

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Babcock Ranch Community Independent Special District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Department of State, Division of Elections Bureau of Election Records, R.A. Gray Building, Room 316, 500 South Bronough Street, Tallahassee, Florida 32399-0250, 850-245-6200, <https://dos.fl.gov/elections/>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County and Lee County Supervisors of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Babcock Ranch Community Independent Special District has one (1) seat up for election, specifically seat 1. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Division of Elections.

District Manager
Babcock Ranch Community Independent Special District
May 15, 2026 26-00557T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-477-CP Division Probate IN RE: ESTATE OF THOMAS L. O'GRADY, Deceased.

The administration of the Estate of THOMAS L. O'GRADY, deceased, whose date of death was December 6, 2025, file number 26-477-CP, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.

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

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

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 date of first publication of this notice is May 15, 2026.

Samuel Carpenter
Personal Representative
516 Rio de Janeiro Ave., Apt. 105
Punta Gorda, FL 33983
Season Chisholm, Esq.
Attorney for Personal Representative
Florida Bar No.: 1044362
SPANSKI LAW, PLLC
304 W. Venice Ave., Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail: season@spanskilaw.com
May 15, 2026 26-00568T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26000261 CP IN RE: ESTATE OF SYLVIA CLARE GRIFFITH, Deceased.

The administration of the estate of SYLVIA CLARE GRIFFITH, deceased, File Number 26000261 CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative

and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the West Port Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Charlotte County Supervisor of Elections located at 226 Taylor St., Unit 120, Punta Gorda, FL 33950, (941) 833-5400, <https://www.soccharlottecountyfl.gov/>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The West Port Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information please contact the Charlotte County Supervisor of Elections.

District Manager
West Port Community Development District
May 15, 2026 26-00556T

FIRST INSERTION

STARLING COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold Regular Meetings for the remainder of Fiscal Year 2026 at 10:30 a.m., at 26601 Dove Drive, Punta Gorda, Florida 33955 on the following dates:

June 3, 2026
July 1, 2026
August 5, 2026
September 2, 2026

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

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 this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 meetings with respect to any matter considered at the meetings 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 15, 2026 26-00542T

The date of first publication of this Notice is May 15, 2026.

Person Giving Notice:
Christopher Griffith,
Personal Representative
9910 Gulfstream Blvd
Englewood, Florida 34224
Attorney for Person Giving Notice:
DEAN HANEWINCKEL
Florida Bar No. 454818
Law Offices of Dean Hanewinkel, P.A.
2650 South McCall Road
Englewood, Florida 34224
Telephone: (941) 473-2828
dean@dean-law.com
May 15, 2026 26-00561T

FIRST INSERTION

NOTICE OF PUBLIC SALE:

The LOCK UP SELF STORAGE at 17845 Curry Preserve Drive, Punta Gorda, FL 33982 will sell the contents of the following unit/s to satisfy a lien to the highest bidder on May 29, 2026 by 11:30 a.m. at www.storage-treasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2764, Betsy Barrueta, Toddler Bed, Christmas Tree, Holiday Decor
May 15, 22, 2026 26-00553T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000450 Division: Probate IN RE: ESTATE OF JEAN B. MELANSON a/k/a JEAN BENEDICT MELANSON JR. Deceased.

The administration of the estate of Jean B. Melanson a/k/a Jean Benedict Melanson Jr., deceased, whose date of death was March 1, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 W. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 15, 2026.

Personal Representative:
Gail F. Manzelli
2100 Kings Highway; Lot #899
Port Charlotte, FL 33952
Attorney for Personal Representative:
Forrest J. Bass, Esq.
Florida Bar Number: 68197
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941)639-1158
Fax: (941)639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
May 15, 22, 2026 26-00570T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-421-CP Division Probate IN RE: ESTATE OF Gary Duane Sporhase a/k/a Gary D. Sporhase Deceased.

