

## CHARLOTTE COUNTY LEGAL NOTICES

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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
Case No.: 26000393CP  
Division: Probate  
IN RE: ESTATE OF  
THOMAS JOHN HARVEY,  
Deceased.

The administration of the estate of THOMAS JOHN HARVEY, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

**Personal Representative:**

**RYAN HARVEY**

262 Union Street

Manchester, CT 06042

Attorney for Personal Representative:

THOMAS R. WALSER, ESQ.

Attorney for Personal Representative

E-mail Addresses:

trwals@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101,

Boca Raton, FL 33487

Telephone: (561) 210-5500

May 8, 15, 2026

26-00517T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 082026CP000278000101  
IN RE: ESTATE OF  
CARL EDWARD BOONE,  
Deceased.

The administration of the estate of Carl Edward Boone, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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 8, 2026.

**Personal Representative:**

**Phyllis B. Jones**

29 Wildwood Way

Titusville, New Jersey 08560

Attorney for Personal Representative:

David W. Schmidt

E-mail Addresses:

david@simonandschmidt.com

carol@simonandschmidt.com

Florida Bar No. 355062

500 Gulfstream Blvd., Suite 201

Delray Beach, FL 33483

Telephone: (561) 278-2601

May 8, 15, 2026

26-00518T

## FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice is hereby given that Richmond Pierce Wiegman, desiring to engage in business under the fictitious name RP SERVICES located at 184 GARDEN AVE NW, PORT CHARLOTTE, FLORIDA, 33952, intends to register said name in CHARLOTTE County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 8, 2026

26-00522T

## 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 Lil Meatballs located at 14207 Union Hall in the City of Port Charlotte, Charlotte, FL 33981 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of May, 2026

Max DeDominick

May 8, 2026

26-00532T

## FIRST INSERTION

**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold a regular meeting on May 21, 2026 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

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

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

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

District Manager

May 8, 2026

26-00524T

## FIRST INSERTION

**CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Coral Creek Community Development District ("District") will hold a regular meeting on May 21, 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954

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

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

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

District Manager

May 8, 2026

26-00523T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA

PROBATE DIVISION

File No.: 25001269CP

IN RE: ESTATE OF

ROGELIO MANNING

Deceased.

The administration of the estate of Rogelio Manning, deceased, whose date of death was July 29, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative 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 applies, unless a written demand is made by a creditor as provided in section 732.2211, Florida Statutes.

The date of first publication of this Notice is May 8, 2026.

**Personal Representative:**

/s/ David Hector

**David Hector**

12012 224th Street

Cambria Heights New York 11411

Attorney For Personal Representative:

/s/Gail Hamaty-Bird, Esq.

HAMATY BIRD LAW, P.A.

Attorneys For Petitioner

6900 NW 83 Terrace

Parkland Florida 33067

Telephone: (954) 590-0077

By: /s/Gail Hamaty-Bird, Esq.

May 8, 15, 2026

26-00531T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26000254CP  
Division: Probate  
IN RE: ESTATE OF  
DAVID B. FOX Deceased.

The administration of the estate of David B. Fox, deceased, whose date of death was September 24, 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

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

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

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

The date of first publication of this notice is May 8, 2026.

**Personal Representatives:**

**Holly Moffett**

17323 Palmetto Pass Lane

Punta Gorda, Florida 33982

**Steven Fox**

2619 Kenyonville Road

Albion, NY 14411

Attorney for Personal Representatives:

Hayley E. Donaldson, Attorney

Florida Bar Number: 1002236

Sheppard Law Firm

9100 College Pointe Court

Fort Myers, FL 33919

Telephone: (239) 334-1141

Fax: (239) 334-3965

E-Mail: donaldson@sbslaw.com

Secondary E-Mail:

bmerhige@sbslaw.com

May 8, 15, 2026

26-00535T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT  
COURT IN AND  
FOR CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO. 26-CP-000387  
IN RE: ESTATE OF  
RICHARD J. PANOZZO,  
Deceased.

