

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF MANATEE - STATE OF FLORIDA PROBATE DIVISION  
**File No.: 2026-CP-000719**  
**IN RE: ESTATE OF LOIS K. COOPER Deceased.**

The administration of the Estate of LOIS K. COOPER, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Manatee County Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205, under File No.: 2026-CP-000719. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on April 17, 2026.

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

WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Dated: April 8, 2026

**Faith Lipton,**  
**Personal Representative**  
**c/o Paul J. Bupivi, Esq.**

330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360

Paul J. Bupivi /s/  
Paul J. Bupivi, Esq. (FL Bar #94635)  
Attorney for the  
Personal Representative  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360  
Email: paul@bupivilaw.com  
April 17, 24, 2026 26-00582M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026-CP-638**  
**IN RE: ESTATE OF JOSEPH ADAM MARTIN COHEN, Deceased.**

The administration of the estate of JOSEPH ADAM MARTIN COHEN, deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**LISA NUNNO**  
**Personal Representative**  
5207 2nd Avenue West  
Bradenton, FL 34209

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
ntservice@hnh-law.com  
April 17, 24, 2026 26-00605M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 2026-CP-000777**  
**IN RE: THE ESTATE OF LINDA A. KAM, a/k/a, LINDA A. KAM, M.D.,**

The administration of the estate of LINDA A. KAM, a/k/a LINDA A. KAM, M.D., deceased, File Number 2026-CP-000777, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All creditors of the decedent and other persons having claims or demands

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Signed on 4/8/26.  
**s/Carol Kam Varga**  
**Carol Kam Varga**

s/Damian M. Ozark  
Damian M. Ozark, Esquire  
The Ozark Law Firm, P.A.  
Florida Bar No. 0582387  
1904 Manatee Avenue West, Ste. 300  
Bradenton, Florida 34205  
Telephone: (941) 750-9760  
dmozark@ozarklawfirm.com  
April 17, 24, 2026 26-00580M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026-CP-0807**  
**Division Probate**  
**IN RE: ESTATE OF PATRICIA M. GRAHAM Deceased.**

The administration of the estate of Patricia M. Graham, deceased, whose date of death was March 7, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal 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 17, 2026.

**Personal Representative:**  
**Thomas F. Graham III**  
501 East 87th Street, Apt. 1A  
New York, New York 10128  
Attorney for Personal Representative:  
Logan Elliott  
Attorney  
Florida Bar Number: 86459  
Elliott Law, P.A.  
5105 Manatee Avenue West  
Suite 15A  
Bradenton, FL 34209  
Telephone: (941) 792-0173  
Fax: (941) 240-2165  
E-Mail: logan@elliottelderlaw.com  
April 17, 24, 2026 26-00601M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026-CP-723**  
**Division Probate**  
**IN RE: ESTATE OF CHARLENE CHERYL DAVIS Deceased.**

The administration of the estate of Charlene Cheryl Davis, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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**  
**William M. Ireland, Jr.**  
**c/o BOYER & BOYER PA**  
46 N Washington Blvd, Ste 21  
Sarasota, FL 34236  
Attorney for Personal Representative  
Andrew R. Boyer, Esq.  
Florida Bar Number: 35409  
BOYER & BOYER PA  
46 N Washington Blvd, Ste 21  
Sarasota, FL 34236  
Telephone: (941) 365-2304  
Fax: (941) 364-9896  
Email: aboyer@boyerboyer.com  
Secondary Email:  
service@boyerboyer.com  
April 17, 24, 2026 26-00581M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026 CP 688**  
**IN RE: ESTATE OF KEVIN H. MILLER Deceased**

The administration of the estate of KEVIN H. MILLER, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 17, 2026.

