

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / SALES / ESTATE ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hollowstone of Charlotte located at 18400 Cochran Blvd in the City of Port Charlotte, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of April, 2026
HALLOWSTONE CHARLOTTE
OPERATING LLC

April 17, 2026

26-00435T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 7016 - Punta Gorda
Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US

Facility Phone: 1+ (941) 505-8777

Description: Entire contents of unit consisting of, but not limited to: Jake Tuthill-Windup, folding chair, white board, battery, box, wood pole. Ryan Suta- Totes, clothes, ladder, weed wacker, Pressure washer, portable heater, personal items, misc. Items. Chris Grant- Dresser, Walker, cooler, tool boxes, furniture, totes, grill, tools, coffee maker, misc. items.

Bidding: All bidding will take place online at StorageTreasuries.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.

April 17, 24, 2026

26-00449T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 3505 - North Port

Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US

Facility Phone: 1+ (941) 390-3132

Description: Entire contents of unit consisting of, but not limited to: Jeffrey Hine-Tools, tv, mini fridge, speakers, ladder, lamp, misc housewares and tools.

Bidding: All bidding will take place online at StorageTreasuries.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.

April 17, 24, 2026

26-00448T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8008 - Port Charlotte
Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US

Facility Phone: 1+ (941) 999-3122

Description: Entire contents of unit consisting of, but not limited to: Jacquelyn Lardon- mattress, box spring, dresser, sofa, recliner, tabletop, chairs. Paul Werner-dryer, misc. furniture, misc. Items.

Bidding: All bidding will take place online at StorageTreasuries.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.

April 17, 24, 2026

26-00447T

FIRST INSERTION

**THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Cove at Rotonda Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Charlotte County, Florida, and has an annual operating budget of approximately \$102,241. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) unbound and one (1) electronic copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, The Cove at Rotonda Community Development District." Proposals must be received by 12:00 p.m. on April 17, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

April 17, 2026

26-00434T

FIRST INSERTION

**NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR CHARLOTTE COUNTY
Case No.: 25-000621-CC**

**BIMINI BAY CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, v.
DANIEL ROBINSON and
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
as Nominee for New American
Funding, LLC,
Defendant(s).**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Charlotte County, Florida, I will sell all the property situated in Charlotte County, Florida described as:

Unit A-102, Bimini Bay Club, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 956, Page 1307, as amended, of the Public Records of Charlotte County, Florida, together with undivided interest in the common elements appurtenant thereto.

Property Address: 1051 Forrest Nelson Blvd., Unit A102 Port Charlotte, FL 33952

at public sale, to the highest bidder, for cash, May 20, 2026 at 11:00 a.m. at www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes. Any person claiming an interest in the surplus 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.

04/10/2026

CLERK OF THE CIRCUIT COURT
By: (SEAL) B. Lackey
As Deputy Clerk

April 17, 24, 2026

26-00446T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000317-CP
Division Probate
IN RE: ESTATE OF
LOUIS EDWARD POPE, JR.
Deceased.**

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

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

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

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 17, 2026.

**Personal Representative:
JONATHAN A. POPE**
905 Crosshill Drive, Apt. 4
Frankfort, Kentucky 40601

Attorney for Personal Representative:
Brett H. Sifrit, Esq.

Attorney for Personal Representative
Florida Bar Number: 105564
Farr Law Firm P.A.

99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com

Secondary E-Mail:
mbuckley@farr.com;
probate@farr.com
April 17, 24, 2026

26-00432T

FIRST INSERTION

**NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000158-CP
Division: Probate
IN RE: ESTATE OF
LORITA DIFF
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 Lorita Diff, deceased, File Number 26-000158-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was January 28, 2026; that the total value of the non-exempt assets of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Gerald J. Diff, Jr.
341 Grenada Street
Port Charlotte, Florida 33948

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administra-

tion must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS 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 17, 2026.

**Person Giving Notice:
Gerald J. Diff, Jr.**
341 Grenada Street
Port Charlotte, Florida 33948

Attorney for Person Giving Notice:
Jeffrey Briscoe

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

April 17, 24, 2026

26-00451T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26000063CP
IN RE: ESTATE OF
ROBERT ALLAN KOCH,
Deceased.**

The administration of the Estate of Robert Allan Koch, deceased, whose date of death was November 5, 2024, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.

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

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

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

The date of first publication of this notice is April 17, 2026.

**Personal Representative:
Kathryn A. Koch**
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601

Attorney for Personal Representative:
Linda Muralt, Esquire

FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.

PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400

Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com

April 17, 24, 2026

26-00436T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-327-CP
Division Probate
IN RE: ESTATE OF
MARY ANN BUTLER
Deceased.**

The administration of the Estate of Mary Ann Butler, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 17, 2026.

**Personal Representative:
Glenn R. Butler**
116 Hemlock Cove
Milford, PA 18337

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 17, 24, 2026

26-00433T

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP000311
Division Probate
IN RE: ESTATE OF
IAN KENDRICK JONES
Deceased.**

The administration of the estate of Ian Kendrick Jones, deceased, whose date of death was November 27, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's 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 17, 2026.

**Personal Representative:
Barry Kendrick Jones**
1623 Larchwood Dr
Venice, Florida 35283

Attorney for Personal Representative:
s/Sofia Herrera

Sofia Herrera, Esquire
Attorney

Florida Bar Number: 1069771
AWS LAW FIRM

2202 N. Westshore Blvd.
Ste 200

Tampa, FL 33607
Telephone: (813) 922-5293

E-Mail: sofia@awsllaw.org
Secondary E-Mail: service@awsllaw.org

April 17, 24, 2026

26-00454T

HOW TO
PUBLISH
YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-365-CP
Division Probate
IN RE: ESTATE OF
GARY DENNIS CHRONISTER
a/k/a GARY D. CHRONISTER
Deceased.

The administration of the Estate of Gary Dennis Chronister a/k/a Gary D. Chronister, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The Personal Representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 17, 2026.

Personal Representative:

Barbara S. Wickman

407 Yeager St.

Port Charlotte, Florida 33954

Attorney for Personal Representative:

John B. Mizell, Esq.

Florida Bar No. 0562424

Mizell & Mays Law Firm, P.A.

331 Sullivan St.,

Punta Gorda, FL 33950

Telephone: (941) 575-9291

E-mail Addresses:

jmizell@mizell-law.com,

ndotres@mizell-law.com

April 17, 24, 2026

26-00450T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000286CP
Division Probate
IN RE: ESTATE OF
MICHELLE RENEE
MARTIN-KOVACS 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 Michelle Renee Martin-Kovacs, deceased, File Number 26000286CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was November 14, 2025; that the total value of the estate is \$39,600.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Levente Kovacs
3025 Chapman Boulevard
Punta Gorda, FL 33950

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is April 17, 2026.

Personal Giving Notice:

Levente Kovacs

3025 Chapman Boulevard

Punta Gorda, Florida 33950

Attorney for Person Giving Notice:

Thomas M. Tarsia, Esq.

Attorney

Florida Bar Number: 51628

2002 Del Prado Blvd. S

Unit 205

Cape Coral, FL 33990

Telephone: (239) 933-9383

Fax: (239) 933-9459

E-Mail: tarsia@tarsialawgroup.com

Secondary E-Mail:

cirillo@tarsialawgroup.com

April 17, 24, 2026

26-00431T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-360-CP
Division: Probate
IN RE: ESTATE OF
ENA SALMON A/K/A
ENA M. SALMON A/K/A
ENA MAY SALMON
Deceased.

The administration of the estate of Ena Salmon a/k/a Ena M. Salmon a/k/a Ena May Salmon, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representatives:

Horace H. Salmon

23503 Avocado Avenue

Port Charlotte, Florida 33980

Violet M. Salmon

23503 Avocado Avenue

Port Charlotte, Florida 33980

Attorney for Personal Representative:

Ellie K. Harris

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 17, 24, 2026

26-00443T

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. 26-271-CA

SANDRA W. WELLES,
Plaintiff, v
ESTATE OF MAXIMILIAN MOSS
Defendants.

TO: DEFENDANT, JUNE MOSS HANDLER, Personal Representative of the Estate of Maximilian Moss and all unknown heirs, devisees and beneficiaries of JUNE MOSS HANDLER, 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:

Lots 13 and 14, Block 12 of Section "H", Del-Verde Subdivision of the NE 1/4 of Section 36, Township 40 South, Range 25 East, as per plat recorded in Plat Book 1, Page 68, Public Records of Charlotte County, Florida.

FIRST INSERTION

Lot 16, Block 23 of Section "E", Del-Verde Subdivision of the SE 14 of Section 26, Township 40 South, Range 25 East, as per plat recorded in Plat Book 1, Page 72, 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 21, 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 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 April 15, 2026.