The administration of the estate of Gary Duane Sporhase, a/k/a Gary D. Sporhase, deceased, whose date of death was March 30, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 15, 2026.

Personal Representative:
Garrett Sporhase
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The Big W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
May 15, 22, 2026 26-00549T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000473 Division: Probate IN RE: ESTATE OF MIKIKO CHIBA JOHNSON a/k/a MIKIKO C. JOHNSON Deceased.

The administration of the estate of Mikiko Chiba Johnson a/k/a Mikiko C. Johnson, deceased, whose date of death was January 28, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 15, 2026.

Personal Representative:
Forrest J. Bass
99 Nesbit Street
Punta Gorda, FL 33950
Attorney for Personal Representative:
Forrest J. Bass, Esq.
Florida Bar Number: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941)639-1158
Fax: (941)639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
May 15, 22, 2026 26-00569T



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000462CP
IN RE: ESTATE OF
JANICE DIANE RICCIO
Deceased.

The administration of the estate of JANICE DIANE RICCIO, deceased, whose date of death was July 27, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representative:
MATTHEW J. DIASPARRA
3310 N. Davidson Street, Apt #322
Charlotte, North Carolina 28205

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@elderlegalfirm.com

Secondary E-Mail:
pollyb@elderlegalfirm.com
May 15, 22, 2026 26-00558T

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000378CP
IN RE: ESTATE OF
CHRISTOPHER WISE Deceased.

The administration of the estate of Christopher Wise, deceased, whose date of death was February 9, 2026, 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 15, 2026.

Personal Representative:
Carol Heun
7752 South Harrison Cir
Centennial, CO 80122

Attorney for Personal Representative:
Albert Stickley III, Esq.
Attorney
Florida Bar Number: 51605

FARR LAW FIRM, P.A.
237 Nokomis Ave S
Venice, FL 34285
Telephone: (941) 484-1996
Fax: (941) 497-7636

E-Mail: astickley@farr.com
Secondary E-Mail: smerlo@farr.com
May 15, 22, 2026 26-00555T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000404
IN RE: ESTATE OF
JERRY L. BIRD,
Deceased.

The administration of the estate of JERRY L. BIRD, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 10 East Jefferson St., Quincy, FL 32351. 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.

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

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

The date of first publication of this notice is: May 15, 2026.

IRENE M. BIRD
Personal Representative
18354 Inwood Avenue
Port Charlotte, FL 33948

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550

Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100

Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
May 15, 22, 2026 26-00567T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000423CP
Division Probate
IN RE: ESTATE OF
GLORIA J MEDINA Deceased.

The administration of the estate of GLORIA J MEDINA, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representative:
John Medina
352 Shepard Way
Burnsville, North Carolina 28714

Attorney for Personal Representative:
Season A. Chisholm
Attorney
Florida Bar Number: 1044362

Spanski Law, PLLC
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 15, 22, 2026 26-00554T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000361
IN RE: ESTATE OF
FREDERICK SCHLUETER
Deceased.

The administration of the estate of Frederick Schlueter, deceased, whose date of death was January 24, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue. 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 15, 2026.

Personal Representative:
Eric Alan Schlueter
450 E. Tarpon Blvd NW
Port Charlotte, Florida 33952

Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562

McCroly Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133

E-Mail: jenny@mccrolylaw.com
Secondary E-Mail:
allee@mccrolylaw.com
May 15, 22, 2026 26-00544T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000336CP
Division Probate
IN RE: ESTATE OF
JOAN ANN DUNMYRE Deceased.

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

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

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representative:
Terri L. McCloud
a/k/a Teresa L. McCloud
3830 27th Avenue N

St. Petersburg, Florida 33713-3422
Attorney for Personal Representative:
T. Thomas Shirley, Attorney
Florida Bar Number: 154581

Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954

E-Mail: tom@dunkinshirley.com

Secondary E-Mail:
a4@dunkinshirley.com
May 15, 22, 2026 26-00543T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000284CP
Division Probate
IN RE: ESTATE OF
ELISA C. SEABROOK a/k/a
MARGARET ELISA SEABROOK,
Deceased.

