff; and the above-named parties are the Defendants.  
The Clerk shall sell the property at public sale to the highest and best bidder for cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) at 11:00 a.m. on the

15th day of May, 2026, the following described properties as set forth in said Final Judgment, to wit:  
Lot 20, Block 3832, Port Charlotte Subdivision Section Seventy Two, according to the plat thereof as recorded in Plat Book 6, Page 28A, Public Records of Charlotte County, Florida.  
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.  
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 03/31/2026.  
ROGER D. EATON  
Clerk of Court  
BY: (SEAL) B. Lackey  
Deputy Clerk  
033043.0923  
April 3, 10, 2026 26-00394T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**  
**(434 Albatross 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-736**  
**TRYON STREET ACQUISITION  
TRUST I,  
Plaintiff, v.**  
**CARPENTER COMPANIES  
FLORIDA LLC, DAVIS  
DEVELOPMENT AND  
CONSTRUCTION, LLC, HONC  
INDUSTRIES, INC., ITALIAN  
TERRAZZO & TILE, LLC a/k/a  
Italian Terrazzo and Tile Co. of  
Brevard, L.L.C., EDMONSON  
ELECTRIC, LLC, BRENDA  
FAIR CLEANING, INC. a/k/a  
Brenda Fair Cleaning Service,  
Inc., THE 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 Final Judgment of Foreclosure Damages dated March 26, 2026 entered in Case No. 2025-CA-736 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 27, 2026, in accordance

with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:  
Lot 25, Block 24, ROTONDA LAKES, according to the plat thereof, recorded in Plat Book 8, Page 22-A, of the Public Records of Charlotte County, Florida.  
Together with all rents, issues and profits.  
Property Address: 434 Albatross Rd., 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 27th day of March 2026.  
03/31/2026 (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  
April 3, 10, 2026 26-00392T

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
CIVIL DIVISION  
**Case #: 2025 CA 001902 NC**  
**DIVISION: A**  
**1 Sharpe Opportunity Intermediate  
Trust**  
**Plaintiff, -vs.-**  
**Eco Holdings Investments, LLC;  
Donato Ciaccia; Unknown Parties  
in Possession #1, as to 873 Riviera  
Lane, Port Charlotte, FL 33948,  
if living, and all Unknown Parties  
claiming by, through, under  
and against the above named  
Defendant(s); Unknown Parties  
in Possession #2, as to 873 Riviera  
Lane, Port Charlotte, FL 33948,  
if living, and all Unknown Parties  
claiming by, through, under  
and against the above named  
Defendant(s); Unknown Parties  
in Possession #1, as to 5039 Brack  
Avenue, North Port, FL 34288, if  
living, and all Unknown Parties  
claiming by, through, under  
and against the above named  
Defendant(s); Freedom Forever FL  
LLC  
Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 001902 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein 1 Sharpe Opportunity Intermediate Trust, Plaintiff and Eco Holdings Investments, LLC are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on April 21, 2026, the following described property as set forth in said Final Judgment, to-wit:  
PARCEL 1: LOT 20, BLOCK 4292, PORT CHARLOTTE SUBDIVISION SECTION SIXTY SIX, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
PARCEL 2: LOT 5, BLOCK 379, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 14A THROUGH 14E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
PARCEL 3: LOT 10, BLOCK 1057, TWENTY FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 14, 14A THROUGH 14M, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Submitted by: ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6707  
April 3, 10, 2026 26-00391T

