

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/15/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 HILL HS 0261981N. Last Tenants: JOHN PHILLIP PODOJIL AND PATRICIA BRAUN PODOJIL and all unknown parties beneficiaries heirs. Sale to be at CS1031 HARBOR VIEW MHC LLC, DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-8269
May 1, 8, 2026 26-00508T

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-1419 IN RE: ESTATE OF GERMAN ZAMUEL 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 German Zamuel, deceased, File Number 26-CP-1419, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was March 18th, 2026; that the total value of the estate is \$370,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Igor Zamuel
163 Easton Dr. NW
Port Charlotte, FL 33952
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 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.

The date of first publication of this Notice is May 1, 2026.

Igor Zamuel
P.O. Address: 163 Easton Dr. NW,
Port Charlotte, FL 33952
Nathan Dougherty Law P.A.
Attorneys for Person Giving Notice
PO Box 380984
Murdock, FL 33938
Telephone: (941) 270-4489
Florida Bar No. 118632
Email Addresses:
contact@nathandoughertylaw.com
May 1, 8, 2026 26-00509T

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001406CP Division Probate IN RE: ESTATE OF LINDA MARIE MILLER 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 Linda Marie Miller, deceased, File Number 25001406CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was July 25, 2025; that the total value of the estate is \$309.51, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Craig M. Miller
23267 Delavan Avenue,
Port Charlotte, FL 33954
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 732.216-732.228, 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 a clerk.

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice:
/s/ Craig M. Miller
Craig M. Miller
23267 Delavan Avenue
Port Charlotte, FL 33954
Attorney for Person Giving Notice:
/s/ Mark Martella
Mark Martella, Attorney
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Martella Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865
May 1, 8, 2026 26-00485T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000263CP Division Probate IN RE: ESTATE OF PAUL BENJAMIN SHATTUCK JR Deceased.

The administration of the estate of Paul Benjamin Shattuck Jr, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Susan M. Shattuck
221 Lido Drive
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Bryan K. Tippen, Esq.,
Attorney for P.R.
Florida Bar Number: 113421
TIPPEN LAW FIRM, PLLC
315 E. Olympia Ave, STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
May 1, 8, 2026 26-00507T

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that William H Barron, owner, desiring to engage in business under the fictitious name of The Twisted Fork located at 2208 El Jobean Road, Port Charlotte, Florida 33948 intends to register the said name in Charlotte county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-00489T

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 Captains Retreat located at 33 Ocean Dr in the City of Punta Gorda, Charlotte, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026
MiHome Management, LLC
Randy Steelman
May 1, 2026 26-00494T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000422CP Division Probate IN RE: ESTATE OF MARILYN JEAN HILL Deceased.

The administration of the estate of MARILYN JEAN HILL, deceased, whose date of death was October 27, 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 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.

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that GULF COAST GROUP PORT CHARLOTTE, LLC, a Florida limited liability company, owner, desiring to engage in business under the fictitious name of LITTLE GUYS PIZZA & SUBS located at 1100 El Jobean Rd., Port CHARLOTTE, Florida 33948 intends to register the said name in Charlotte county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-00495T

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 LEATH FAMILY ANIMATIONS located at 1232 ROSWELL DR NW in the City of PORT CHARLOTTE, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026
JOSEPH LEANDER LEATH
May 1, 2026 26-00504T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/15/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2001 CHRT Travel Trailer bearing vehicle identification number CS0CFL05150000545 and all personal items located inside the travel trailer. Last Tenant: Steven J. Kemp and Kathleen L. Kemp. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010.
May 1, 8, 2026 26-00513T

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 MINA MANI WORLD PRODUCTIONS located at 1232 ROSWELL DR NW in the City of PORT CHARLOTTE, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026
JOSEPH LEANDER LEATH
May 1, 2026 26-00505T

FIRST INSERTION

NOTICE OF PUBLIC SALE

TOM JOYCE AUTOMOTIVE, INC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on **06/08/2026 at 9:00 AM at 18260 PAULSON DR UNIT D3, 941-255-5624** due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. **1G1YY0782F5129496 1985 CHEV \$914.96**
May 1, 2026 26-00484T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000299CP Division Probate IN RE: ESTATE OF LARRY EUGENE MORGAN Deceased.

The administration of the estate of Larry Eugene Morgan, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 the 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 May 1, 2026.

/s/ Ronald E. Morgan
Ronald E. Morgan
Personal Representative
16134 Arcaro Avenue
Port Charlotte, FL 33954

/s/ Mark Martella
Mark Martella
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865
May 1, 8, 2026 26-00506T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000398CP IN RE: ESTATE OF ROBERT WILLIAM AMORY, JR. Deceased.

The administration of the estate of ROBERT WILLIAM AMORY, JR., deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal 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 May 1, 2026.

Personal Representative:
KEVIN AMORY
27244 Oruro Drive
Punta Gorda, Florida 33983
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
May 1, 8, 2026 26-00510T

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000370-CP Division: Probate IN RE: ESTATE OF CLYDE HATHAWAY 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 Clyde Hathaway, deceased, File Number 26-000370-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 17, 2026; that the total value of the estate is \$6,400.07 and that the name and address of those to whom it has been assigned by such order are:

Mary Hathaway
1151 Paraclete Road
Punta Gorda, Florida 33983
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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is: May 1, 2026.

Person Giving Notice:
Mary Hathaway
1151 Paraclete Road
Punta Gorda, Florida 33983
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
May 1, 8, 2026 26-00511T

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

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

To publish your legal notice Email:
legal@businessobserverfl.com

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

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO. 25001301CA
LAKEVIEW LOAN SERVICING,
LLC;
Plaintiff, vs.
AMANDA BROSNAN, PATRICK
BROSNAN A/K/A PATRICK K.
BROSNAN A/K/A PAT K.
BROSNAN, ET AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 17, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at <https://www.charlotte.realforeclose.com>, on May 18, 2026, 2026 at 11:00 AM the following described property:

Lot 6, Block 3716, of Port Charlotte Subdivision, Section 63, according to the plat thereof, as recorded in Plat Book 5, Pages 77A through 77G, in the Public Records of Charlotte County, Florida. Property Address: 11748 OCEANSPRAY BLVD, ENGLEWOOD, FL 34224

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.

WITNESS my hand on 29 day of April, 2026.

M. Hoffman
Deputy Clerk of Court,
(SEAL) Charlotte County

25-05528

May 1, 8, 2026

26-00514T

FIRST INSERTION

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on May 28, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

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

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

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

District Manager
May 1, 2026

26-00516T

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 26-390-CP
IN RE: ESTATE OF
REX MORGAN WHETZELL
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 Rex Morgan Whetzell, deceased, File Number 26-390-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was December 25th, 2024; that the total value of the estate is \$15,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Bryce Morgan Whetzell
7009 48th Ave. East
Palmetto, FL 34221

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 732.216-732.228, 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 a clerk.

The date of first publication of this Notice is May 1, 2026.

/s/ Karina Johnson

Karina Johnson

P.O. Address: 7009 48th Ave.
East, Palmetto, FL 34221

Nathan Dougherty Law P.A.
Attorneys for Person Giving Notice
PO Box 380984

Murdoch, FL 33938

Telephone: (941) 270-4489

Florida Bar No. 118632

Email Addresses:
contact@nathandoughertylaw.com

May 1, 8, 2026 26-00515T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25000337CC

**1775 PROPERTY OWNERS
ASSOCIATION, INC., a Florida not-
for-profit corporation,**

Plaintiff, vs.
**POSEIDON VENTURE GROUP,
LLC; their devisees, grantees,
creditors, and all other parties
claiming by, through, under or
against them and all unknown
natural persons, if alive and if not
known to be dead or alive, their
several and respective spouses, heirs,
devisees grantees, and creditors or
other parties claiming by, through,
or under those unknown natural
persons and their several unknown
assigns, successors in interest
trustees, or any other persons
claiming by through, under or
against any corporation or other
legal entity named as a defendant
and all claimants, persons or parties
natural or corporate whose exact
status is unknown, claiming under
any of the above named or described
defendants or parties who are
claiming to have any right, title or
interest in and to the lands hereafter
described; 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 27, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lots 16 and 17, 1775 INDUSTRIAL PARK, according to the Plat thereof, as recorded in Plat Book 15, Page 61, of the 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. 25000337CC, 1775 Property Owners Association, Inc. v Poseidon Venture Group, LLC, 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 04/24/2026.

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

May 1, 8, 2026 26-00502T

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
25000900CA

**CARRINGTON MORTGAGE
SERVICES, LLC,**

Plaintiff, vs.

**ANTHONY MCSWAIN A/K/A
ANTHONY WAYNE MCSWAIN;
LAUREN MCSWAIN; 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 20, 2026 in Civil Case No. 25000900CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and ANTHONY MCSWAIN A/K/A ANTHONY WAYNE MCSWAIN; LAUREN MCSWAIN; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 1, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 80, 81, 82, 83, 84 AND 85, BENNETT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 5, PAGE 7, OF THE 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 04/21/2026.

CLERK OF THE COURT

Roger D. Eaton

(SEAL) By: 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

1190-1648B

May 1, 8, 2026

26-00488T

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA FORECLOSURE
DIVISION
CASE NO.: 24001453CC

**ROTONDA HEIGHTS
CONSERVATION ASSOCIATION,
INC., a Florida Not for Profit
Corporation,
Plaintiff, v.
HANI DANIELA GRINSPUN
GOLDENBERG,
Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on April 17, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

LOT 1812, ROTONDA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8. PAGE(S) 26A THROUGH 26Z, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Commonly known as: 131 West Dr,

Rotonda West, FL 33947

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on May 20th, 2026, at 11:00AM

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 day of 04/24/2026.

By: (SEAL) B. Lackey
Roger D. Eaton, Clerk of Court
May 1, 8, 2026 26-0050IT

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2025CA000979
DIVISION: CIRCUIT CIVIL

**LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
ANGELA L STELLABOTT,
NATHAN K MILLS AKA NATHAN
MILLS, et al.,
Defendants.**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on April 2, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on June 1, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:

LOT 9, GROVELAND SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 8410 Roosevelt Street, Englewood, FL 34224.
ANY PERSON CLAIMING AN IN-

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

If you are a person with a disability who needs any accommodation in 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: 04/24/2026.

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

Matter No.: FL-005014-24
May 1, 8, 2026 26-00503T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO.: 24000771CC

**ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC., a Florida not for profit
Corporation,
Plaintiff, v.
STOVER O. POTTER and BETTY L.
POTTER, deceased individuals, and
Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors,
Trustees, or other Claimants
claiming by, through, under, or
against STOVER O. POTTER and
BETTY L. POTTER, both deceased.,
Defendants.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on April 17, 2026 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot(s) 6, Block 122, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Page(s) 15A through 15Z18, of the

Public Records of Charlotte County, Florida.
Commonly known as: 9 Calamondin Way, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on May 20th, 2026, at 11:00 A.M.

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 day of 04/24/2026.

By: (SEAL) B. Lackey
(SEAL) Roger D. Eaton, Clerk of Court
May 1, 8, 2026 26-00497T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45 OF THE FLORIDA
STATUTES**

IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO. 25001381CA

**BOARDWALK 2001, LLC, a
Maryland limited liability
company,
Plaintiff, v.
KAREN R. HILL and JOHN DOE
#1,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated April 7, 2026 in Case No. 25001381CA of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE COUNTY, Florida. Boardwalk 2001, LLC, a Maryland limited liability company is the Plaintiff and Karen R. Hill, is the Defendant, Roger D. Eaton, the Clerk of Court for Charlotte County will sell to the highest and best bidder for cash at: www.charlotte.realforeclose.com the Clerk's website for online instructions at 11:00 A.M. on May 28, 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 1, block 748, PUNTA GORDA ISLES, SECTION 23, according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2741, of the Public Records of Charlotte County, Florida.
Property Address: 26078 Dolman Court, Punta Gorda, FL 33983

Parcel Identification Number: 402309310001 including the buildings, appurtenances, and fixtures located thereon.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 04/24/2026.

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

Submitted by:
LAW OFFICES OF
JORDAN I. WAGNER, P.A.
Attorney for Plaintiff
320 S.E. 18th Street
Fort Lauderdale, Florida 33316
Telephone: 954-491-3277
Facsimile: 954-692-9186
jiw@jordanwagnerlaw.com
May 1, 8, 2026 26-00498T

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. 25-000814-CC

**BABCOCK RANCH RESIDENTIAL
ASSOCIATION INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
B-6 INVESTMENTS, 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. 2025-000814-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which B-6 INVESTMENTS, LLC, TERRACE II AT BABCOCK NATIONAL CONDOMINIUM ASSOCIATION, INC., BABCOCK NATIONAL HOMEOWNERS ASSOCIATION, INC., and BABCOCK NATIONAL GOLF CLUB, INC., 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. 316, in Building No. 3, of Phase 1, of TERRACE II AT BABCOCK NATIONAL, a Phase Condominium, together with an

undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4810, Page 1350, of the Public Records of Charlotte County, Florida, as amended.

(Property Address: 43020 Greenway Blvd., Unit 316, 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: 04/24/2026

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

Jennifer A. Nichols, Esq.
FisherBroyles, LLP
999 Vanderbilt Beach Rd-Suite 200
Naples, FL 34108
(239) 497.4708
May 1, 8, 2026 26-00499T

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.: 25000779CA

**TOORAK CAPITAL PARTNERS,
LLC
PLAINTIFF, VS.
ECO HOLDINGS INVESTMENTS
LLC, ET AL
DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of April, 2026, and entered in Case No. 25000779CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Toorak Capital Partners, LLC is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A KRISI CIACCIA, DONATO CIACCIA, MV REALTY PBC, LLC, ROSATI CORPORATION, GOLDSMITH EQUITY GROUP LLC and ECO HOLDINGS INVESTMENTS LLC are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 17th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

PARCEL 1: LOTS 6 AND 7, BLOCK 1062, PORT CHARLOTTE SUBDIVISION, SECTION FOURTEEN, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 3A THROUGH 3E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 2: LOT 35, BLOCK 1062, PORT CHARLOTTE SUBDIVISION, SECTION FOURTEEN, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT

BOOK 5, PAGES 3A THROUGH 3E, OF THE 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 04/23/2026.

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
24FL324-0011
May 1, 8, 2026 26-00491T

FIRST INSERTION

**NOTICE OF ACTION
CONSTRUCTIVE SERVICE -
PROPERTY**

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO. 25-1646-CA

**CARLO FINANCIAL SOFTWARE
TECHNOLOGY, LLC, a Florida
limited liability company,
Plaintiffs, v.
DUCLACH HOLDINGS, INC., a
Ontario Corporation, PATRICK
MASSAD and ASTRID MASSAD,
PATRICK MASSAD and PIERRE-
ALEXANDRE MASSAD
Defendants.**

TO: DEFENDANTS, PATRICK MASSAD, ASTRID MASSAD AND PIERRE-ALEXANDRE MASSAD 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 10, Block 1726, PORT CHARLOTE SUBDIVISION, SECTION 52, according to the map or plat thereof, as recorded in Plat Book 5, Pages 66A through 66F, of the Public

Records of Charlotte County, Florida.

Lot 9, Block 1755, PORT CHARLOTTE SUBDIVISION, SECTION 53, according to the map or plat thereof, as recorded in Plat Book 5, Pages 67A through 67E, 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 June 1, 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 April 24, 2026.