**Personal Representative:**  
**DENISE MILLER**  
10119 Marbella Drive  
Bradenton, Florida 34211  
Attorney for Personal Representative:  
JOHN FERRARI, JR. Attorney  
Florida Bar Number: 111132  
John Ferrari, PA  
7100 S. Beneva Road  
Sarasota, Florida 34238  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalf.com  
Secondary E-Mail:  
pollyb@elderlegalf.com  
April 17, 24, 2026 26-00585M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW**  
**Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wolf Pools: Cleaning & Maintenance, located at 5186 Early Terrace, in the City of Port Charlotte, County of Charlotte, State of FL, 33981, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 20 of April, 2026.  
WOLF EXTERIOR SERVICES LLC  
5186 Early Terrace  
Port Charlotte, FL 33981  
April 24, 2026 26-00475T

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 Englewood Pet Spa & Styling located at 4081 S. Access Rd in the City of Englewood, Charlotte, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 21st day of April, 2026  
Accent Pet Styling Inc.  
Isabel Campos  
April 24, 2026 26-00479T

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice of Public Auction for monies due on storage units. The auction will be held on MAY 18, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows

NAME	UNIT	BALANCE
RALPH PARTCH	2109	297.8
Carol Plummer	2141	251.8
Brian Weir	2156	425.8
Jenny Rodriguez	2085	527.8

MAY  
23950 Veterans Blvd  
Port Charlotte, FL 33954  
April 24; May 1, 2026 26-00474T

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 KBN Medical Transport & Translation located at 1685 Alton rd in the City of Port Charlotte, Charlotte, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 16th day of April, 2026  
Kind Bright Neighbor LLC  
Maikel Carballosa Perez  
April 24, 2026 26-00463T

FIRST INSERTION

**STARLING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING**  
The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold a Regular Meeting on May 6, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955 for the purpose of considering any business which may properly come before it.  
The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://starlingcdd.net/.

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 05/14/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

2108	Gretchen Skiba	furniture, boxes, artwork
2121	Sydni Fournier	boxes, bags, baby items
2332	Clint Norris	tools, outdoor items, boxes
904	Martin Lang	tools, fishing poles

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
April 24; May 1, 2026 26-00457T

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 MERCYMADE HOME SERVICES located at 7901 4TH STREET NORTH SUITE 300 in the City of SAINT PETERSBURG, Charlotte, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 13th day of April, 2026  
Rebecca Koehler  
April 24, 2026 26-00482T

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 Woof's Pet Spa & Styling located at 3315 S. Tamiami Trail Unit 2B in the City of Port Charlotte, Charlotte, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 21st day of April, 2026  
Accent Pet Styling Inc.  
Isabel Campos  
April 24, 2026 26-00480T

FIRST INSERTION

**WEST PORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS**  
The Board of Supervisors ("Board") of the West Port Community Development District ("District") will hold a Regular Meeting on May 12, 2026 at 12:30 p.m., at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, FL 33950.  
The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website at https://westportcdd.net/.

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

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

District Manager  
April 24, 2026 26-00481T

District Manager  
April 24, 2026 26-00473T

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT,  
TWENTIETH JUDICIAL CIRCUIT,  
STATE OF FLORIDA, IN AND FOR  
CHARLOTTE COUNTY  
PROBATE DIVISION  
**FILE NO.: 2026-CP-00314**  
**IN RE: ESTATE OF EUNICE**  
**LAVERNE TOWNSEND**  
**a/k/a LAVERNE W. TOWNSEND**  
**Deceased.**

The administration of the estate of EUNICE LAVERNE TOWNSEND a/k/a LAVERNE W. TOWNSEND, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division; File No. 26-CP-000314; the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950.

The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 the decedent's estate, including unmatured, contingent or un-

liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS April 24, 2026.

**Petitioners****MARK A. TOWNSEND**

622 Lake Cypress Cir

Oldsmar, FL 34677

**PHILIP H TOWNSEND**

29 Adalia Ave

Tampa, FL 33606

Attorneys for Petitioners  
D. Michael Lins, Esquire  
Florida Bar No. 435899J. Michael Lins, Esquire  
Florida Bar No.: 1011033LINS LAW GROUP, P.A.  
14497 N. Dale Mabry Hwy.,  
Suite 160-N

Tampa, FL 33618

Ph. (813) 386-5768

Primary E-mail:

mike@linslawgroup.com

jmichael@linslawgroup.com

Secondary E-Mail:

service@linslawgroup.com

April 24; May 1, 2026 26-00471T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 26-338-CP**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**JUDITH GAIL CHURCH A/K/A**  
**GAIL D. CHURCH Deceased.**

The administration of the estate of Judith Gail Church a/k/a Gail D. Church, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is April 24, 2026.

**Personal Representative:****Brian S. Church**

375 Kenova St.

Port Charlotte, Florida 33954

Attorney for Personal Representative:

Ellie K. Harris, Esq.

Florida Bar Number: 0021671

Elise V. Bouchard, Esq.

Florida Bar Number: 0109033

Schwarz &amp; 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 24; May 1, 2026 26-00476T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-000382-CP**  
**IN RE: ESTATE OF**  
**KELLY REYNOLDS**  
**A/K/A KELLY ALYCE REYNOLDS**  
**A/K/A KELLY A. REYNOLDS**  
**Deceased.**

The administration of the estate of KELLY REYNOLDS A/K/A KELLY ALYCE REYNOLDS A/K/A KELLY A. REYNOLDS, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. 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 24, 2026.

**Personal Representative:****STEVEN J. REYNOLDS**

7869 Bristol Road

Dublin, California 94568

Attorney for Personal Representative:

JOSHUA P. PEREZ, ESQ.

Florida Bar No. 1032209

Berlin Patten Ebling, PLLC

201 Center Road, Suite 210

Venice, Florida 34285

Telephone: (941) 955-9991

Fax: (941) 484-9992

Primary Email:

jperez@berlinpatten.com

Secondary Email:

probate@berlinpatten.com

April 24; May 1, 2026 26-00461T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26000391CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**TERESA BURKACKI**  
**Deceased.**

The administration of the estate of TERESA BURKACKI deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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 24, 2026.

**Personal Representative:****Robert K. Armfield**

3246 Haflinger Dr.

Zionsville, Indiana 46077

Attorney for Personal Representative:

MATTHEW D. UNZICKER, ESQ.

Florida Bar No. 1015962

Berlin Patten Ebling, PLLC

8433 Enterprise Circle, Suite 200

Lakewood Ranch, Florida 34202

Telephone: (941) 907-9022

Fax: (941) 954-9992

Primary Email:

munzicker@berlinpatten.com

Secondary Email:

probate@berlinpatten.com

April 24; May 1, 2026 26-00470T

## FIRST INSERTION

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

**Personal Representative:****Pamela Joiner**

P.O. Box 494249

Port Charlotte FL 33949

Attorney for Personal Representative:

Pamela D. Keller, Esquire

Attorney for Personal Representative

Florida Bar Number: 082627

Keller Law Office, P.A.

201 W. Marion Avenue, Suite 1209

Punta Gorda, Florida 33950

Telephone: (941) 505-2555

Fax: (941) 505-2355

E-Mail: Administrator@kellerlaw.biz

April 24; May 1, 2026 26-00483T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 26-CP-347**  
**IN RE: ESTATE OF**  
**LOIS ELEANOR JACOBSEN**  
**a/k/a LOIS E. JACOBSEN,**  
**Deceased.**

The administration of the estate of Lois Eleanor Jacobsen a/k/a Lois E. Jacobsen, deceased, whose date of death was January 27, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 24, 2026.

**Debbie Retherford****Personal Representative**

2215 NW 19th Avenue

Cape Coral, FL 33993

Attorney for Personal Representative:

ALVARO C. SANCHEZ

Attorney for Petitioner

1714 Cape Coral Parkway East

Cape Coral, Florida 33904

Tel 239/542-4733

FAX 239/542-9203

FLA BAR NO. 105539

Email: alvaro@capecoralattorney.com

Email:

courtfilings@capecoralattorney.com

April 24; May 1, 2026 26-00472T

## 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. 24001219CA****JPMORGAN CHASE BANK,****NATIONAL ASSOCIATION,****Plaintiff, vs.****MARY K HAWKSHEAD A/K/A****MARY KAY HAWKSHEAD, et al.,****Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 4, 2026 in Civil Case No. 24001219CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Mary K Hawkshead a/k/a Mary Kay Hawkshead, 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 11th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 57, Block 92, PORT CHAR-

LOTTE SUBDIVISION, SEC-

TION 6, a subdivision according to the plat thereof, recorded in Plat Book 4, Page 7A thru 7F, of the Public Records of Charlotte County, Florida.

Address: 111 Rodgers Ave 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 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 04/15/2026.

Deputy Clerk

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

BY: (SEAL) B. Lackey

24-09495FL

April 24; May 1, 2026 26-00459T

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO. 25-000823-CC**  
**BABCOCK RANCH RESIDENTIAL**  
**ASSOCIATION INC., a Florida**  
**not-for-profit corporation,**  
**Plaintiff, vs.**

**B6 INVESTMENT HOLDINGS,****LLC; et al,****Defendants.**

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 17th day of April, 2026, in Civil Action No. 2023-000823-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which B6 INVESTMENT HOLDINGS, LLC, TERRACE III AT BABCOCK NATIONAL CONDOMINIUM ASSOCIATION, INC., BABCOCK NATIONAL HOMEOWNERS ASSOCIATION, INC., BABCOCK NATIONAL GOLF CLUB, INC., and UNKNOWN TENANTS N/K/A ROSANNA NUNEZ, are the Defendants, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., on the 20th day of May 2026, the following described real property set forth in the Summary Final Judgment

of Foreclosure in Charlotte County, Florida:

Unit No. 533, in Building No. 5, of Phase 1, of TERRACE III AT BABCOCK NATIONAL, a Phase Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4968, Page 1, of the Public Records of Charlotte County, Florida, as amended.

(Property Address: 43040 Greenway Blvd., Unit 533, Punta Gorda, FL 33982)

Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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: 04/20/2026

ROGER D. EATON,

CLERK OF THE CIRCUIT COURT

By: (SEAL) B. Lackey

Deputy Clerk

April 24; May 1, 2026 26-00477T

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**Case No.: 24001935CA**

**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**THOMAS E. HAMILTON; et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 19, 2025 and entered in Case No. 24001935CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and THOMAS E. HAMILTON; SHERRY HAMILTON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHARLOTTE COUNTY, are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on June 17, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 55, BLOCK 92, PORT CHARLOTTE SUBDIVISION, SECTION 6 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 7A THRU 7F, OF THE PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA.

Commonly known as: 127 Rodgers Ave 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 before the clerk reports the surplus as unclaimed.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DATED in Charlotte, Florida this, day of 04/16/2026

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

LLS13639-Hamilton  
 April 24; May 1, 2026 26-00466T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO.: 25000998CA**

**EF MORTGAGE, LLC,**  
**Plaintiff, v.**  
**BUILDWORTH HOME LLC, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 6, 2026 and entered in Case No. 25000998CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein BUILDWORTH HOME LLC, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on July 1, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 1151, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 23, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 16134 LIBOURN AVENUE, PORT CHARLOTTE, FL 33954 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in

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

WITNESS my hand and the seal of the court on 4/17, 2026.

As Clerk of the Circuit Court  
 Charlotte County, Florida  
 (SEAL) M. Hoffman  
 DEPUTY CLERK

GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff  
 10800 Biscayne Blvd., Suite 201  
 Miami, FL 33161  
 Telephone: (305) 501-2808  
 Facsimile: (954) 780-5578  
 By: /s/ Rebecca E. Smith  
 Jason Duggar, Esq.  
 FL Bar No.: 83813  
 Christophal Hellewell, Esq.  
 FL Bar No.: 114230  
 Anya E. Macias, Esq.  
 FL Bar No.: 0458600  
 Tara Rosenfeld, Esq.  
 FL Bar No.: 59454  
 Johann Fernandez-Marmol, Esq.  
 FL Bar No.: 1055042  
 Jimmy Edwards, Esq.  
 FL Bar No.: 81855  
 Rebecca E. Smith, Esq.  
 FL Bar No.: 1069865  
 Spencer Gollahon, Esq.  
 FL Bar No.: 647799  
 Paris Roach, Esq.  
 FL Bar No.: 1028751  
 fcpleadings@ghidottiberger.com  
 April 24; May 1, 2026 26-00468T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO.: 25001057CA**

**SELENE FINANCE, LP,**  
**Plaintiff, v.**  
**RUSSELL D. EBER, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 30, 2026 and entered in Case No. 25001057CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein BETH E. EBER AND RUSSEL D EBER, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on May 27, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 2159, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 41A THROUGH 41H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 4519 BELFOUNTAIN ST, PORT CHARLOTTE, FL 33948 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the court on 4/17, 2026.

As Clerk of the Circuit Court  
 Charlotte County, Florida  
 (SEAL) M. Hoffman  
 DEPUTY CLERK

GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff  
 10800 Biscayne Blvd., Suite 201  
 Miami, FL 33161  
 Telephone: (305) 501-2808  
 Facsimile: (954) 780-5578  
 By: /s/ Rebecca E. Smith  
 Jason Duggar, Esq.  
 FL Bar No.: 83813  
 Christophal Hellewell, Esq.  
 FL Bar No.: 114230  
 Anya E. Macias, Esq.  
 FL Bar No.: 0458600  
 Tara Rosenfeld, Esq.  
 FL Bar No.: 59454  
 Johann Fernandez-Marmol, Esq.  
 FL Bar No.: 1055042  
 Jimmy Edwards, Esq.  
 FL Bar No.: 81855  
 Rebecca E. Smith, Esq.  
 FL Bar No.: 1069865  
 Spencer Gollahon, Esq.  
 FL Bar No.: 647799  
 fcpleadings@ghidottiberger.com  
 April 24; May 1, 2026 26-00467T

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO.: 25000876CA**

**EF MORTGAGE, LLC,**  
**Plaintiff, v.**  
**VALU INVESTMENT GROUP, LLC,**  
**et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 19, 2026 and entered in Case No. 25000876CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein VALU INVESTMENT GROUP, LLC, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on May 21, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 645, PORT CHARLOTTE SUBDIVISION, SECTION FORTY-ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 51-A THROUGH 51-K, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 17091-17093 CARLEEN AVENUE, PORT CHARLOTTE, FL 33948 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60

com on May 21, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

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

FIRST INSERTION

DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the court on , 2026.

As Clerk of the Circuit Court  
 Charlotte County, Florida  
 DEPUTY CLERK

GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201  
 Miami, FL 33161  
 Telephone: (305) 501-2808  
 Facsimile: (954) 780-5578  
 By: /s/ Rebecca E. Smith  
 Jason Duggar, Esq.  
 FL Bar No.: 83813  
 Christophal Hellewell, Esq.  
 FL Bar No.: 114230  
 Anya E. Macias, Esq.  
 FL Bar No.: 0458600  
 Tara Rosenfeld, Esq.  
 FL Bar No.: 59454  
 Johann Fernandez-Marmol, Esq.  
 FL Bar No.: 1055042  
 Jimmy Edwards, Esq.  
 FL Bar No.: 81855  
 Rebecca E. Smith, Esq.  
 FL Bar No.: 1069865  
 Spencer Gollahon, Esq.  
 FL Bar No.: 647799  
 fcpleadings@ghidottiberger.com  
 April 24; May 1, 2026 26-00469T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA**  
**CASE NO.: 25000607CA**

**KIAVI FUNDING, INC.,**  
**Plaintiff, v.**  
**CAROLINI INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY; CARLOS CAROLINI, an Individual; THE UNKNOWN TRUSTEES OF THE RESIDENTIAL INVESTMENT TRUST IV; THE UNKNOWN BENEFICIARIES OF THE RESIDENTIAL INVESTMENT TRUST IV; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated March 16, 2026 entered in Civil Case No. 25000607CA in Circuit Court of the 20th Charlotte Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein KIAVI FUNDING, INC., Plaintiff and CAROLINI INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY; CARLOS CAROLINI, an Individual are Defendant(s), I, Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on May 15, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 80, BLOCK 1700, OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 68A, OF THE PUBLIC RECORDS OF CHARLOTTE

COUNTY, FLORIDA.  
 Property Address: 5281 Forbes Terrace, Port Charlotte, Florida 33981

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

04/15/2026

Roger D. Eaton  
 CLERK OF THE CIRCUIT COURT  
 Charlotte County, Florida  
 (SEAL) B. Lackey  
 DEPUTY CLERK OF COURT

Kelley Kronenberg  
 10360 W State Rd 84  
 Fort Lauderdale, FL 33324  
 Service Email:  
 flrealprop@kelleykronenberg.com  
 File No.: 3843.000191  
 April 24; May 1, 2026 26-00458T

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**  
**24001010CA**

**FIRST HOME MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**MARK BRYANT MOORE; UNKNOWN SPOUSE OF MARK BRYANT MOORE; UNKNOWN TENANT #1; UNKNOWN TENANT #2**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 7, 2026 in Civil Case No. 24001010CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, FIRST HOME MORTGAGE CORPORATION is the Plaintiff, and MARK BRYANT MOORE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on June 25, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of the court on 04/15/2026.

CLERK OF THE COURT  
 Roger D. Eaton  
 (SEAL) B. Lackey  
 Deputy Clerk

ALDRIDGE PITE, LLP  
 Attorney for Plaintiff  
 401 W. Linton Blvd.  
 Suite 202-B  
 Delray Beach, FL 33444  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1100-978B  
 April 24; May 1, 2026 26-00460T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**CASE NO.: 25000359CA**

**TH MSR HOLDINGS, LLC,**  
**Plaintiff, vs.**  
**ISABELLE MICHELLE RAPHIAL A/K/A ISABELLE MICHELLE REILLY A/K/A ISABELLE REILLY, ET AL.,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for April 08, 2026 dated the 6th day of April, 2026, and entered in Case No. 25000359CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Select Portfolio Servicing, Inc. is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, CHRISTOPHER RAPHIAL A/K/A CHRISTOPHER ADAM RAPHIAL, ISABELLE MICHELLE RAPHIAL A/K/A ISABELLE RAPHIAL A/K/A ISABELLE MICHELLE REILLY A/K/A ISABELLE REILLY AND WILMINGTON SAVINGS FUND SOCIETY, FSF, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF FIGRE TRUST 2023-HE2 are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 AM on the 22nd day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 38, Block 4680, Port Charlotte Subdivision Section Seventy Nine, according to the map or plat thereof as recorded in Plat Book 6, Page

43A through 43J, Public Records of Charlotte County, Florida.

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

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

Dated this day of 04/17/2026.

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

Submitted by:  
 Tromberg, Miller, Morris & Partners,  
 PLLC  
 ATTORNEY FOR PLAINTIFF  
 600 West Hillsboro Boulevard  
 Suite 600  
 Deerfield Beach, FL 33441  
 DESIGNATED PRIMARY E-MAIL  
 FOR SERVICE PURSUANT TO FLA.  
 R. JUD. ADMIN 2.516  
 ESERVICE@TMPPLLC.COM  
 25FLA04-0008  
 April 24; May 1, 2026 26-00465T

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO.: 25000470CA**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SC1,**  
**Plaintiff, vs.**  
**CINDY A. PARKER A/K/A CYNTHIA PARKER; UNKNOWN SPOUSE OF CINDY A. PARKER A/K/A CYNTHIA PARKER; CHARLOTTE COUNTY, FLORIDA; SUNNOVA TE MANAGEMENT LLC; FREEDOM FOREVER FLORIDA, LLC; ADVANTAGE EXPERTS SERVICES, LLC,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated October 10, 2025, and entered in Case No. 25000470CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-SC1, is Plaintiff and Cindy A. Parker a/k/a Cynthia Parker; Unknown Spouse of Cindy A. Parker a/k/a Cynthia Parker; Charlotte County, Florida; Sunnova TE Management LLC; Freedom Forever Florida, LLC; Advantage Experts Services, LLC, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 15th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 30 AND 31 IN BLOCK 27 OF HARBOR HEIGHTS SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, ON PAGES 84A AND 84B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3086 Tarwood Terrace, Punta Gorda, Florida 33983

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 04/17/2026

Roger D. Eaton  
 As Clerk of said Court  
 (SEAL) By: B. Lackey  
 As Deputy Clerk

27 OF HARBOR HEIGHTS SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, ON PAGES 84A AND 84B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3086 Tarwood Terrace, Punta Gorda, Florida 33983

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 04/17/2026

Roger D. Eaton  
 As Clerk of said Court  
 (SEAL) By: B. Lackey  
 As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
 3222 Commerce Place, Suite A  
 West Palm Beach, Florida, 33407  
 Telephone: (561) 713-1400  
 Email: FLpleadings@mvc-law.com  
 File No.: 22-400273  
 April 24; May 1, 2026 26-00464T

Q&A

**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT**  
[Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

## SUBSEQUENT INSERTIONS

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

## THIRD 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 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

## FOURTH INSERTION

**NOTICE OF ACTION  
CONSTRUCTIVE  
SERVICE - PROPERTY**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO. 25-1646-CA

**CARLO FINANCIAL  
SOFTWARE TECHNOLOGY, LLC,  
a Florida limited liability company,  
Plaintiffs, v.**

**DUCLACH HOLDINGS, INC., a  
Ontario Corporation, PATRICK  
MASSAD and ASTRID MASSAD,  
PATRICK MASSAD and  
PIERRE-ALEXANDRE MASSAD  
Defendants.**

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

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

Lot 21, Block 932, PORT CHAR-

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

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

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

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

ROGER D. EATON  
Clerk of Court

(SEAL) By: B. Lackey  
Deputy Clerk

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

## THIRD INSERTION

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

**PENNYMAC LOAN SERVICES,  
LLC,  
Plaintiff, v.**

**SONIA M. RICHARDSON,  
INDIVIDUALLY, AND THE  
UNKNOWN TRUSTEE OF THE  
SONIA RICHARDSON TRUST,  
Defendants.**

TO: SONIA M. RICHARDSON  
4094 Gardner Drive  
Port Charlotte, FL 33952  
THE UNKNOWN TRUSTEE OF THE  
SONIA RICHARDSON TRUST  
c/o Sonia M. Richardson  
4094 Gardner Drive  
Port Charlotte, FL 33952

YOU ARE NOTIFIED that an 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,

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

## SECOND INSERTION

**NOTICE TO CREDITORS  
(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No.: 2026-CP-000354  
Division: Probate  
IN RE: ESTATE OF  
CAROL M. WEBER  
a/k/a CAROL MAXINE WEBER  
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 Carol M. Weber a/k/a Carol Maxine Weber, deceased, File Number 2026-CP-000354 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 December 19, 2025; that the total value of the estate is \$1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Amended and Restated Weber Revocable Trust dated July 25, 2025

Paul D. McFarland, Trustee  
14326 Marshall Road  
Montrose, MI 48457

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

**Person Giving Notice:**

Paul D. McFarland  
14326 Marshall Road  
Montrose, Michigan 48457

Attorney for Person Giving Notice  
Forrest J. Bass, Attorney  
Florida Bar Number: 68197  
Farr Law Firm, PA  
99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941) 639-1158

Fax: (941) 639-0028

E-Mail: fbass@farr.com

Secondary E-Mail:

msleeper@farr.com and

probate@farr.com

April 17, 24, 2026

26-00444T

## SECOND 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. 732.2211, 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 17, 2026.

**Personal Representative:**

Barry Kendrick Jones  
1623 Larchwood Dr  
Venice, Florida 335283

Attorney for Personal Representative:  
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@awslaw.org

Secondary E-Mail: service@awslaw.org

April 17, 24, 2026 26-00454T

## FOURTH INSERTION

**NOTICE OF ACTION  
CONSTRUCTIVE  
SERVICE - PROPERTY**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA CIVIL ACTION  
CASE NO. 25-1651-CA

**CARLO FINANCIAL  
SOFTWARE TECHNOLOGY, LLC,  
a Florida limited liability company,  
Plaintiffs, v.**

**ROYAL SOUTHWEST HOLDINGS,  
LLC, a Florida limited liability  
company, HUANG CHOU-HSIN and  
ZEEV PAZ,  
Defendants.**

TO: DEFENDANT, ROYAL SOUTHWEST HOLDINGS, LLC, a Florida limited liability company and all unknown heirs, devisees and beneficiaries of ROYAL SOUTHWEST HOLDINGS, LLC, a Florida limited liability company, IF ALIVE AND IF DEAD, THEIR UNKNOWN WIDOWS, WIDOWERS, HEIRS, DEVISEES, GRANTEES, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING DEFENDANT AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:

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

Lot 8, Block 1863, PORT CHARLOTTE SUBDIVISION, SECTION 56, according to the map or plat thereof, as recorded in Plat Book 5, Pages 70A through 70H, of the Public Records of Charlotte County, Florida.

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

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

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

ROGER D. EATON  
Clerk of Court

(SEAL) By: B. Lackey  
Deputy Clerk

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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

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

Description: Entire contents of unit consisting of, but not limited to: 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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 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-Window, 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

## THIRD 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

**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 § 732.2211.

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

--- ESTATE ---

## SECOND 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

## SECOND 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.

**Person 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

## SECOND 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, GRANT-  
EES, 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.

## SECOND 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 Jama-

ica 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

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

## SECOND 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 Jama-

ica 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 2600063CP  
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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26-

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

SERV BANK, 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 SERV BANK, 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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

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

## SECOND INSERTION

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

CASE NO.: 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 SOR-  
RENTO 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

## SECOND 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,  
Defendants.**

TO: 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

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Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

**Business  
Observer**