ROGER D. EATON,

Clerk of Court

(SEAL) By: B. Lackey

Deputy Clerk

April 17, 24; May 1, 8, 2026

26-00456T

FIRST INSERTION

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

CASE NO. 25001797CA

SCOTTSDALE MORTGAGE FUND

66, LLC, a foreign limited liability

company,

Plaintiff, -vs-

JOHN I. O'DONNELL, SOLE

TRUSTEE OF THE BARBARA C.

COLVILLE-O'DONNELL LIVING

TRUST AS RESTATED

AND AMENDED MARCH 19,

1998, an individual, JOHN I.

O'DONNELL, an individual, JANE

DOE O'DONNELL, unknown

spouse of JOHN I. O'DONNELL,

an individual, ALFONSO SOSA

CORDERO, individually and as

an individual owner operator of

Corso Marine and Corso Marine,

Corp., CITY OF PUNTA GORDA, a government entity, PUNTA GORDA ISLES CIVIC ASSOCIATION, INC., a Florida non-profit corporation, and JOHN DOE #1 a/k/a any and all unknown Tenants in possession of the subject real property, an individual, Defendants.

TO: JOHN I. O'DONNELL, SOLE TRUSTEE OF THE BARBARA C. COLVILLE-O'DONNELL LIVING TRUST AS RESTATED AND AMENDED MARCH 19, 1998, 2215 Lawrence Street Palm Springs, CA 92264 and:

JOHN I. O'DONNELL 2215 Lawrence Street Palm Springs, CA 92264

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 22 AND 23, BLOCK 90, PUNTA GORDA ISLES, SEC-

TION TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 58-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA.

With an address of: 2035 Jamaica Way, Punta Gorda, FL 33950

Property ID: 412211252003

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Jeffrey C. Roth, Esquire, Roth & Scholl, Attorney for Plaintiff, whose address is 866 South Dixie Highway, Coral Gables, FL 33146

on or before May 21, 2026, a date which is within thirty (30) days after the first publication of the Notice in the Business Observer and file the original with the Clerk of the 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 15th day of April, 2026.

ROGER D. EATON

as Clerk of Court

(SEAL) BY: B. Lackey

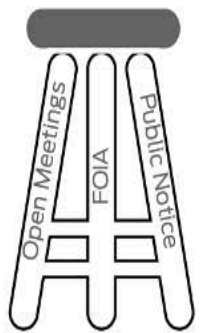
DEPUTY CLERK

April 17, 24, 2026

26-00455T

Why Public Notice Should Remain in Newspapers


Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

-- ACTIONS / SALES --

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25001102CA

**SERVBANK, N.A.,
Plaintiff, vs.
ELIZABETH NASREY A/K/A
ELIZABETH LOPEZ-NASREY
A/K/A ELIZABETH LOPES A/K/A
ELIZABETH L. NASREY, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 4, 2026 in Civil Case No. 25001102CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein SERVBANK, N.A. is Plaintiff and Elizabeth Nasrey a/k/a Elizabeth Lopez-Nasrey a/k/a Elizabeth Lopes a/k/a Elizabeth L. Nasrey, 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 6th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 25 and 26, Block 1619, Port

Charlotte Subdivision Section 12, a subdivision, according to the plat thereof, as recorded in Plat Book 5, Pages 1A through 1D, inclusive, of the Public Records of Charlotte County, Florida.
Address: 1365 Blaisdell St, Port Charlotte, FL 33980

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 04/10/2026.

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

25-11884FL

April 17, 24, 2026

26-00441T

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO. 25001394CA

**MIDFIRST BANK
Plaintiff, v.
DANIELLE STEWART A/K/A
DANIELLE M. SHALLOW;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2;
UNKNOWN SPOUSE OF
DANIELLE STEWART A/K/A
DANIELLE M. SHALLOW;
ROTONDA WEST ASSOCIATION,
INC.; UNITED STATES OF
AMERICA, DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT
Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 26, 2026, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 1164, ROTONDA WEST-OAKLAND HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

a/k/a 7 GOLFVIEW TER, ROTONDA WEST, FL 33947-2226 at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on May 06, 2026 beginning at 11:00 AM.

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 04/10/2026.

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

1000011045

April 17, 24, 2026

26-00442T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25001752CA

**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
GABRIEL GORDON, et al.,
Defendant.**

To: CHASIDY PUGH
151 BARRE DRIVE NW, PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF CHASIDY PUGH
151 BARRE DRIVE NW, PORT CHARLOTTE, FL 33952
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 11, BLOCK 17, PORT CHARLOTTE SUBDIVISION SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 30A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Betsy Falgas, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 5-18-2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 10 day of April, 2026.

