

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Throttlesmith Motorsports located at 400 N Tampa St Ste 1550 # 92160, in the County of Charlotte, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 02nd day of April, 2026.

DIAMONDS, LIMES, &
DRIFTWOOD DREAMS LLC
April 10, 2026

26-00409T

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: SOUTHWEST FLORIDA DETECTIVE SERVICES LLC
Case: CD202601899/A 3400085

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Apr. 10, 17, 24; May 1, 2026

26-00404T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF PRE-SOLICITATION INFORMAL MEETING REGARDING BABCOCK RANCH LANDSCAPE PROGRAM

The Babcock Ranch Community Independent Special District (the "District") will hold an informal, pre-solicitation informational public meeting introducing the upcoming solicitation(s) for landscape maintenance services on:

Date	April 29, 2026
Time	10:00 a.m. (EST)
Location	Lake Timber Lodge 42147 Lake Timber Drive Punta Gorda, Florida 33982

This meeting is a public meeting of the District open to all interested parties. No procurement decision has been made at this time, and formal solicitation has not yet been issued.

During this informal session, District staff will provide a high-level overview of the anticipated service areas, the general scope and scale of landscape maintenance services, and the overall project structure, expectations and anticipated timelines. This informal session is being held for general community awareness and does not constitute any final determination of scope, contract structure, award criteria, schedule, or otherwise, all of which will be finalized upon the District's Governing Board ("Board") authorization for a formal solicitation at a later date.

Attendance at this informational meeting is strongly encouraged for any contractors interested in participating in the upcoming solicitation(s). Please note that attendance is not a prerequisite for submitting a response to a subsequent formal solicitation of the District.

This public meeting may be continued to a date, time and place to be specified on the record at the meeting. There may be occasions when one or more Board members or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation at the meeting because of disability or physical impairment should contact the District Office at (561) 571-0100 or 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

April 10, 2026

26-00423T

FIRST INSERTION

NOTICE OF RULEMAKING BY 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 the public notice of its intent to adopt proposed rules related to parking enforcement and towing of unauthorized vehicles ("Parking Rules") for District publications. The proposed Parking Rules rule number is 2026-1. Prior Notice of Rule Development was published in the Business Observer on April 3, 2026.

A public hearing will be conducted by the Board of Supervisors of 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.

The purpose and effect of the Proposed Parking Rules is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Parking Rules include the District's right to impose a fine of \$200 per incident plus attorney's fees for a violation of the Proposed Parking Rules. The Proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, suik@whhassociates.com, (561) 570-0010.

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, 190.012, 190.035 and 190.041, Florida Statutes. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative to the Parking Rules as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise 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 (hereinafter, "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Kristen Suit, District Manager
West Port East Community Development District
April 10, 2026

26-00407T

FIRST INSERTION

FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Firelight East Community Development District ("District") will hold a regular meeting on April 23, 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://firelighteastcdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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 10, 2026

26-00414T

FIRST INSERTION

WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the West Port East Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2026 at 12:00 p.m., at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950 on the following dates:

April 21, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meetings may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://westporteastcdd.net/>.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager

April 10, 2026

26-00406T

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE PARKING RULES OF 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.

Prior notice of rule development relative to the Proposed Rules was published in the **Business Observer** on April 3, 2026

A public hearing to adopt the Proposed Rules will be conducted by the Board of Supervisors (the "Board") of the District on **May 12, 2026, at 2:30 p.m. at the Punta Gorda Charlotte Library, 401 Shreve St. Punta Gorda, FL 33950.** Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The Proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. 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.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, 813-565-4663, andy@hikai.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48)

FIRST INSERTION

FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Firelight Community Development District ("District") will hold a regular meeting on April 23, 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://firelightcdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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 10, 2026

26-00415T

FIRST INSERTION

WEST PORT COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the West Port Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2026 at 12:30 p.m., or as soon thereafter the matter may be heard, at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950 on the following dates:

April 21, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meetings may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://westportcdd.net/>.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager

April 10, 2026

26-00405T

hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Andy Mendenhall, District Manager
North Loop Community Development District

Summary of Proposed Amenity Rates

Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

Reservation Rates for Clubhouse. Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room / Area	Rental Fee	Deposit
Club Room	\$500 for 4-hour rental. \$125 each additional hour.	\$500

* Rate and deposit based on facility being rented, type of event, and staffing needs.