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO: 24-001823-CA**  
**ABL RPC RESIDENTIAL CREDIT  
ACQUISITION, LLC,  
Plaintiff, v.**  
**SOUTH POINT HOMES  
OF SW FLORIDA LLC, 760  
ANATALYA HOLDING LLC,  
562 MONACO HOLDING  
LLC, GUTHRIE BUILDERS,  
LLC, ABL RPC RESIDENTIAL  
CREDIT ACQUISITION, LLC,  
DAVID STEWART, EVERETT  
WOOD, UNKNOWN TENANT IN  
POSSESSION 1, and UNKNOWN  
TENANT IN POSSESSION  
2, UNKNOWN TENANT IN  
POSSESSION 3, UNKNOWN  
TENANT IN POSSESSION  
4, UNKNOWN TENANT IN  
POSSESSION 5, and UNKNOWN  
TENANT IN POSSESSION 6,  
Defendants.**  
**OLGA ANOSHKIN and DMITRY  
ANOSHKIN, as 50.01% Majority  
Members of 562 MONACO  
HOLDING, LLC, a Florida Limited  
Liability Company, LEDAN GROUP,  
LLC, a Florida Limited Liability  
Company and 2843729 ONTARIO  
INC., an Ontario corporation, as  
50.01 % majority members of 760  
ANTALYA HOLDING, LLC, a  
Florida Limited Liability Company,  
Defendants/Counter-Plaintiffs, v.  
ABL RPC RESIDENTIAL CREDIT  
ACQUISITION, LLC, Plaintiff/  
Counter-Defendant, OLGA  
ANOSHKIN and DMITRY  
ANOSHKIN, as 50.01% Majority  
Members of 562 MONACO  
HOLDING, LLC, a Florida Limited  
Liability Company, LEDAN GROUP,  
LLC, a Florida Limited Liability  
Company and 2843729 ONTARIO  
INC., an Ontario corporation, as  
50.01 % majority members of 760  
ANTALYA HOLDING, LLC, a  
Florida Limited Liability Company,  
Cross-Plaintiffs, v.  
SOUTH POINT HOMES OF SW  
FLORIDA, LLC, a Florida Limited  
Liability Company, LLC, a Florida  
Limited Liability Company, and  
EVERETT WOOD, an individual,  
Cross-Defendants,  
OLGA ANOSHKIN and DMITRY  
ANOSHKIN, as 50.01% Majority  
Members of 562 MONACO  
HOLDING, LLC, a Florida Limited  
Liability Company, LEDAN GROUP,  
LLC, a Florida Limited Liability  
Company and 2843729 ONTARIO  
INC., an Ontario corporation, as  
50.01 % majority members of 760  
ANTALYA HOLDING, LLC, a  
Florida Limited Liability Company,  
Cross-Plaintiffs, v.  
OMEGA NATIONAL TITLE  
AGENCY, LLC, a Florida Limited  
Liability Company, and SOUTH**

**POINT HOMES OF FLORIDA, LLC,  
a Florida Limited Liability Company,  
Third-Party Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 23, 2025 in Civil Case No. 24-001823-CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC is Plaintiff and South Point Homes of SW Florida, LLC a/k/a South Point Homes of SW FL, LLC, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 20th day of April, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
PREMISES A  
Lot 102, Block 269, PUNTA GORDA ISLES SECTION 15 REPLAT, according to the plat thereof recorded in Plat Book 15, Pages 25-A through 25-O, of the Public Records of Charlotte County, Florida.  
PREMISES B  
Lot 49, Block 262, PUNTA GORDA ISLES SECTION 15, according to the plat thereof recorded in Plat Book 8, Pages 20-A through 20-Z-5, of the Public Records of Charlotte County, Florida.  
PREMISES C  
Lot 120, Block 272, PUNTA GORDA ISLES SECTION 15 REPLAT, according to the plat thereof recorded in Plat Book 15, Pages 25-A through 25-O, of the Public Records of Charlotte County, Florida.  
Address: 534 Macedonia Drive, Punta Gorda, FL 33950  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this day of 03/31/2026.  
Deputy Clerk  
CLERK OF THE  
CIRCUIT COURT  
As Clerk of the Court  
BY: (SEAL) B. Lackey  
24-09955FL  
April 3, 10, 2026 26-00395T

# SAVE TIME



Email your Legal Notice

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Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
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1/202606\_V15

## --- PUBLIC SALES ---

## FIRST INSERTION

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

**CASE NO.: 2026CA000102**  
**VANDYK MORTGAGE CORPORATION, Plaintiff, vs. AMY ARGENTINE; et al., Defendant(s).**  
TO: Unknown Spouse of Amy Argentine  
Last Known Residence: 6224 Shasta St Englewood, FL 34224

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

LOT 3, BLOCK 3601, PORT CHARLOTTE SUBDIVISION SECTION SIXTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 76-A THROUGH 76-E, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401

W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 5-1-2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be demanded 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 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 on March 26, 2026.  
As Clerk of the Court (SEAL) By: B. Lackey  
As Deputy Clerk

1184-037B  
Ref# 16394  
April 3, 10, 2026 26-00376T

## FIRST INSERTION

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

**Case No. 25001516CA**  
**PennyMac Loan Services, LLC, Plaintiff, vs. Kelli Jean Winter a/k/a Kelli Winter, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25001516CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Kelli Jean Winter a/k/a Kelli Winter; Gary Winter; West Port Community Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 22nd day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 220 OF HAMMOCKS AT WEST PORT PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 24, PAGE(S) 16A-16E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TAX ID: 402112251332  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this day of 03/25/2026.