ROGER D. EATON
CLERK OF COURT OF
CHARLOTTE COUNTY
(SEAL) BY: B. Lackey
Deputy Clerk

25-14393FL

April 17, 24, 2026

26-00440T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25001807CA

**CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
OF THE NEW RESIDENTIAL
MORTGAGE LOAN TRUST 2023-
NQMI**

**Plaintiff(s), vs.
VLADISLAV ZHEREBENKO;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).**

TO: VLADISLAV ZHEREBENKO
LAST KNOWN ADDRESS: 206 SORRENTO DR OSPREY FL 34229
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real property described as follows:

LOTS 6 AND 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 103, GROVE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

You are required to file a written response with the Court and serve a copy of your written defenses, if any,

to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this the 10 day of April, 2026.

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
April 17, 24, 2026

26-00439T

FIRST INSERTION

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

CASE NO.: 26000267CA
**PACIFIC LIFE INSURANCE
COMPANY,
Plaintiff, v.
DGC DEVELOPMENT CORP; et al,
Defendant(s).**

To the following Defendant(s):
DGC DEVELOPMENT CORP

(Last Known Address: Oliveira, Gustavo 601 N Magnolia Avenue, ORLANDO, FL 32801)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 56, BLOCK 1181, PORT CHARLOTTE SUBDIVISION SECTION THIRTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 29A THROUGH 29H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 34 LONGLEY DR, PORT CHARLOTTE, FL 33954

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff,

whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 5-18-2026, 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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 10 day of April, 2026.

ROGER EATON
As Clerk of the Court
(SEAL) By B. Lackey
As Deputy Clerk

April 17, 24, 2026

26-00438T

FIRST INSERTION

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

CASE NO.: 26000265CA
**PACIFIC LIFE INSURANCE
COMPANY,
Plaintiff, v.
A-LAKE INVESTMENTS LLC; et al,
Defendant(s).**

To the following Defendant(s):
A-LAKE INVESTMENTS LLC

(Last Known Address: DGC DEVELOPMENT CORP 601 N MAGNOLIA AVE #200, ORLANDO, FL 32801)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence,

LOT 14, BLOCK 4589, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 60-A THROUGH 60-Q INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 13410 APPLETON BLVD, PORT CHARLOTTE, FL 33981

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff,

whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 5-18-2026, 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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 10 day of April, 2026.

ROGER EATON
As Clerk of the Court
(SEAL) By B. Lackey
As Deputy Clerk

April 17, 24, 2026

26-00437T

FIRST INSERTION

**NOTICE OF ACTION TO QUIET
TITLE TO REAL PROPERTY**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26000445CA

**ESTATE OF SUSAN JOANNE
SHOOK, by and through RANDY C.
SMITH, as Personal Representative,
Plaintiff, v.
SANDRA K. WOGOMON, in her
capacity as Successor Trustee of
THE LIVING TRUST OF GLADYS
SHOOK ROOT dated May 13, 1987,
and ALL UNKNOWN PERSONS
CLAIMING BY, THROUGH,
UNDER OR AGAINST THE LIVING
TRUST OF GLADYS SHOOK
ROOT, and ANY UNKNOWN
PARTIES CLAIMING TO HAVE
ANY RIGHT, TITLE, OR INTEREST
IN THE REAL PROPERTY
LOCATED AT 1261 LINCOLN
DRIVE, ENGLEWOOD, FLORIDA
34224.**

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

LOT 23, BLOCK B, MAY TERRACE SUBDIVISION AS PER

PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 49A AND 49B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

This action has been filed against you and you are required to serve a copy of your written defenses, if any, with the clerk of the court and to serve a copy upon Bryan S. Kessler, Esq., Attorney for the Plaintiffs, whose address is 1872 Tamiami Trail S, Suite D, Venice, Florida 34293, not later than 30 days after the first publication of this notice; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 13 day of April, 2026.

ROGER D. EATON
CIRCUIT COURT CLERK
By: B. Lackey (SEAL)
Deputy Clerk

Bryan S. Kessler, Esq.,
Attorney for the Plaintiffs,
1872 Tamiami Trail S, Suite D,
Venice, Florida 34293
Apr. 17, 24; May 1, 8, 2026

26-00452T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25000457CC

**TOWN & COUNTRY MANOR
CONDOMINIUM
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
DURAISAMY SOMASUNDERAM;
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
DURAISAMY SOMASUNDERAM;
UNKNOWN TENANT #1 and
UNKNOWN TENANT #2,
Defendants.**

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on May 13, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance

with Chapter 45 Florida Statutes, the following-described real property:

Unit 220, TOWN AND COUNTRY MANOR CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 540, Page 440, as amended from time to time, and recorded in Condominium Plat Book 1, Page 37, Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 25000457CC, TOWN AND COUNTRY MANOR CONDOMINIUM ASSOCIATION, INC., Plaintiff vs. DURAISAMY SOMASUNDERAM, Defendant.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this day of 04/10/2026.