Miscellaneous Fees.

Item	Fee
Replacement of Damaged, Lost, or Stolen FOB	\$50
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50

Homeowner's Association Meetings. Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Additional meetings beyond the one free meeting per month may be scheduled subject to the standard reservation rates set forth above.

Additional Costs. The District may in its sole discretion require additional staffing, insurance, cleaning, or other services for any given event based on the nature, size, or timing of the event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

Adjustment of Rates. The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

April 10, 2026

26-00408T

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Celeste Marie Berger will engage in business under the fictitious name MASSAGE BY CELESTE, with a physical address 198 Fletcher Street Port Charlotte, Florida 33954, with a mailing address 198 Fletcher Street Port Charlotte, Florida 33954, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. April 10, 2026 26-00421T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000325-CP Division: Probate IN RE: ESTATE OF DANIEL S. SARDELLA Deceased.

The administration of the estate of Daniel S. Sardella, deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
Gail Ann Morgan
740 Sunkist Lane
Plano, Texas 75025

Attorney for Personal Representative:
Jeffrey Briscoe, Esq.

Florida Bar No. 0127501
3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
E-mail: jeff@jeffbriscoe.com

April 10, 17, 2026 26-00411T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-321-CP Division: Probate IN RE: ESTATE OF JAMES C. EATON Deceased.

The administration of the estate of James C. Eaton, deceased, whose date of death was February 22, 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. 732.221, 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 10, 2026.

Personal Representative:
James F. Eaton
3045 Van Aken Blvd.
Shaker Heights, Ohio 44120

Schwarz & Harris, P.A.
Attorney for Personal Representative:
Ellie K. Harris

Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net

April 10, 17, 2026 26-00425T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 26000122CP IN RE: ESTATE OF JAY D. NICEWONDER a/k/a JAY DENNY NICEWONDER, Deceased.

The ancillary administration of the Florida estate of JAY D. NICEWONDER a/k/a JAY DENNY NICEWONDER, deceased, whose date of death was May 7, 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 Ancillary Personal Representatives and the Ancillary Personal Representatives' attorney are set forth below.

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

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

The Ancillary Personal Representatives have no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property

to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes, sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes, section 732.221. 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 10, 2026.

Ancillary Personal Representatives:
CAROLYN NICEWONDER BEVERLY SHERRY NICEWONDER MARK NICEWONDER

c/o **Robert L. Lancaster, Esq., CUMMINGS & LOCKWOOD LLC**
3001 Tamiami Trail N
Suite 400
Naples, FL 34103

Attorney for Ancillary Personal Representatives:

ROBERT L. LANCASTER, ESQ.
Florida Bar No. 0462519
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N
Suite 400
Naples, FL 34103

Telephone (239) 262-8311
Email Addresses:

rlancaster@cl-law.com;
jmerz@cl-law.com;
msmith@cl-law.com

April 10, 17, 2026 26-00428T

FIRST INSERTION

NOTICE OF PUBLIC SALE:

The LOCK UP SELF STORAGE at 17845 Curry Preserve Drive, Punta Gorda, FL 33982 will sell the contents of the following unit/s to satisfy a lien to the highest bidder on April 24, 2026 by 11:30 a.m. at www.storage-treasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 1210, Dwayne Harris, Electronics, Bike, Furniture, Bins
April 10, 17, 2026 26-00422T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000291 Division: Probate IN RE: ESTATE OF JAVIER JOSHUA SAENZ, Deceased.

The administration of the Estate of Javier Joshua Saenz, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
John Saenz
318 SW 47th Terrace
Cape Coral, FL 33914

Attorney for Personal Representative:
Courtney V. Lovejoy

Attorney for John Saenz
Florida Bar Number: 1010542
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com

April 10, 17, 2026 26-00420T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26CP000279 Division: Probate IN RE: ESTATE OF MARY ANNE RAMM Deceased.

The administration of the estate of Mary Anne Ramm, deceased, whose date of death was June 17, 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 April 10, 2026.