The administration of the estate of ELISA C. SEABROOK a/k/a MARGARET ELISA SEABROOK, deceased, whose date of death was August 12, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 15, 2026.

Personal Representative:
Margaret McGlamery
811 Forest Dr.
Birmingham, AL 35209

Attorney for Personal Representative:
Ariana R. Fileman
Florida Bar No.0990612

Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Telephone: 941-833-5560

Email address:
afileman@filemanlaw.com
May 15, 22, 2026 26-00562T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000454-CP
Division: Probate
IN RE: ESTATE OF
LINDA MARIE JERICKA Deceased.

The administration of the estate of Linda Marie Jericka, deceased, whose date of death was February 11, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representatives:
Christopher Donald Jericka
6357 Alan Boulevard
Punta Gorda, Florida 33982

Dawn Marie Jericka
f/k/a Dawn Marie Lantner
1619 N.W. Magnolia Terrace
Arcadia, Florida 34266

Attorney for Personal Representative:
Jeffrey Briscoe, Esq.
Florida Bar No. 0127501

3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
E-mail: jeff@jeffbriscoe.com
May 15, 22, 2026 26-00560T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-000400
IN RE: ESTATE OF
LUTHER L. HOBBS A/K/A
LUTHER LOUIS HOBBS A/K/A
LUTHER HOBBS
Deceased.

The administration of the estate of Luther L. Hobbs A/K/A Luther Louis Hobbs, deceased, whose date of death was April 1, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 15, 2026.

Personal Representative:
Victor W. Hobbs
PO Box 312
Ponderay, Idaho 83852

Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562

McCroly Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133

E-Mail: jenny@mccrolylaw.com

Secondary E-Mail:
allee@mccrolylaw.com
May 15, 22, 2026 26-00545T

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- 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. 25001454CA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
LUCRETIA LYNN NICKERSON
A/K/A LUCRETIA L. NICKERSON,
et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 2, 2026 in Civil Case No. 25001454CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Lucretia Lynn Nickerson a/k/a Lucretia L. Nickerson, 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 1st day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, Block 2835, Port Charlotte Subdivision, Section Forty-Five, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 56A through 56E, inclusive, of the Public Records of Charlotte County, Florida.
Address: 2546 Ambrose Ln, Port Charlotte, FL 33952

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

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

Dated this day of 05/06/2026.

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

25-13801FL
May 15, 22, 2026 26-00548T

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. 24001732CA
FIFTH THIRD BANK, N.A.,
Plaintiff, vs.
MICHAEL L. MOENTER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 7, 2026 in Civil Case No. 24001732CA 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 Michael L. Moenter, 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 3rd day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit No. 144, Fiddler's Green Condominium II, Phase 2, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 868, Page

791, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 6, Page 33, Public Records of Charlotte County, Florida.
Address: 6800 Placida Rd Unit 144, 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.

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 05/07/2026.

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

24-10231FL
May 15, 22, 2026 26-00547T

FIRST INSERTION

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

CASE NO. 24002282CA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff, vs.
AMANDA P ALLEN, MATTHEW D
ALLEN, SECTION 20 PROPERTY
OWNER'S ASSOCIATION,
INC., DEEP CREEK CIVIC
ASSOCIATION, INC.,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 27, 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 28, BLOCK 530, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2, 2A THROUGH 2Z42, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 277 SEASONS DR, 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 June 15, 2026 at 11:00 A.M.

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

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

Dated this day of 05/12/2026.

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

F328202/2427867/CMF
May 15, 22, 2026 26-00571T

FIRST INSERTION

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

Case Number: 26000225CC
ROTONDA WEST ASSOCIATION,
INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MARIA-LOUISE COQUEUGNIOT;
and any and all unknown parties
claiming by, through, under, or
against the herein named individual
defendants who are not known to be
dead or alive, whether said unknown
parties may claim an interest as
spouses, heirs, devisees, grantees, or
other claimants,
Defendants.