Roger Eaton  
As Clerk of the Court  
By: (SEAL) Brittany Lackey  
As Deputy Clerk

File # 25-F02771  
April 3, 10, 2026 26-00368T

## FIRST INSERTION

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

**CASE NO. 25-1646-CA**  
**CARLO FINANCIAL SOFTWARE TECHNOLOGY, LLC, a Florida limited liability company, Plaintiff, v. DUCLACH HOLDINGS, INC., a Ontario Corporation, PATRICK MASSAD and ASTRID MASSAD, PATRICK MASSAD and PIERRE-ALEXANDRE MASSAD Defendants.**

TO: DEFENDANT, DUCLACH HOLDINGS, LLC, a Ontario Corporation and all unknown heirs, devisees and beneficiaries of DUCLACH HOLDINGS, LLC, 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 21, Block 932, PORT CHAR-

LOTTE SUBDIVISION, SECTION 17, according to the map or plat thereof, as recorded in Plat Book 5, Pages 6A through 6D, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert C. Benedict, Plaintiff's attorney whose address is Wideikis, Benedict & Berntsson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before May 4, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court March 27, 2026.

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

April 3, 10, 17, 24, 2026 26-00388T

## FIRST INSERTION

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

**Case No. 25000467CA**  
**CITY NATIONAL BANK OF FLORIDA Plaintiff, vs. NORTHWEST GROUPE, LLC, A/K/A NORTHWEST GROUPE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HERNAN ANDRES NUNEZ RETAMAL, COVE AT WEST PORT COMMUNITY ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 19, 2026, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 217, COVE AT WEST PORT PHASE 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 25, PAGES 10A THROUGH 10K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 16058 BRIDLE RIDGE STREET, PORT CHARLOTTE, FL 33953; including

the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on May 18, 2026 at 11:00 A.M..

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

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

Dated this day of 03/25/2026.

Clerk of the Circuit Court  
Roger D. Eaton  
By: (SEAL) Brittany Lackey  
Deputy Clerk

327486/2529215/DRB  
April 3, 10, 2026 26-00369T

## FIRST INSERTION

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

**CASE NO. 23003130CA**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. CONNIE J. CAVALERI A/K/A CONNIE CAVALERI A/K/A CONNIE HOFFNER A/K/A CONNIE JOY CAVALERI A/K/A CONNIE JOY HOFFNER A/K/A CONNIE JOY SLOAN A/K/A CONNIE JOY SLOAN, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 27, 2026 in Civil Case No. 23003130CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Connie J. Cavaleri a/k/a Connie Cavaleri a/k/a Connie Hoffner a/k/a Connie Joy Cavaleri a/k/a Connie Joy Hoffner a/k/a Connie Joy Sloan a/k/a Connie Joy Sloan, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of April, 2026

at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, Block 1714, Port Charlotte Subdivision Section 52, according to the plat thereof recorded in Plat Book 5, Pages 66A through 66F, of the Public Records of Charlotte County, Florida.

Address: 5801 Gillot Blvd, Port Charlotte, FL 33981

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

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

Dated this day of 03/26/2026.

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

23-07189FL  
April 3, 10, 2026 26-00380T

## 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  
CIRCUIT CIVIL DIVISION

**CASE NO.: 25000109CA**  
**CWS INVESTMENTS, INC., Plaintiff, v. GOLD INVESTOR LLC, A NEVADA LIMITED LIABILITY COMPANY, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 17, 2026, issued in and for Charlotte County, Florida, in Case No. 25000109CA, wherein CWS INVESTMENTS, INC. is the Plaintiff, and GOLD INVESTOR LLC, A NEVADA LIMITED LIABILITY COMPANY, SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A BIANCA LITTELL and UNKNOWN TENANT #2 N/K/A ZACK BROWN are the Defendants.

The Clerk of the Court, ROGER EATON, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 18, 2026, at electronic sale beginning at 11:00 AM, at www.charlotte.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

LOT 13, BLOCK 4441, PORT

CHARLOTTE SUBDIVISION SECTION 82 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 52, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 15154 Appleton Boulevard, Port Charlotte, FL 33981

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Date: 03/25/2026.