Personal Representative:
Mark Kevin Ramm
4385 Sycamore Creek Drive
North Garden, Virginia 22959

Attorney for Personal Representative:
Lori A. Wellbaum, Attorney

Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com

April 10, 17, 2026 26-00426T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-92-CP Division: Probate IN RE: ESTATE OF ELGIN BRUCE WOODLEY A/K/A BRUCE WOODLEY Deceased.

The administration of the estate of Elgin Bruce Woodley a/k/a Bruce Woodley, deceased, whose date of death was June 17, 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.

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 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 10, 2026.

Personal Representative:
John Woodley
2226 Belgrave Court

Burlington, Ontario, Canada L7P3R5
Schwarz & Harris, P.A.

Attorneys for Personal Representative:
Ellie K. Harris, Esq.

Florida Bar Number: 0021671
Elise V. Bouchard, Esq.

Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, Florida 33948

Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net

Secondary E-Mail:
elise@schwarzlaw.net

April 10, 17, 2026 26-00410T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000154CP IN RE: ESTATE OF MICHAEL LEWIS HAMILTON, Deceased.

The administration of the Estate of Michael Lewis Hamilton, deceased, whose date of death was March 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, 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. 732.221, 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 10, 2026.

Personal Representative:
Sue Hamilton
630 Oak Ridge Grove Circle
Spring, Texas 77386

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.

Florida Bar Number: 1022329
At Cause Law Office, PLLC

314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756

Telephone: (727) 477-2255
Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com
Secondary E-Mail:

rhianna@atcauselaw.com
April 10, 17, 2026 26-00429T

SALES

Email your Legal Notice
legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE GULF
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 25000086CA
DIVISION: CIRCUIT CIVIL
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
TARA M. SALOVITZ A/K/A TARA
SALOVITZ; et. al.,
Defendants.
NOTICE IS GIVEN that, in accordance
with the Order on Plaintiff's Motion
to Cancel and Reschedule Foreclosure
Sale entered on February 9, 2026 in
the above-styled cause, I will sell to
the highest and best bidder for cash on
April 24, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:
LAND SITUATED IN THE
COUNTY OF CHARLOTTE IN
THE STATE OF FL LOT 50,
BLOCK 788, PORT CHARLOTTE
SUBDIVISION, SECTION 18,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 5, PAGES 8A
THROUGH 8E OF THE PUB-
LIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA
Property Address: 21010 Midway
Boulevard, Port Charlotte, FL

33952.
ANY PERSON CLAIMING AN INTEREST
IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Admin-
istrative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated: 04/01/2026.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
By: (SEAL) B. Lackey
Deputy Clerk
Matter No.: FL-007923-24
April 10, 17, 2026 26-00412T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO: 25-CC-0947
ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC., a Florida not for profit
Corporation,
Plaintiff, v.
Unknown Heirs, Beneficiaries,
Devises, Assignees, Lienors,
Creditors, Trustees, and All Other
Who May Claim An Interest In The
Estate Of Edward C. Hill, a deceased
individual, and FRANCES D. HILL,
Defendant(s).
TO: FRANCES D. HILL
1348 COLLEGE PARK DR EXT,
DANVILLE, VA 24541
YOU ARE NOTIFIED that an action
to foreclose a Claim of Lien on the fol-
lowing described property in CHAR-
LOTTE County, Florida:
Lot(s) 11, Block 95, ROTONDA
MEADOWS, as recorded in Plat
Book 10, at Page 15Z5 of the Pub-
lic Records of Charlotte County,
Florida.
Which has the address of: 12000
Rondo Dr, Placida, FL 33946
has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to it on Association