ROGER D. EATON, Clerk
By: (SEAL) B. Lackey
Deputy Clerk
April 17, 24, 2026

26-00445T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 23004612CA

**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF AMY SHAH
A/K/A AMY C. SHAH, DECEASED,
et al.**

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2025, and entered in 23004612CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AMY SHAH A/K/A AMY C. SHAH, DECEASED; EDEN SANNER; ADRIENNE GOSNELL; AARON DOUGUIH; E.C.E., A MINOR, BY AND THROUGH NEXT BEST FRIEND are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on May 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 2108, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 18A THROUGH 18C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 844 CONREID DR NE, PORT CHARLOTTE, FL 33952

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

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

Dated this 13 day of April, 2026.

ROGER D. EATON
As Clerk of the Court
By: Brittany Lackey
As Deputy Clerk

Submitted by:
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-132684 - MaM

April 17, 24, 2026

26-00453T

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Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business
Observer

SUBSEQUENT INSERTIONS

--- ACTIONS/ SALES/ ESTATES ---

SECOND 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 COMPLAINT 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 publication 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 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 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

SECOND 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
ROCKFELT 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 PUBLIC 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, 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: 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

SECOND 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 Others 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 following described property in CHARLOTTE COUNTY, Florida:
Lot(s) 11, Block 95, ROTONDA MEADOWS, as recorded in Plat Book 10, at Page 15Z5 of the Public Records of Charlotte County, Florida.
Which has the address of: 12000 Rondo Dr, Placidia, 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 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 April 3, 2026.
ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
By: M. Hoffman
As Deputy Clerk
April 10, 17, 2026 26-00416T

SECOND 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, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:
LOT 686 AND 687, OF OAKLAND HILLS SECTION OF ROTONDA WEST SUBDIVI-

SION, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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 Kallman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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

SECOND 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 CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: CHRYSYAL REED
Last Known Address
2301 LE JEUNE DR
PORT CHARLOTTE, FL 33953
Current Residence is Unknown
YOU 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, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 73A THROUGH 73F, 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 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 attorneys 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 April 2, 2026.
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk
1475-209375 / ME2
April 10, 17, 2026 26-00418T

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. 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, ACCORDING 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 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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL 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, 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
1485 FRINGE STREET
PORT CHARLOTTE, FLORIDA 33952
(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 14, BLOCK 762, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-SIX, ACCORDING 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, FLORIDA 33952
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, 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 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 2 day of April, 2026.
ROGER D. EATON
As Clerk of the Court
By B. Lackey (SEAL)
As Deputy Clerk
Submitted 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

SECOND 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 QULJANO 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.realforeclose.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 recorded in Plat Book 5, Page 70, of the Public Records of Charlotte County, Florida.
Property Address: 12219 Bacchus Road, Port Charlotte, Florida 33981
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 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

SECOND 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. 732.2211, 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 10, 2026.
Personal Representative:
Sue Hamilton
630 Oak Ridge Grove Circle
Spring, Texas 77386
Attorney for Personal Representative:
Ashly Mae Guernacini, 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@atacauselaw.com
Secondary E-Mail:
rhianna@atacauselaw.com
April 10, 17, 2026 26-00429T

Q&A **What is a public notice?**
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.

--- ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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 § 732.2211.

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

SECOND 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. 732.2211, 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 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

SECOND 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 732.2211. 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

SECOND 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

SECOND 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. 732.2211, 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 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: courtney@trustska.com

April 10, 17, 2026 26-00420T

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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

Attorneys for Personal Representative:

Schwarz & Harris, P.A.

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

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 26-000240-CA

PENNMAC 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 action 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 CHARLOTTE 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,

ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
By: B. Lackey
Deputy Clerk
April 10, 17, 24; May 1, 2026
26-00427T

whose name and address is:

David L. Gordon, Esq.

FIDELITY NATIONAL

LAW GROUP

Attorneys for Plaintiff

100 W. Cypress Creek Rd., Ste 889

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, 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 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

THIRD 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</