The administration of the estate of Richard J. Panozzo, deceased, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 305 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.

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

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

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

The date of first publication of this notice is May 8, 2026.

**Elaina Ozrovitz -**

**Personal Representative of the**

**Estate of Richard J. Panozzo**

**c/o Kelley Kronenberg, P.A.**

Attorneys for Personal

Representative

Joshua Rosemberg, Esquire

Florida Bar No. 865591

Kelley Kronenberg, P.A.

3080 Tamiami Trail E., Suite 322

Naples, Florida 34112

Email: probateservice@kklaw.com

May 8, 15, 2026

26-00533T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26-418-CP  
Division: Probate  
IN RE: ESTATE OF  
EARL CARTER A/K/A  
EARL W. CARTER A/K/A  
EARL W. CARTER III  
A/K/A EARL WALTER CARTER  
Deceased.

The administration of the estate of Earl Carter a/k/a Earl W. Carter a/k/a Earl W. Carter III a/k/a Earl Walter Carter, deceased, whose date of death was January 26, 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 May 8, 2026.

**Personal Representative:**

**Audrey Wheelley Carter**

2121 Broad Ranch Drive

Port Charlotte, Florida 33948

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

May 8, 15, 2026

26-00530T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 26000389CP  
IN RE: ESTATE OF  
BARNET ROY FEINBERG,  
Deceased.

The administration of the estate of Barnet Roy Feinberg, 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 18500 Murdock Circle, Port Charlotte, FL

--- ESTATE / SALES / ACTIONS ---

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**  
25001360CA

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. JOSHUA HOCHBERG; UNKNOWN SPOUSE OF JOSHUA HOCHBERG; 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 30, 2026 in Civil Case No. 25001360CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JOSHUA HOCHBERG and UNKNOWN SPOUSE OF JOSHUA HOCHBERG are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) on June 17, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 2808, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY-SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 33, 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 05/05/2026.

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  
1190-1732B  
May 8, 15, 2026 26-00540T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
File No. 2026000252CP  
IN RE: ESTATE OF MICHAEL LAWRENCE HAGAN, Deceased.

The administration of the estate of Michael Lawrence Hagan, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 2350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 90 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 May 8, 2026.

Attorney and Personal Representative:  
KELLY S. CARY, ESQ.  
Florida Bar No. 878294  
KELLY CARY LAW, P.A.  
101 Variety Tree Circle  
Altamonte Springs, Florida 32714  
Telephone: (407) 334-0453  
E-mail: Kelly@KellyCaryLaw.com  
May 8, 15, 2026 26-00519T

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**  
2025 CA 001103

**MSR ASSET VEHICLE LLC, Plaintiff, VS. DAVID CHAVARRIA; UNKNOWN SPOUSE OF DAVID CHAVARRIA; 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 28, 2026 in Civil Case No. 2025 CA 001103, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, MSR ASSET VEHICLE LLC is the Plaintiff, and DAVID CHAVARRIA is the Defendant.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) on June 29, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 1338, RE-PLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION, SECTION ELEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 11, 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 05/05/2026.

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  
1221-17355B  
May 8, 15, 2026 26-00539T

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
CIRCUIT CIVIL DIVISION  
CASE NO.: 24001455CA

**CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. LISA CARPENTER A/K/A LISA M CARPENTER; THOMAS CORBETT; ACHIEVA CREDIT UNION; DEVORE CAPITAL CONTRACTING CONSULTING, INC; HUNTINGTON NATIONAL BANK Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to the Amended Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on April 27, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with Chapter 45, Florida Statutes on Wednesday, 27th day of May, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 6, BLOCK 3802, PORT CHARLOTTE SUBDIVISION SECTION 63, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 77A THROUGH 77G, PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA. COMMONLY KNOWN AS: 11679 CLAREMONT DRIVE, PORT CHARLOTTE, FLORIDA 33981.

Property address: 11679 Claremont Drive, Port Charlotte, FL 33981

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or 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.