Legal Services, LLC, Plaintiff's attorney,
at 12600 World Plaza Lane. Build.#63,
Fort Myers, FL 33907 (239-887-4276),
leland@associationlegalservices.com,
within thirty (30) days from first date
of publication, and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint
or petition.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110
or jembury@ca.cjis20.org, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
DATED on April 3, 2026.
ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
By: M. Hoffman
As Deputy Clerk
April 10, 17, 2026 26-00416T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No: 2026-CA-000380
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE
OF SARLES MORTGAGE LOAN
TRUST,
Plaintiff, vs.
UNKNOWN SUCCESSOR
TRUSTEE(S) OF THE RONALD
W. HILDEBRAND AND BOBBIE
N. HILDEBRAND REVOCABLE
TRUST DATED JULY 23, 2003;
et al.,
Defendants.
TO: UNKNOWN SUCCESSOR
TRUSTEE(S) OF THE RONALD W.
HILDEBRAND AND BOBBIE N.
HILDEBRAND REVOCABLE TRUST
DATED JULY 23, 2003 82 OAKLAND
HILLS PL ROTONDA WEST, FL
33947
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grant-
ees, creditors and other unknown per-
sons or unknown spouses claiming by,
through and under the above-named
Defendant(s), if deceased or whose last
known addresses are unknown.
YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to wit:
LOT 686 AND 687, OF OAK-
LAND HILLS SECTION OF
ROTONDA WEST SUBDIVI-

SION, ACCORDING TO THE
PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 8,
AT PAGES 15 THROUGH 15D,
INCLUSIVE OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Alexandra Kal-
man, Esq., Lender Legal PLLC, 1800
Pembroke Drive, Suite 250, Orlando,
Florida 32810 and file the original with
the Clerk of the above-styled Court on
or before 30 days from the first publica-
tion, 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 provi-
sion 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 the
said Court on the 2nd day of April,
2026. CLERK OF THE CIRCUIT
COURT
(COURT SEAL) By: /s/ Deputy Clerk
April 10, 17, 2026 26-00430T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY
FLORIDA
CIVIL ACTION
CASE NO.: 25CA1808
JUDGE: Gentile, Geoffrey H.
ANTHONY NERKOWSKI,
Plaintiff, vs.
ASLAN RIZA,
Defendant.
TO: ASLAN L. RIZA
15 Sabal Drive
Punta Gorda, Florida 33950

YOU ARE NOTIFIED that a COM-
PLAINT has been filed against you.
You are required to serve a copy of your
written defenses and answer to the
complaint on the Plaintiff's Attorney,
MATTHEW L. STAUFFER, of Martin
Law Firm, P.L., whose address is 3701
Del Prado Boulevard S., Cape Coral,
Florida 33904, and file the original with
the clerk of this court Charlotte County
Justice Center, Court Administration,
350 E. Marion Avenue, Punta Gorda,
FL 33950, on or before 5-8-2026,
which date shall be not less than 28 nor
more than 60 days after the first publi-

cation of the notice, otherwise, a default
will be entered against you for the relief
demanded in the complaint.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110
or jembury@ca.cjis20.org, at least 7
days before your scheduled court ap-

pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
DATED this April 2, 2026.
CLERK OF THE CIRCUIT COURT
ROGER D. EATON
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk
April 10, 17, 24; May 1, 2026
26-00417T

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. 25001025CA
Fifth Third Bank, National
Association,
Plaintiff, vs.
The Unknown Heirs, Devises,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of John
R. Skutt a/k/a John Robert Skutt,
Deceased, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 25001025CA of the Circuit
Court of the TWENTIETH Judicial
Circuit, in and for Charlotte County,
Florida, wherein Fifth Third Bank,
National Association is the Plaintiff
and The Unknown Heirs, Devises,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
interest by, through, under or against
the Estate of John R. Skutt a/k/a John
Robert Skutt, Deceased; Nancy A. Skutt,
to serve as Personal Representative of
the Estate John R. Skutt a/k/a John
Robert Skutt, Deceased; Kayla Kyle;
Johnny Kyle a/k/a John W. Kyle VI
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 11th day
of May, 2026, the following described
property as set forth in said Final
Judgment, to wit:
LOT 48 AND THE EAST 1/2 OF
LOT 49, BLOCK "H", SEMINOLE
LAKES PHASE IV, ACCORD-
ING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK
18, PAGE 2A, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
TAX ID: 412328379001
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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Admin-
istrative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
Dated this day of 04/06/2026.
Roger Eaton
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk
File # 25-F01101
April 10, 17, 2026 26-00424T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 26-000240-CA
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
SONIA M. RICHARDSON,
INDIVIDUALLY, AND THE
UNKNOWN TRUSTEE OF THE
SONIA RICHARDSON TRUST,
Defendants.
TO: SONIA M. RICHARDSON
4094 Gardner Drive
Port Charlotte, FL 33952
THE UNKNOWN TRUSTEE OF THE
SONIA RICHARDSON TRUST
c/o Sonia M. Richardson
4094 Gardner Drive
Port Charlotte, FL 33952
YOU ARE NOTIFIED that an ac-
tion for reformation of mortgage on the
Subject Property in Charlotte County,
Florida, commonly known as 4094
Gardner Drive, Port Charlotte, Florida
33952 and more particularly described
below:
LOT 24, BLOCK 2104, PORT
CHARLOTTE SUBDIVISION,
SECTION 25, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 5, PAGES 18-A
THROUGH 18-C, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
PARCEL # 402226126007
has been filed against you in the above
styled court action, and you are required
to serve a copy of your written defenses
to the Complaint, E-Filed on February
13, 2026, if any, to Plaintiff's attorney,