TO: MARIA-LOUISE COQUEUGNIOT, and any and all unknown parties claiming by, through, under, or against the herein named individual defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants.

YOU ARE NOTIFIED that an action to foreclose a homeowners' association lien recorded against the following real property located in Charlotte County, Florida:

PROPERTY ADDRESS:
144 Marker Road, Rotonda West,
FL 33947
PARCEL IDENTIFICATION
NUMBER:
412024181005
LEGAL DESCRIPTION:

Lot 580, ROTONDA WEST LONG MEADOW, according to the plat thereof, recorded in Plat Book 8, Page 19A thru 19K, of the Public Records of Charlotte County, Florida.

has been filed in this Court, and you are required to serve your written defenses, if any, on Plaintiff's attorney: Will W. Sunter, Esq., Farr Law Firm P.A., 99 Nesbit Street, Punta Gorda, FL 33950, within twenty (20) days after service thereof, and file the original with the Clerk of Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, an order may be entered for the relief demanded without further notice or hearing.

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

DATED this May 7, 2026

ROGER D. EATON,
as Clerk of the Court
BY: M. Hoffman(SEAL)
as Deputy Clerk
May 15, 22, 29; June 5, 2026 26-00551T

FIRST INSERTION

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

CASE NO.: 26-000039CA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
WAMMT 2025-RN1 MASTER
TRUST,
Plaintiff, vs.
DGC DEVELOPMENT CORP, a
Florida corporation, UNKNOWN
TENANT # 1 NKA FLERIAN TARTE
and UNKNOWN TENANT #2
NKA DAMARES MEREIRA,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on April 27, 2026 in the above-captioned action, the following property situated in Charlotte County, Florida, described as:

LOT 13, BLOCK 4930, PORT CHARLOTTE SUBDIVISION, SECTION NINETY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

shall be sold by the Clerk of Court, Roger D. Eaton on the 29th day of June, 2026 on-line at 11:00 a.m. (Eastern Time) at www.charlotte.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

WITNESS my hand and seal of this court on 05/11/2026.

ROGER D. EATON
Clerk of the Circuit Court
(SEAL) BY: B. Lackey
Deputy Clerk

Prepared by:
Storey Law Group, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
sbaker@storeylawgroup.com
Bidder #14337
Attorneys for Plaintiff
May 15, 22, 2026 26-00564T

FIRST INSERTION

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

CASE NO.: 26-000040-CA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
WAMMT 2025-RN1 MASTER
TRUST,
Plaintiff, vs.
DGC DEVELOPMENT CORP, a
Florida corporation,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on May 6, 2026 in the above-captioned action, the following property situated in Charlotte County, Florida, described as:

LOT 22, BLOCK 2080, PORT CHARLOTTE SUBDIVISION SECTION THIRTY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 23, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

shall be sold by the Clerk of Court, Roger D. Eaton on the 12th day of June, 2026 on-line at 11:00 a.m. (Eastern Time) at www.charlotte.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein

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

WITNESS my hand and seal of this court on 05/13/2026.

ROGER D. EATON
Clerk of the Circuit Court
BY: (SEAL) B. Lackey
Deputy Clerk

Prepared by:
Storey Law Group, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
sbaker@storeylawgroup.com
Bidder #14337
Attorneys for Plaintiff
May 15, 22, 2026 26-00575T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000475CP
Division Probate
IN RE: ESTATE OF
PRISCILLA CARRIE LANGFORD
a/k/a PRISCILLA C. LANGFORD
Deceased.

The administration of the estate of PRISCILLA CARRIE LANGFORD a/k/a PRISCILLA C. LANGFORD, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216–732.228, 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 15, 2026.