4/28/2026

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

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 23-002155-2  
May 8, 15, 2026 26-00541T

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
CIVIL DIVISION  
CASE NO.: 2025CA001307

**MICHAEL WINDSPERGER, Plaintiff, vs. CHALMAN DAVIS, MILLICENT DAVIS, PANSETA DAVIS, THE UNKNOWN HEIRS OF CHALMAN DAVIS, MILLICENT DAVIS, and PANSETA DAVIS, YESENIA DEL CARMEN CASTRO, MAXIMILIANO VENTURES, LLC, PAYNESTEWART.ORG, VERO ATLANTIC 2, LLC, AND ANY OTHER PERSON OR COMPANY CLAIMING ANY INTEREST IN THE LAND SUBJECT TO THIS ACTION.**

**Defendants.**  
TO: YESENIA DEL CARMEN CASTRO, MILLICENT DAVIS and ANY OTHER PERSON OR CORPORATION CLAIMING ANY INTEREST IN THE LAND WHICH IS THE SUBJECT OF THIS ACTION.

YOU ARE NOTIFIED that a civil action for quiet title has been filed against you regarding the following parcels of real property in Charlotte County, Florida:

Parcel 1:  
Lot 5, Block 4589, Port Charlotte Subdivision, Section 85, a Subdivision according to the Plat thereof as recorded in Plat Book 6, Page 60A, of the Public Records of Charlotte County, Florida.  
Parcel ID #412129426001  
Parcel 2:  
Lot 32, Block 265, Port Charlotte Subdivision, Section 8, a subdivision according to the Plat thereof as recorded in Plat Book 4, Pages

16A through 16Z7, of the Public Records of Charlotte County, Florida.

Parcel ID #402219332023  
Parcel 3:

Lot 28, Block 2733, Port Charlotte Subdivision, Section 31, a subdivision according to the Plat thereof as recorded in Plat Book 5, Page 26A, of the Public Records of Charlotte County, Florida.

Parcel ID #402124178005

You are required to serve a copy of your written defenses, if any, to it on WESLEY T. MATHIEU, ESQ., the Plaintiff's attorney, whose address is 1314 Cape Coral Parkway East, Suite 320, Cape Coral, Florida 33904, on or before 6-1-26 and file the original with the Clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated this 24 day of April, 2026.

ROGER D. EATON (SEAL)  
Clerk of the Court  
By: B. Lackey  
Deputy Clerk  
May 8, 15, 22, 29, 2026 26-00538T

**NEW NEIGHBORS**

**WE ALL LOVE DOGS,**  
but when there are plans to put a new kennel on the property next to your house...

**WOULDNT YOU WANT TO KNOW?**

**BE INFORMED**

Read public notices to find out what's going on in your community.

**FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE**

**FloridaPublicNotices.com**

**PUBLIC NOTICE DAY JAN 24 2018**

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[WWW.FLORIDAPUBLICNOTICES.COM](http://WWW.FLORIDAPUBLICNOTICES.COM)

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

## -- ACTIONS / SALES --

## FIRST INSERTION

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

**CASE NO. 25001030CA**  
**FIFTH THIRD BANK N.A.,**  
**Plaintiff, vs.**  
**GAIL L MELOCHE A/K/A GAIL**  
**MELOCHE, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 13, 2026 in Civil Case No. 25001030CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIFTH THIRD BANK N.A. is Plaintiff and Gail L Meloche a/k/a Gail Meloche, 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 28th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot E73, SECOND REPLAT OF HERITAGE OAK PARK, according to the map or plat thereof as

recorded in Plat Book 18, Page 28A through 28E, inclusive, Public Records of Charlotte County, Florida. Address: 1493 Red Oak Ln, Port Charlotte, FL 33948

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 05/01/2026.