whose name and address is:
David L. Gordon, Esq.,
FIDELITY NATIONAL
LAW GROUP
Attorneys for Plaintiff
100 W. Cypress Creek Rd., Ste 899
Fort Lauderdale, Florida 33309
Florida Bar No. 1039599
Telephone No: (954) 414-2107
Email: David.L.Gordon@fnf.com
Secondary:
andrea.brodsky@fnf.com;
pleadingsfl@fnf.com
on or before May 13, 2026 and to file
the original with the clerk of this court
either before service on the Plaintiff's
attorney or immediately thereafter, oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110
or jembury@ca.cjis20.org, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
DATED on 4/7/2026
ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
By: B. Lackey
Deputy Clerk
April 10, 17, 24; May 1, 2026
26-00427T

SAVE



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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA.CIVIL DIVISION
CASE NO. 082025CA001572000101
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.**MICHAEL REED; CHRYSYAL**
REED; UNKNOWN TENANT NO.
1; UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES CLAIM-
ING INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).TO: CHRYSYAL REED
Last Known Address
2301 LE JEUNE DR
PORT CHARLOTTE, FL 33953
Current Residence is UnknownYOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
described property in Charlotte County,
Florida:LOT 20, BLOCK 2975, PORT
CHARLOTTE SUBDIVISION,
SECTION FIFTY NINE, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 5, PAGES 73A
THROUGH 73F, OF THEPUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torneys or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint 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 provi-
sion 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 April 2, 2026.

As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk1475-209375 / ME2
April 10, 17, 2026 26-00418T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45**(12219 Bacchus Road, Port**
Charlotte, Florida 33981)IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION**CASE NO.: 25-CA-919****WILMINGTON SAVINGS FUND**
SOCIETY, FSB, not in its individual
capacity, but solely as Trustee for
Residential Mortgage Aggregation
Trust,
Plaintiff, v.
ELITE PRIME INVESTMENTS
LLC, PAULA QUIJANO 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 25, 2026 and Amended
Final Judgment of Foreclosure and
Damages dated March 26, 2026
entered in Case No. 2025-CA-919 of the
Circuit Court of the Twentieth Judicial
Circuit in and for Charlotte County,
Florida, in which WILMINGTON
SAVINGS FUND SOCIETY, FSB, not
in its individual capacity but solely
as Trustee for Residential Mortgage
Aggregation Trust, is the Plaintiff, and
ELITE PRIME INVESTMENTS, LLC,
et. al., is the Defendants, the Clerk of
the Circuit Court will sell to the highest
and best bidder for cash to be conducted
in an online sale at <http://www.charlotte.leadforeclose.com>
beginning at 11:00 a.m. on May 13, 2026, in accordance
with Chapter 45 Florida Statutes, the
following-described property set forth
in said Final judgment of Foreclosure

and Damages:

Lot 8, Block 1919, Port Charlotte
Subdivision, Section Fifty-Six,
according to the Plat thereof re-
corded in Plat Book 5, Page 70,
of the Public Records of Charlotte
County, Florida.
Property Address: 12219 Bacchus
Road, Port Charlotte, Florida
33981If 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

Dated this 26th day of March 2026.