Personal Representative:
Michelle D. Morton
18522 Klinger Circle
Port Charlotte, FL 33948
Attorney for Personal Representatives:
Katharine W. Payne
Florida Bar Number: 0873411
Katharine Payne Law, P.A.
6210 Scott Street, Suite 117
Punta Gorda, FL 33950
Telephone: (941) 655-8970/
Fax: (941) 655-8973
E-Mail: kpayne@kpaynelaw.com
May 15, 22, 2026 26-00577T

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE -
PROPERTY

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 25-1651-CA
CARLO FINANCIAL SOFTWARE
TECHNOLOGY, LLC, a Florida
limited liability company,
Plaintiffs, v.
ROYAL SOUTHWEST HOLDINGS,
LLC, a Florida limited liability
company, HUANG CHOU-HSIN and
ZEEV PAZ,
Defendants.

TO: DEFENDANTS, HUANG CHOU-HSIN and ZEEV PAZ and all unknown heirs, devisees and beneficiaries of HUANG CHOU-HSIN and ZEEV PAZ, IF ALIVE AND IF DEAD, THEIR UNKNOWN WIDOWS, WIDOWERS, HEIRS, DEVISEES, GRANTEES, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THEM AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING DEFENDANT AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:

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

Lot 21, Block 995, PORT CHARLOTTE SUBDIVISION, SECTION 14, according to the map or plat thereof, as recorded in Plat Book 5, Pages 3A through 3E, of the Public Records of

Charlotte County, Florida.
Lot 30, Block 5060, PORT CHARLOTTE SUBDIVISION, SECTION 95, according to the map or plat thereof, as recorded in Plat Book 10, Pages 1A through 1Z33, inclusive, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert C. Benedict, Plaintiffs' attorney whose address is Widekiss, Benedict & Bernstson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before June 18, 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 May 13, 2026.

ROGER D. EATON,
Clerk of Court
(SEAL) By: B. Lackey
Deputy Clerk
May 15, 22, 29; June 5, 2026 26-00572T

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Business
Observer

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 25000221CC

**ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC., a Florida Not for Profit
Corporation,
Plaintiff, v.
MAURICE ANDRE,
Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on May 1, 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 3, Block 132, Rotonda Meadows, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 15, of the Public Records of Charlotte County, Florida. Commonly known as: 4 Thrush Dr, Placida, FL 33946.

In an online sale at www.charlotte.realforeclose.com, in accordance with

Chapter 45, Florida Statutes, beginning on June 1st, 2026 at 11:00 A.M.

A copy of this notice shall be published in the Business Observer.

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 7th day of May 2026.

By: (SEAL) B. Lackey
Roger D. Eaton,
Clerk of Court

May 15, 22, 2026 26-00552T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26000401CP
Division: Probate
IN RE: ESTATE OF

**WILLIS LESTER STOCKDALE,
Deceased.**

The administration of the estate of WILLIS LESTER STOCKDALE, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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 15, 2026.

Personal Representative:
/s/ Saralyn Stockdale Lawn
Saralyn Stockdale Lawn

1 Dartmouth Drive
Glen Cove, NY 11542

Attorney for Personal Representative of the Estate of Saralyn Stockdale Lawn:
/s/ William L. Tucker

William L. Tucker, Esquire
Florida Bar No. 92580
Bressler, Amery & Ross, P.C.
515 E. Las Olas Boulevard, Suite 800
Ft. Lauderdale, Florida 33301
Telephone (813) 344-1596

May 15, 22, 2026 26-00576T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2026-CA-000437
LAKEVIEW LOAN SERVICING,
LLC,

**Plaintiff, v.
JAMES C. WALLACE, et al.,
Defendants.**

TO: James C. Wallace
25070 Roland Ln
Punta Gorda, FL 33955
Rebecca Wallace
25070 Roland Ln
Punta Gorda, FL 33955

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:

Lot 76, Haborside Woods, a Sub-division according to the Plat thereof, as recorded in Plat Book 16, Pages 7A through 7C, inclusive, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Nicole Schoen, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal said Court at Charlotte County, Florida, this 13 day of May, 2026.

Roger D. Eaton
as Clerk of the Circuit Court of
Charlotte County, Florida
(SEAL) By: B. Lackey
DEPUTY CLERK

May 15, 22, 2026 26-00574T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
#20286

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

CASE No. 21001037CA

**BANK OF AMERICA, N.A.,
PLAINTIFF, VS.
JOSEPH RIZZUTO A/K/A JOSEPH
JOHN RIZZUTO, ET AL.
DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 8, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on July 6, 2026, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:

LOT 11, BLOCK 2, ORANGE GROVE PARK - PART ONE, AS RECORDED IN PLAT BOOK 6, AT PAGES 46-A, 46-B, AND 46-C, ACCORDING TO 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.

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.

Date: 05/11/2026

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

Prepared by:
Tromberg, Miller, Morris & Partners,
PLLC
600 West Hillsboro Boulevard
Suite 600

Deerfield Beach, FL 33441
Our Case #: 21-000206/21001037CA/
PHH
May 15, 22, 2026 26-00559T



Q What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025-CA-001222

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. SERGEY A. PROKOPETS, et al., Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on June 19, 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 10, Block 3470, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTY-FOUR, according to the plat thereof, recorded in Plat Book 6, Page(s) 32A through 32P, of the Public Records of Charlotte County, Florida.

Property Address: 9057 Avalon Avenue, Englewood, FL 34224 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.

WITNESS my hand and official seal of this Honorable Court this day of 05/11/2026.

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

May 15, 22, 2026 26-00566T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25001025CA

Fifth Third Bank, National Association, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John R. Skutt a/k/a John Robert Skutt, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25001025CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John R. Skutt a/k/a John Robert Skutt, Deceased; Nancy A. Skutt, to serve as Personal Representative of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased; Johnny Kyle a/k/a John W. Kyle VI are the Defendants, that I will sell to the highest and best bidder for

cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 11th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 48 AND THE EAST 1/2 OF LOT 49, BLOCK "H", SEMINOLE LAKES PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 2A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX ID: 412328379001

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

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

Dated this day of 05/11/2026.

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

File# 25-F01 101
May 15, 22, 2026 26-00565T

FIRST INSERTION

NOTICE OF ACTION AGAINST DEFENDANT LUTHER HAROLD MITCHELL, JR., UNKNOWN SPOUSE, OF LUTHER HAROLD MITCHELL, JR., OYSTER CREEK HOMEOWNERS' ASSOCIATION, INC., UNKNOWN TENANTS 1 AND UNKNOWN TENANTS 2

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 26000231CA
Division: Civil
Judge Russell Kirshy
Planet Home Lending, LLC
Plaintiff, vs.
Luther Harold Mitchell, Jr., et al.
Defendants.

To:
LUTHER HAROLD MITCHELL, JR.
8407 OAK JAY LANE
ENGLEWOOD, FL 34224
UNITED STATES OF AMERICA
UNKNOWN SPOUSE, OF LUTHER HAROLD MITCHELL, JR.
8407 OAK JAY LANE
ENGLEWOOD, FL 34224
UNITED STATES OF AMERICA
OYSTER CREEK HOMEOWNERS' ASSOCIATION, INC.
C/O PAUL T. FREEMAN, AS REGISTERED AGENT
3754 CAPE HAZE DRIVE
ROTONDA WEST, FL 33947
UNITED STATES OF AMERICA
UNKNOWN TENANTS 1
8407 OAK JAY LANE
ENGLEWOOD, FL 34224
UNITED STATES OF AMERICA
UNKNOWN TENANTS 2
8407 OAK JAY LANE
ENGLEWOOD, FL 34224
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s)
LUTHER HAROLD MITCHELL, JR., UNKNOWN SPOUSE, OF LUTHER HAROLD MITCHELL, JR., OYSTER CREEK HOMEOWNERS' ASSOCIATION, INC., UNKNOWN TENANTS 1 AND UNKNOWN TENANTS 2, and

all parties having or claiming to have any right, title or interest in the property herein described;

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:

Situated in Charlotte County, Florida:
Lot 52, Oyster Creek - Phase One, according to the plat thereof, recorded in Plat Book 16, Page 56A, 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 CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 7 day of May, 2026.