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

25-11267FL

May 8, 15, 2026

26-00526T

## FIRST INSERTION

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

**CASE NO. 25000785CA**  
**SERVIS ONE, INC. DBA BSI**  
**FINANCIAL SERVICES,**  
**Plaintiff, vs.**  
**REY GONZALEZ A/K/A REY M.**  
**GONZALEZ, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered 3/20/2026 in Civil Case No. 25000785CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES is Plaintiff and Rey Gonzalez a/k/a Rey M. Gonzalez, 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 27th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 6, Block 818, PUNTA GORDA ISLES SECTION TWENTY

THREE, according to the Map or Plat thereof, as recorded in Plat Book 12, Pages 2A through 2-Z-41, inclusive, of the Public Records of Charlotte County, Florida.

Address: 2428 Nuremberg Boulevard, Punta Gorda, FL 33983

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 05/01/2026.

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

25-12313FL

May 8, 15, 2026

26-00525T

## FIRST INSERTION

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

**CASE NO.: 2026CA000311**

**MIDFIRST BANK,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVEISEES,**  
**SURVIVING SPOUSE, GRANTEEES,**  
**ASSIGNEE, LIENORS,**  
**CREDITORS, TRUSTEES, AND**  
**ALL OTHER PARTIES CLAIMING**  
**AN INTEREST BY, THROUGH,**  
**UNDER, OR AGAINST THE**  
**ESTATE OF DAVID A. BURNET,**  
**DECEASED; et al.,**  
**Defendant(s).**

TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of David A. Burnet, Deceased

Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 6, BLOCK 3214, PORT CHARLOTTE SUBDIVISION SECTION FIFTY ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 65, OF THE PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before June 10, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on May 5, 2026.

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

1485-613B

Ref# 17351

May 8, 15, 2026

26-00536T

## FIRST INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE**  
**PROPERTY**

**NOTICE BY PUBLICATION**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
Charlotte County.

**CIVIL ACTION NO. 26-798-CC**  
**General Jurisdiction Division**

**IN RE:**

**Edward Dikun**

**Plaintiff vs.**

**The Cart Guys, Rex Sterling**

**Defendant**

TO: The Cart Guys, Rex Sterling

YOU ARE HEREBY NOTIFIED that an action for Declaratory Judgement on the following property in Charlotte County Florida.

2022 Bintelli Beyond LSV

VIN# 7R3BB4232NCO03086

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Edward Dikun whose address is 25186 Longmeadow Dr Punta Gorda, FL 33955 and file the original with the Clerk of the above styled Court on or before June 5, 2026; otherwise a default will be entered

against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in Business Observer

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

WITNESS by hand and the seal of said court at Charlotte County, Florida on this 30 day of April, 2026.

Clerk Name: Roger D. Eaton  
As Clerk, County Court  
Charlotte County, Florida

By B. Lackey  
As Deputy Clerk (SEAL)  
May 8, 15, 22, 29, 2026 26-00521T

## FIRST INSERTION

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

**CASE NO.: 25001631CA**

**NEWEST LLC D/B/A**

**SHELLPOINT MORTGAGE**

**SERVICING,**

**Plaintiff, v.**

**ALL UNKNOWN HEIRS,**

**BENEFICIARIES, LEGATEES,**

**DEVEISES, PERSONAL**

**REPRESENTATIVES, CREDITORS**

**AND ANY OTHER PERSON**

**CLAIMING BY, THROUGH,**

**UNDER OR AGAINST ZAIDA R.**

**WILSON, DECEASED; et al,**

**Defendant(s).**

To the following Defendant(s):

ARNOLD ARTURO SALAS PALOMINO  
(Last Known Address: 10025 WINDING RIVER RD, PUNTA GORDA, FL 33950)

ERNESTO ADRIEL SALAS PALOMINO  
(Last Known Address: 10025 WINDING RIVER RD, PUNTA GORDA, FL 33950)

HUGO ALCHIBIADES SALAS PALOMINO  
(Last Known Address: 10025 WINDING RIVER RD, PUNTA GORDA, FL 33950)

HUGO ALCHIBIADES SALAS PALOMINO  
(Last Known Address: 10025 WINDING RIVER RD, PUNTA GORDA, FL 33950)

HUGO ALCHIBIADES SALAS PALOMINO  
(Last Known Address: 10025 WINDING RIVER RD, PUNTA GORDA, FL 33950)

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

LOT 10, BLOCK 8, CREEK-SIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

19, PAGE(S) 14A THROUGH 14M, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 10025 WINDING RIVER RD, PUNTA GORDA, FL 33950

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 6-8-26, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 1 day of May, 2026.