04/01/2026 (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 10, 17, 2026 26-00413T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDACIVIL DIVISION
CASE NO. 26000205CA
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.**ALL UNKNOWN HEIRS,**
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF ARTHUR LONGO,
DECEASED;
Defendant(s)To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDI-
TORS, DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER PAR-
TIES CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF ARTHUR LONGO,
DECEASED
1485 FRINGE STREET
PORT CHARLOTTE, FLORIDA
33952
(RESIDENCE UNKNOWN)YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:LOT 14, BLOCK 762, PORT
CHARLOTTE SUBDIVISION
SECTION TWENTY-SIX, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 5, PAGE(S) 19A
THROUGH 19E, INCLUSIVE,
OF THE PUBLIC RECORDS.
OF CHARLOTTE COUNTY,
FLORIDA.
a/k/a 1485 FRINGE STREET,PORT CHARLOTTE, FLORI-
DA 33952has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Kahane &
Associates, P.A., Attorney for Plaintiff,
whose address is 1619 NW 136th Av-
enue, Suite D-220, Sunrise, FLORIDA
33323 on or before May 8, 2026, a date
which is within thirty (30) days after
the first publication of this Notice in
the BUSINESS OBSERVER and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.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
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 2 day of April, 2026.ROGER D. EATON
As Clerk of the Court
By B. Lackey (SEAL)
As Deputy ClerkSubmitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
April 10, 17, 2026 26-00419T

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDAPROBATE 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 Prisutti, deceased, File Number
26000136CP, by the Circuit Court forCharlotte 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 address1. Susan Eloise Poplin, 3523 Old St.
Augustine Road, Tallahassee, FL 32311
2. Anna Marie Prisutti, 14570 Mill-
town Road, Waterford, VA 20197ALL INTERESTED PERSONS ARE
NOTIFIED THAT:All creditors of the estate of the
decedent and persons having claims
or demands against the estate of thedecedent 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. NOT-
WITHSTANDING 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 Poplin3523 Old St. Augustine Road
Tallahassee, Florida 32311**Anna Marie Prisutti**
3523 Old St. Augustine Road
Tallahassee, Florida 32311Attorney 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: notices@hathawaylaw.net
April 3, 10, 2026 26-00400T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDAPROBATE 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 Lar-
ry Bruce Simmons a/k/a Larry B. Sim-
mons, 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 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 per-
sons 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 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 spec-
ified under s. 732.221, Florida Statutes.
The written demand must be filed with
the clerk.ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED. NOTWITHSTANDING
THE TIME PERIODS SET FORTH
ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED.The date of first publication of this
notice is 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,

ndotres@mizell-law.com

April 3, 10, 2026 26-00375T

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION**Case No.: 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 de-
visees, 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 respec-
tive spouses, heirs, devisees grantees,
and creditors or other parties claiming
by, through, or under those unknown
natural persons and their several un-
known assigns, successors in interest
trustees, or any other persons claiming
by through, under or against any corpo-
ration or other legal entity named as a
defendant and all claimants, persons or
parties natural or corporate whose ex-
act 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 re-
corded on May 4, 2012 in Book
3654, Page 1719 and the Declara-
tion of Condominium of Sunset
Palms, a Condominium recorded
on May 4, 2012 in Book 3654,
Page 1767, Public Records of
Charlotte County, Florida; to-
gether with an undivided share
in the common elements appur-
tenant thereto.Commonly Known As: 16302
Sunset Palms Blvd., Bldg. 18,
Unit 1802, Punta Gorda, FL
33955has 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 proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110
or jembury@ca.cjis20.org, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.WITNESS my hand and seal of this
Court March 31, 2026ROGER D. EATON,
CLERK OF COURT
By: M. Hoffman
Deputy Clerk
April 3, 10, 2026 26-00401T

SECOND 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 attor-
ney are set forth below.All creditors of the decedent and oth-
er 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 THEDATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.All other creditors of the decedent
and other persons having claims or
demands against decedent's estate, in-
cluding unmatured, contingent or un-
liquidated claims, must file their claims
with this court WITHIN 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

April 3, 10, 2026 26-00402T

SECOND 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 East Marion Avenue,
Punta Gorda, FL 33950. The names
and addresses of the personal represen-
tative 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.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 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

Secondary E-Mail:

kimberly@kuhnslawfirm.com

April 3, 10, 2026 26-00385T

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY
FLORIDA**CASE NO.: 2026-10023-CIDL****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 CHILEYOU ARE NOTIFIED that an action
to quiet title on the following property
in Charlotte County, Florida:THE FOLLOWING DESCRIBED
LAND, SITUATE, LYING, AND BE-
ING 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 LawOffice of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at 2720 Park Street,
Suite 205, Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202, not
less than 28 days of the first date of
publication of this Notice, and file the
original with the Clerk of this Court,
at 350

--- ESTATE ---

SECOND 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

SECOND 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 Goneray 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

countfillings@lindegould.com

Attorneys for Personal Representative

April 3, 10, 2026

26-00374T

SECOND 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

SECOND 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

--- PUBLIC SALES ---

SECOND 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 entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25-1646-CA
CARLO FINANCIAL SOFTWARE TECHNOLOGY, LLC, a Florida limited liability company, Plaintiffs, 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, Plaintiffs' 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 Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court March 27, 2026.
ROGER D. EATON
Clerk of Court
(SEAL) By: B. Lackey
Deputy Clerk
April 3, 10, 17, 24, 2026 26-00388T

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION
Case No. 25000467CA
CITY NATIONAL BANK OF FLORIDA Plaintiff, vs. NORTHWEST GROUPE, LLC, A/K/A NOTHWEST 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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, AND UNKNOWN TENANT #1 N/K/A BIANCA LITTELL AND UNKNOWN TENANT #2 N/K/A ZACK BROWN are the 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

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 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, IV a/k/a Charles Edward Harless, a minor; 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 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) 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO. 25-1651-CA
CARLO FINANCIAL SOFTWARE TECHNOLOGY, LLC, a Florida limited liability company, Plaintiffs, 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, Plaintiffs' 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 Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court March 27, 2026.
ROGER D. EATON
Clerk of Court (SEAL) By: B. Lackey
Deputy Clerk
April 3, 10, 17, 24, 2026 26-00389T

--- PUBLIC SALES ---

SECOND 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 SIENKWICZ A/K/A
TIMOTHY C. SIENKWICZ N/K/A
TIMOTHY C. SIENKWICZ, 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 SIENKWICZ A/K/A TIMOTHY C. SIENKWICZ N/K/A TIMOTHY C. SIENKWICZ 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, PORT 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

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE NO.: 25000524CA
**SERVBANK, 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

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. 25-1664-CA
**CARLO FINANCIAL
SOFTWARE TECHNOLOGY, LLC,**
**a Florida limited liability company,
Plaintiffs, v.**
**BEST REALTY INVESTMENTS,
LLC, JOHN H. CASSIDY and RUBY
G. CASSIDY, and WILLIAM O.
HALDY,
Defendants.**
TO: DEFENDANT, WILLIAM O. HALDY and all unknown heirs, devisees and beneficiaries of WILLIAM O. HALDY IF ALIVE AND IF DEAD, THEIR UNKNOWN WIDOWS, WIDOWERS, HEIRS, DEVISEES, GRANTEES, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THEM AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING DEFENDANT AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:
YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Charlotte County, Florida:
Lot 28, Block 3834, PORT CHARLOTTE SUBDIVISION,

SECTION 72, according to the map or plat thereof, as recorded in Plat Book 6, Pages 28A through 28H, of the Public Records of Charlotte County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert C. Benedict, Plaintiffs' attorney whose address is Wideikis, Benedict & Berntsson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before April 20, 2026, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court March 13, 2026.
ROGER D. EATON
Clerk of Court
(SEAL) By: B. Lackey
Deputy Clerk
Mar. 20, 27; Apr. 3, 10, 2026
26-00293T

SECOND INSERTION

**NOTICE OF 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.: 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, A NEVADA LIMITED 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 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

SECOND 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 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 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,
Third-Party 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 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