ROGER D. EATON,
Clerk of Court
(SEAL) By: B. Lackey
Deputy Clerk
May 1, 8, 15, 22, 2026 26-00496T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25000609CA**

**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 THOMAS
PIRIE, DECEASED, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 06, 2026, and entered in 25000609CA 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 THOMAS PIRIE, DECEASED; JOHN PIRIE; ARLETTA PIRIE; MADISON PIRIE 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 21, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 4528, PORT CHARLOTTE SUBDIVISION

SECTION EIGHTY ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 51A THROUGH 51P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 9494 ROSEBUD CIR, PORT CHARLOTTE, FL 33981

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 23 day of April, 2026.

ROGER D. EATON
As Clerk of said Court
(SEAL) 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
24-259877 - MaM
May 1, 8, 2026 26-00493T

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2025001472CC
**BURN STORE LAKES PROPERTY
OWNERS ASSOCIATION, INC., a
Florida not-for-profit corporation,
Plaintiff, vs.
GUAPOMO, LLC,
Defendant.**

Notice is hereby given pursuant to a Final Summary Judgment of Lien Foreclosure filed the 15th day of April, 2026 and entered in Case No. 2025001472CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein BURN STORE LAKES PROPERTY OWNERS ASSOCIATION, INC. is the Plaintiff and GUAPOMO, LLC is the Defendant. That I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on MONDAY, MAY 11, 2026 the following described property as set forth in said Final Summary Judgment of Lien Foreclosure, to-wit:
Lot 12, Block 879, PUNTA GOR-

DA ISLES, SECTION TWENTY-ONE, according to the Plat thereof, recorded in Plat Book 13, Pages 1A through 1Z21, of the 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 in accordance with Florida Statutes, Section 45.031 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 on this day of 4/22/2026.
ROGER D. EATON,
Clerk of the Circuit Court
(SEAL)By: M. Hoffman
Deputy Clerk
May 1, 8, 2026 26-00486T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 25-CA-000552
**LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
GERALD LYN CARROLL, et al.,
Defendants.**

NOTICE is hereby given that, Roger D. Eaton Clerk of the Circuit Court of Charlotte County, Florida, will on June 5, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:
Lot 16, Block 4482, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 51A through 51P, of the Public Records of Charlotte County, Florida.
Property Address: 15359 Ancel Cir, Port Charlotte, FL 33981

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated 04/22/2026
Roger D. Eaton
Clerk of the Circuit Court
(SEAL)By: B. Lackey
DEPUTY CLERK
May 1, 8, 2026 26-00487T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA CIVIL DIVISION
CASE NO. 25001457CA
**NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
TODD POLLOCK; TOP TIER
CONSTRUCTION USA LLC;
VILLA ESTA II ASSOCIATION,
INC.; UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2026, and entered in Case No. 25001457CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and TODD POLLOCK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TOP TIER CONSTRUCTION USA LLC; VILLA ESTA II ASSOCIATION, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on May 14, 2026, the following described property as set forth in said Final Judgment, to wit
UNIT A, VILLA ESTA II, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 904, PAGE 104, TOGETHER WITH ANY AMENDMENTS THERETO. AND AS PER PLAT THEREOF RECORDED IN CON-

DOMINIUM BOOK 7, PAGES 7A THROUGH 7C, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
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 04/23/2026.
ROGER D. EATON
As Clerk of said Court
(SEAL)By: B. Lackey
As Deputy Clerk
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.:25-01498 NML
May 1, 8, 2026 26-00492T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 25-CA-000552
**LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
GERALD LYN CARROLL, et al.,
Defendants.**

NOTICE is hereby given that, Roger D. Eaton Clerk of the Circuit Court of Charlotte County, Florida, will on June 5, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:
Lot 16, Block 4482, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 51A through 51P, of the Public Records of Charlotte County, Florida.
Property Address: 15359 Ancel Cir, Port Charlotte, FL 33981

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on this day of 4/22/2026.
ROGER D. EATON,
Clerk of the Circuit Court
(SEAL)By: M. Hoffman
Deputy Clerk
May 1, 8, 2026 26-00486T

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

FOURTH 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 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

FOURTH 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 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

26-00474T

FOURTH 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,

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

whose name and address is:

David L. Gordon, Esq.,
FIDELITY NATIONAL
LAW GROUP
Attorneys for Plaintiff
100 W. Cypress Creek Rd., Ste 899
Fort Lauderdale, Florida 33309
Florida Bar No. 1039599
Telephone No: (954) 414-2107
Email: David.L.Gordon@fnf.com
Secondary:
andrea.brodsky@fnf.com;
pleadingsfl@fnf.com
on or before May 13, 2026 and to file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED on 4/7/2026

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

THIRD INSERTION

NOTICE OF ACTION 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

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-271-CA
SANDRA W. WELLES,
Plaintiff, v
ESTATE OF MAXIMILIAN MOSS
Defendants.

TO: DEFENDANT, JUNE MOSS
HANDLER, Personal Representative of the Estate of Maximilian Moss and all unknown heirs, devisees and beneficiaries of JUNE MOSS HANDLER IF ALIVE AND IF DEAD, THEIR UNKNOWN WIDOWS, WIDOWERS, HEIRS, DEVISEES, GRANTEES, AND ALL OTHER PERSONS
CLAIMING BY, THROUGH, UNDER OR AGAINST THEM AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING DEFENDANT AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:
YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Charlotte County, Florida:
Lots 13 and 14, Block 12 of Section "H", Del-Verde Subdivision of the NE 1/4 of Section 36, Township 40 South, Range 25 East, as per plat recorded in Plat Book 1, Page 68, Public Records of Charlotte County, Florida.

Lot 16, Block 23 of Section "E", Del-Verde Subdivision of the SE 14 of Section 26, Township 40 South, Range 25 East, as per plat recorded in Plat Book 1, Page 72, Public Records of Charlotte County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert C. Benedict, Plaintiffs' attorney whose address is Wideikis, Benedict & Bertsson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before May 21, 2026, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability

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

THIRD INSERTION

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

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

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND 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 a 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

Case No.: 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

Case No.: 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 RUSSELL 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

days after 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

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

Case No.: 25001010CA
FIRST HOME MORTGAGE CORPORATION,
Plaintiff, vs.
MARK BRYANT MOORE;
UNKNOWN SPOUSE OF MARK BRYANT MOORE; UNKNOWN TENANT #1; UNKNOWN TENANT #2

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.

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 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

SECOND INSERTION

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

CIVIL DIVISION
 Case No.: 25000359CA
TH MSR HOLDINGS, LLC.
PLAINTIFF, VS.
ISABELLE MICHELLE RAPHIAL A/K/A ISABELLE 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

SECOND 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

SECOND 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

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.

WITNESS my hand and the seal of the court on 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS 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

SECOND 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 & 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

SECOND 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-189 CP
Division Probate
IN RE: ESTATE OF
DANIEL A. COLLINS, JR.,
Deceased.

The administration of the estate of DANIEL A. COLLINS, JR., deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set

forth below.

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

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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO:25001524CC

WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v.

EARLE H. SOUTTER, III, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on April 20, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot 12, Block 4995, FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION, SECTION NINE-TY FOUR, according to the plat thereof, recorded in Plat Book 15, Page 48A through 48R, inclusive, of the Public Records of Charlotte County, Florida.
Commonly known as: 9259 Lingle

St, Port Charlotte, FL 33981

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on June 4th, 2026 at 11:00 A.M.

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.

By: Roger D. Eaton,
Clerk of Court
April 24; May 1, 2026 26-00478T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000376-CP
IN RE: ESTATE OF
JUDY KAY WASHBURN
Deceased.

The administration of the estate of JUDY KAY WASHBURN, deceased, whose date of death was November 5, 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:
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

SECOND 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:
Charles Anthony Valente

3474 Dunkirk Street
Port Charlotte, Florida 33980
Attorney for Personal Representative:
Season A. Chisholm
Attorney
Florida Bar Number: 1044362
304 West Venice Avenue, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
April 24; May 1, 2026 26-00462T

SECOND 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

SECOND 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

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. 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 CHARLOTTE 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

SECOND 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