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

25-027057_AJM1
May 15, 22, 2026 26-00550T

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

Case No. 25-1759-CC
SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation, Plaintiff, v. TONY LIU, Defendant.
NOTICE is given that pursuant to the

Amended Final Judgment of Foreclosure and Damages dated May 8, 2026 in Case No. 25-1759 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and TONY LIU is the defendant.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www.charlotte.realforeclose.com on Monday, June 29, 2026 at 11:00 a.m. the following described property set forth in the Final

FIRST INSERTION

Judgment of Foreclosure and Damages. Lot 1, Block 647, PUNTA GORDA ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida.

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 05/11/2026.

ROGER D. EATON
CLERK OF THE COURT
(SEAL) By B. Lackey
Deputy Clerk
May 15, 22, 2026 26-00563T

FIRST INSERTION

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

Case No.: 25001241CA
THE HARD MONEY PLACE, CORP. Plaintiff, v. CARPENTER VENTURES FL LIMITED LIABILITY COMPANY; CARPENTER HOMES, LLC; GEMM DEVELOPMENT LLC; DAVIS DEVELOPMENT AND CONSTRUCTION, LLC; HONC INDUSTRIES, INC.; AMERICAN BUILDERS SUPPLY, INC.; R&W DISTRIBUTORS, INC.; C&C CONCRETE PUMPING OF TAMPA, LLC, MEGRAM CONSTRUCTION CO.; EDMONSON ELECTRIC, LLC; IDEAL SOFFIT & FASCIA LLC; and L&W SUPPLY CORPORATION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Agreed Final Summary Judgment of Foreclosure entered in Case No. 2025-CA-1241 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which The Hard Money Place Corp. is the Plaintiff, and Carpenter Ventures FL Limited Liability Company, et al., is the Defendants, that the Clerk of Court of Charlotte County, Florida, Roger D.

Eaton, will sell to the highest and best bidder for cash to be conducted in a single online sale at www.charlotte.realforeclose.com beginning at 11:00 a.m. on June 22, 2026, in accordance with Chapter 45 Florida Statute, the following-described properties set forth in said Agreed Final Summary Judgment of Foreclosure:

Parcel 1:
Lot 83, Block 4409, Port Charlotte Subdivision Section Seventy-Eight, according to the Plat thereof, as recorded in Plat Book 6, at Page 42A, of the Public Records of Charlotte County, Florida
Property Address: 9324 Agate Street, Port Charlotte, FL 33981
Parcel 2:
Lot 31, Block 5299, Second Replat in Port Charlotte Subdivision Section Ninety Six, according to the Plat thereof, as recorded in Plat Book 16, at Page(s) 22A through 22C, inclusive, of the Public Records of Charlotte County, Florida.
Property Address: 459 Winwood Court, Port Charlotte, FL 33954
Parcel 3:
Lot 96, Shamrock Shores, according to the Plat thereof, as recorded in Plat Book 16, at Page 74A, of the Public Records of Charlotte County, Florida.
Property Address: 9049 Bantry Bay Boulevard, Englewood, FL

FIRST INSERTION

34224

Parcel 4:

Lot 1, Block 1605, Port Charlotte Subdivision Section Twelve, a subdivision according to the Plat thereof, as recorded in Plat Book 5, at Page 1-A, of the Public Records of Charlotte County, Florida.