ROGER D. EATON,  
CLERK OF COURT  
By: (SEAL) Brittany Lackey  
Deputy Clerk

24-000576-3  
April 3, 10, 2026 26-00370T

## FIRST INSERTION

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

**Case #: 26000287CA**

**Rocket Mortgage, LLC Plaintiff, vs. Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Caitlyn Marie Harless f/k/a Caitlyn Marie White f/k/a Caitlyn White, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Charles Edward Harless, IV a/k/a Charles Edward Harless; Ryan Lee Harless, a minor; Magnolia Mae Harless, a minor; Charles Edward Harless, IV a/k/a Charles Edward Harless as Natural Guardian of Ryan Lee Harless, a minor; Charles Edward Harless, IV a/k/a Charles Edward Harless as Natural Guardian of Magnolia Mae Harless, a minor; Unknown Guardian of Ryan Lee Harless, a minor; Unknown Guardian of Magnolia Mae Harless, a minor; Unknown Spouse of Charles Edward Harless, IV a/k/a Charles Edward Harless; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Caitlyn Marie Harless f/k/a Caitlyn Marie White f/k/a Caitlyn White, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named

Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 2, BLOCK 10, TEE & GREEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 18A THROUGH 18H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

more commonly known as 4729 Westwood Drive, Punta Gorda, FL 33982.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 26 day of March, 2026.

ROGER D. EATON  
Circuit and County Courts  
(SEAL) By B. Lackey  
Deputy Clerk

26-335025 FC01 CXE  
April 3, 10, 2026 26-00379T

## FIRST INSERTION

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

**Case No. 26-000074-CC**  
**CORAL RIDGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN I. O'DONNELL a/k/a JOHN IGNATIUS O'DONNELL; CITY OF PUNTA GORDA, FLORIDA; ALFONSO SOSA CORDERO, individually and as an individual owner operator of Corso Marine and Corso Marine, Corp.; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; UNKNOWN PARTY POSSESSION #3; and UNKNOWN PARTY IN POSSESSION #4, Defendants.**

To: UNKNOWN PARTY IN POSSESSION #1, UNKNOWN PARTY IN POSSESSION #2, and UNKNOWN PARTY IN POSSESSION #3

YOU ARE NOTIFIED that an action to foreclose a lien against the following-described real property in Charlotte County, Florida:

Unit 14, Coral Ridge Commercial Condominium, Parcel B, a Condominium as shown in the Declaration of Condominium recorded on March 17, 1981 in O.R. Book 660, Pages 1064 through 1110, inclusive, and any subsequent amendments thereto, and as further described in plot plan and graphic description shown in Condominium Book 3, Page 5, of the Public Records of Charlotte County, Florida together with an undivided interest in and to the common elements appurtenant thereto.

Unit 15, Coral Ridge Commercial Condominium, Parcel B, a Condominium as shown in the Declaration of Condominium recorded on March 17, 1981 in O.R. Book 660, Pages 1064 through 1110, inclusive, and any subsequent amendments thereto, and as further described in plot plan

and graphic description shown in Condominium Book 3, Page 5, of the Public Records of Charlotte County, Florida together with an undivided interest in and to the common elements appurtenant thereto.

Unit 16, Coral Ridge Commercial Condominium, a Condominium according to the Declaration of Condominium thereof, as recorded in O.R. Book 660, Page 1064 as amended from time to time, and according to the plat thereof, recorded in Condominium Book 3, Pages 5A through 5F, inclusive, as amended from time to time, of the Public Records of Charlotte County, Florida together with an undivided interest in and to 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 TAMSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 4 day of May, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.

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 March 27, 2026

ROGER D. EATON  
Clerk of Courts  
(SEAL) By: M. Hoffman  
Deputy Clerk

April 3, 10, 2026 26-00377T

## FIRST INSERTION

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

**CASE NO. 25-1651-CA**  
**CARLO FINANCIAL SOFTWARE TECHNOLOGY, LLC, a Florida limited liability company, Plaintiff, v. ROYAL SOUTHWEST HOLDINGS, LLC, a Florida limited liability company, HUANG CHOU-HSIN and ZEEV PAZ, Defendants.**

TO: DEFENDANT, ROYAL SOUTHWEST HOLDINGS, LLC, a Florida limited liability company and all unknown heirs, devisees and beneficiaries of ROYAL SOUTHWEST HOLDINGS, LLC, a Florida limited liability company, 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 8, Block 1863, PORT CHARLOTE SUBDIVISION, SECTION 56, according to the map or plat thereof, as recorded in Plat Book 5, Pages 70A through 70H, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert C. Benedict, Plaintiff's attorney whose address is Wideikis, Benedict & Berntsson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before May 4, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court March 27, 2026.

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

April 3, 10, 17, 24, 2026 26-00389T



--- ACTIONS / SALES / ESTATE ---

SECOND 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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

SECOND 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. 732.221, 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 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

SECOND 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. 732.221, 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 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

SECOND 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-

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. 732.221, 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 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

SECOND 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, 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 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 26-00354T

SECOND 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. 732.221, 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 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

SECOND 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 of the TWENTIETH Judicial Circuit 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.

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 Mortgagor, 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

**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., are 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

SECOND INSERTION

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

SECOND 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., are 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-TWO 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

--- SALES / ESTATE / ACTIONS ---

## SECOND 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 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 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 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 AND 733.710  
OF THE FLORIDA PROBATE CODE  
WILL BE FOREVER BARRED. NOT-  
WITHSTANDING THE TIME PER-  
IODS 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

## SECOND INSERTION

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 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 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 im-  
mediately upon receiving this notific-  
ation 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

## THIRD INSERTION

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

CASE NO.: 2026-10023-CDL

**MIREYA DIAZ,**  
Plaintiff, v.

**ANDRES URRUTIA MANRIQUEZ  
and THE ROTONDA MEADOWS/  
VILLAS CONSERVATION  
ASSOCIATION, INC.,**  
Defendant.

TO: ANDRES URRUTIA MAN-  
RIQUEZ

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

**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

## SECOND 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,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.2211,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

The date of first publication of this  
notice is March 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

## SECOND INSERTION

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

## SECOND 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 SI-  
DONEY ELFREDA JOHNSTON a/k/a  
SIDONEY E. JOHNSTON, deceased,  
File Number 26000218CP, 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  
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 de-  
mands 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 de-  
mands against decedent's Estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECTION 733.702 OF THE FLORIDA  
PROBATE CODE WILL BE FOREV-  
ER 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

## SECOND 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 es-  
tate 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 representa-  
tives 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 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

## SECOND 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 fol-  
lowing described property in Charlotte  
County, Florida:

Lot 15, Block 5020, First Replat  
In Port Charlotte Subdivision  
Section 94, A Subdivision Ac-  
cording 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

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

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECTION 733.702 OF THE FLORIDA  
PROBATE CODE WILL BE FOREV-  
ER 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

## FOURTH 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, RON-  
ALD 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 CHAR-  
LOTTE SUBDIVISION, SEC-  
TION THIRTY-FOUR, ac-  
cording 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 Yea-  
ger Street, Port Charlotte, FL  
33954

Parcel 2

Lot 8, Block 907, PORT CHAR-  
LOTTE SUBDIVISION, SEC-  
TION THIRTY-FOUR, ac-  
cording 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 Yea-  
ger Street, Port Charlotte, FL  
33954

Parcel 3

Lot 6, Block 907, PORT CHAR-  
LOTTE SUBDIVISION, SEC-  
TION THIRTY-FOUR, ac-  
cording 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 Yea-  
ger Street, Port Charlotte, FL  
33954

Parcel 4  
Lot 7, Block 907, PORT CHAR-  
LOTTE SUBDIVISION, SEC-  
TION THIRTY-FOUR, ac-  
cording 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 Yea-  
ger Street, Port Charlotte, FL  
33954

Parcel 5  
Lot 17, Block 766, PORT CHAR-  
LOTTE SUBDIVISION, SEC-  
TION 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  
Kinderkemac Avenue, Port  
Charlotte, Florida 33952

Parcel 6

Lot 18, Block 761, PORT CHAR-  
LOTTE SUBDIVISION, SEC-  
TION 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 origi-  
nal 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 provi-  
sion of certain assistance. Please contact  
Jon Embury, Administrative Services  
Manager, whose office is located at 350  
E. Marion Avenue, Punta Gorda, Florida  
33950, and whose telephone number  
is (94