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

May 8, 15, 2026 26-00537T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**

(24276 Peppercorn Road, Punta Gorda, Florida 33955)

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

**Case No. 2025-CA-838**

**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, not in its individual**  
**capacity but solely as Trustee for**  
**Residential Mortgage Aggregation**  
**Trust,**

**Plaintiff, v.**

**CARPENTER COMPANIES**

**FLORIDA LLC, PINNACLE USA,**

**INC., DAVIS DEVELOPMENT AND**

**CONSTRUCTION LLC, GEMM**

**DEVELOPMENT LLC, BURNST**

**STORE LAKES PROPERTY**

**OWNER'S ASSOCIATION, INC.,**

**L&W SUPPLY CORPORATION,**

**AMERICAN BUILDERS SUPPLY,**

**INC. a/k/a American Builders**

**Supply, IDEAL SOFFIT & FASCIA**

**LLC a/k/a Ideal Soffit & Fascia,**

**RONALD HENRY CARPENTER,**

**and JOHN / JANE DOE, fictitious**

**names representing tenants in**

**possession,**

**Defendants.**

Notice is given that pursuant to the Consent Final Judgment of Foreclosure Damages dated March 19, 2026 and Order Granting Plaintiff's Motion to Cancel Foreclosure Sale on May 6, 2026 and to Reschedule Foreclosure Sale entered in Case No. 2025-CA-838 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, is the Plaintiff, and CARPENTER COMPANIES FLORIDA LLC, et al., are the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.charlotte.realforeclose.com> beginning at 11:00

a.m. on June 15, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 11, Block 898, Punta Gorda Isles Section 21, according to the Plat thereof, recorded in Plat Book 13, Page 1A, of the Public Records of Charlotte County, Florida.

Together with all rents, issues and profits.  
Property Address: 24276 Peppercorn Road, Punta Gorda, Florida 33955

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

Dated this 30th day of April 2026

CLERK OF COURT  
CHARLOTTE COUNTY,  
FLORIDA  
B. Lackey  
(SEAL)CLERK OF  
THE CIRCUIT COURT  
CHARLOTTE COUNTY FLORIDA  
ROGER D. EATON

/s/ Ronald B. Cohn  
Ronald B. Cohn, Esquire  
Fla. Bar No: 599786  
BURR & FORMAN LLP  
201 N. Franklin Street, Suite 3200  
Tampa, Florida 33602  
(813) 221-2626 (office)  
Primary E-Mail Addresses:  
rcohn@burr.com  
Secondary E-Mail Addresses:  
dmorse@burr.com and  
mguerra@burr.com  
Attorney for Plaintiff  
May 8, 15, 2026 26-00529T

## FIRST INSERTION

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

**Case No. 25001061CA**

**FAMILY BENEFIT LIFE**

**INSURANCE COMPANY**

**Plaintiff, vs.**

**HORTENSE ROWE, UNKNOWN**

**SPOUSE OF HORTENSE ROWE,**

**SECTION 20 PROPERTY OWNERS**

**ASSOCIATION, INC., AND**

**UNKNOWN TENANTS/OWNERS,**

**Defendants.**

Notice is hereby given, pursuant to

Final Judgment of Foreclosure for

Plaintiff entered in this cause on

April 28, 2026, in the Circuit Court

of Charlotte County, Florida, Roger D.