Property Address: 1288 Abalom Street, Port Charlotte, FL 33980

Parcel 5:

Lot 11, Block 3279, Port Charlotte Subdivision Section Forty Four, according to the Plat thereof, as recorded in Plat Book 5, at Page 54-A, of the Public Records of Charlotte County, Florida.

Property Address: 4203 Collingswood Boulevard, Port Charlotte, FL 33948

Parcel 6:

Lot 17, Block 1605, Port Charlotte Subdivision Section Twelve, a subdivision according to the Plat thereof, as recorded in Plat Book 5, at Page 1A, of the Public Records of Charlotte County, Florida.

Property Address: 23389 Quasar Boulevard, Port Charlotte, FL 33980

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

If you are a person with a disability

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

DATED this 5th day of May 2026.

05/06/2026
(SEAL) B. Lackey
CLERK OF COURT

CHARLOTTE COUNTY, FLORIDA

/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Blvd
Suite 300
Tampa, FL 33629
(813) 210-9442
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for Plaintiff
May 15, 22, 2026 26-00546T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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:

trwalser@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

SECOND 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
Email 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

SECOND 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 Roseberg, 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

--- ESTATE / SALES / ACTIONS ---

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

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 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

Delay Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

Primary E-Mail:

ServiceMail@aldridgepите.com

1190-1732B

May 8, 15, 2026

26-00540T

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

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 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

Delay Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

Primary E-Mail:

ServiceMail@aldridgepите.com

1221-17355B

May 8, 15, 2026

26-00539T

SECOND 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 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any prop-

erty 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:**Bari Aloviv**

2357 NW 25th Way

Boca Raton, Florida 33434

Attorney for Personal Representative:

PATRICIA L. LINCOLN, Attorney

Florida Bar Number: 10149256

ELLIS LAW GROUP, P.L.

4755 Technology Way, Suite 205

Boca Raton, FL 33431

Telephone: (561) 910-7500

Fax: (561) 910-7501

E-Mail: p.lincoln@ellis-law.com

Secondary E-Mail:

service@ellis-law.com

May 8, 15, 2026

26-00534T

SECOND 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 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

SECOND 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

SECOND 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 Moffitt**

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

SECOND 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 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, 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

THIRD INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY**IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25-1646-CA****CARLO FINANCIAL SOFTWARE TECHNOLOGY, LLC, a Florida limited liability company, Plaintiffs, v.****DUCLACH HOLDINGS, INC., a Outclac 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, GRANTEEES, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THEM AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING DEFENDANT AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:

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

Lot 10, Block 1726, PORT CHARLOTE SUBDIVISION, SECTION 52, according to the map or plat thereof, as recorded in Plat Book 5, Pages 66A through 66F, of the Public

Records of Charlotte County, Florida.

Lot 9, Block 1755, PORT CHARLOTE 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 33424, 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 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

SECOND INSERTION

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

CASE NO. 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

SECOND 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

SECOND 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

SECOND INSERTION

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

CASE NO.: 25001631CA

NEWELL 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)

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

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

SECOND 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., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.charlotte.realforeclose.com> beginning at 11:00

a.m. on 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

SECOND INSERTION

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

Case No. 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 PUBLIC 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/wll

May 8, 15, 2026

26-00528T

SECOND INSERTION

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

CASE NO. 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.

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

25-12632FL
May 8, 15, 2026 26-00527T

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. 24001747CA

CROSSCOUNTRY MORTGAGE,

LLC,

Plaintiff, vs.

ALL UNKNOWN HEIRS,

CREDITORS, DEVEISES,

BENEFICIARIES, GRANTEEES,

ASSIGNEES, LIENORS,

TRUSTEES AND ALL OTHER

PARTIES CLAIMING AN

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

ESTATE OF JOHNNY K. WHITE,

JR., DECEASED; APRIL ANN

WHITE; UNKNOWN PERSON(S)

IN POSSESSION OF THE

SUBJECT