Eaton, Clerk of the Circuit Court, will

sell the property situated in Charlotte

County, Florida described as:

LOT 30, BLOCK 622, PUNTA

GORDA ISLES, SECTION

20, ACCORDING TO PLAT

THEREOF AS RECORDED

IN PLAT BOOK 11, PAGES 2A

THROUGH 2Z42, OF THE PUB-

LIC RECORDS OF CHARLOTTE

COUNTY, FLORIDA.

and commonly known as: 362

SALVADOR DRIVE, PUNTA GORDA,

FL 33983; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on August 26, 2026 at 11:00 A.M..

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

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

Clerk of the Circuit Court  
Roger D. Eaton

By: Deputy Clerk

310850/2428131/vll

May 8, 15, 2026

26-00528T

## FIRST INSERTION

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

**CASE NO. 25001153CA**

**LAKEVIEW LOAN SERVICING**

**LLC,**

**Plaintiff, vs.**

**EUSTACIO MATIAS, et al.,**

**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 20, 2026 in Civil Case No. 25001153CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Eustacio Matias, 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 27th day of May, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 40, OAK HARBOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

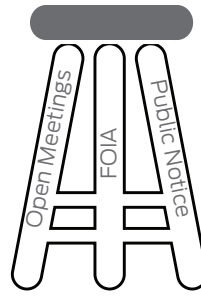
PLAT BOOK 20, PAGE 2, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Address: 10226 Acorn Trail, Punta Gorda, FL 33950

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

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



**Accessibility**



**Independence**

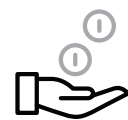


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## SUBSEQUENT INSERTIONS

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

## SECOND 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 CSOCFL05150000545 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

## SECOND 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

## SECOND 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  
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 26-00485T

## SECOND 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.

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:**  
**Mark Richard Hill, Sr.**  
921 Shipwatch Drive East  
Jacksonville, Florida 32225  
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  
May 1, 8, 2026 26-00512T

## SECOND 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

## FOURTH 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**

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 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

**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

## SECOND 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

## SECOND 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

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

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

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

Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

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

26-00452T

## FOURTH INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 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 & Bernstson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before May 21, 2026, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability

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

WITNESS my hand and seal of this Court April 15, 2026.

ROGER D. EATON,  
Clerk of Court  
(SEAL) By: B. Lackey  
Deputy Clerk  
April 17, 24; May 1, 8, 2026

26-00456T

**SAVE TIME**



**Email your Legal Notice**

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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COLLIER • CHARLOTTE

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

1/22/2026, 11:14

## --- ACTIONS / SALES ---

## SECOND 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](http://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 26-00501T

## SECOND 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](http://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

## SECOND 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, though, 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](http://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

## SECOND 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](http://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](mailto:jiw@jordanwagnerlaw.com)  
May 1, 8, 2026 26-00498T

## 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. 25-000814-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., 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](http://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

## 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.: 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](http://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

## SECOND INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE -  
PROPERTY**

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

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

TO: 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 CHARLOTTE 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

## SECOND INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**CASE NO. 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](http://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

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

## SECOND 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

## SECOND 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.

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

## SECOND 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

## SECOND 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

## SECOND INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No. 26000349CA

**Trust Bank  
Plaintiff, vs.  
The Unknown Heirs, Devisees,  
Grantees, Assignees, Lienors,  
Creditors, Trustees, and all other  
parties claiming interest by,  
through, under or against the Estate  
of Raymond Edgar Mason a/k/a  
Raymond E. Mason, Deceased; et al  
Defendants.**

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raymond Edgar Mason a/k/a Raymond E. Mason, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 80, RIVIERA LAGOONS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 5A AND 5B, 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before May 29, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 4-23-2026.  
Roger Eaton  
As Clerk of the Court  
(SEAL) By B. Lackey As Deputy Clerk  
File # 26-F00462  
May 1, 8, 2026 26-00490T

## 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  
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

## SECOND 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 CSI031 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

## SECOND 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. 732.2211, 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 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

## SECOND 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  
Murdock, FL 33938  
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Florida Bar No. 118632  
Email Addresses:  
contact@nathandoughertylaw.com  
May 1, 8, 2026 26-00515T

## SECOND INSERTION

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

SAVE



TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication