

# CHARLOTTE COUNTY LEGAL NOTICES

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

### FIRST INSERTION

#### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JFA Consulting Services located at 1254 Macaw Ct, in the County of Charlotte, in the City of Punta Gorda, Florida 33950 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda, Florida, this 17th day of May, 2026.

John Andreas  
May 22, 2026

26-00587T

### FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that KARIN JOHNSON / RICK PRINZ will engage in business under the fictitious name SALTED SUNSET, with a physical address 1001 Mineo Drive Punta Gorda, Florida 33950, with a mailing address 5435 Crossbridge Dr West Chester, Ohio 45069, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 22, 2026

26-00587T

### FIRST INSERTION

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

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold a regular meeting on June 5, 2026 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

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

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

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

District Manager

May 22, 2026

26-00608T

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

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

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

Facility Phone: 1+ (941) 999-3122

Description: Entire contents of unit consisting of, but not limited to: Clyde Starr- Several totes, holiday items.

Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.

May 22, 29, 2026

26-00590T

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8054 - Port Charlotte  
Facility Address: 10500 Winborough Dr., Port Charlotte, FL 33981 US

Facility Phone: 1+ (941) 200-1409

Description: Entire contents of unit consisting of, but not limited to: Victoria Salas- Household goods, furniture, boxes, totes, personal items. Victoria Salas- Household goods, furniture, boxes, personal items. Holly Kringner- Household goods, furniture, boxes, personal items.

Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.

May 22, 29, 2026

26-00589T

### FIRST INSERTION

#### WEST PORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the previously scheduled June 9, 2026 Regular Meeting of the Board of Supervisors ("Board") of the West Port Community Development District ("District") has been rescheduled to be held on June 2, 2026 at 12:30 p.m., at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, FL 33950.

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

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

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

District Manager

May 22, 2026

26-00578T

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

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

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

Facility Phone: 1+ (941) 505-8777

Description: Entire contents of unit consisting of, but not limited to: Mike Vaughn- Tv, wall art, radio system, chairs, shelves, buckets, tools, work benches, step ladder. Mike Vaughn- Ramps, tires, shelves, and miscellaneous tools.

Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.

May 22, 29, 2026

26-00591T

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8353 - Englewood  
Facility Address: 4381 Placida Rd., Englewood, FL 34224 US

Facility Phone: 1+ (941) 621-2369

Description: Entire contents of unit consisting of, but not limited to: KENNY EL- LIS- Household Furniture, Building supplies, Bike. Shandra Samler- Totes, household items, Home décor, level, construction bucket.

Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.

May 22, 29, 2026

26-00592T

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000472CP IN RE: ESTATE OF JON H. OLSEN, Deceased.

The administration of the estate of JON H. OLSEN, 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 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, 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 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 22, 2026.

#### Personal Representative:

##### GLORIA OLSEN

1950 Michigan Avenue  
Englewood, FL 34224

Attorney for Personal Representative:

E. JOHN WAGNER, II

Florida Bar No. 0167551

Williams Parker Harrison

Dietz & Getzen

50 Central Avenue, Eighth Floor

Sarasota, FL 34236

Telephone: 941-366-4800

Designation of Email Addresses for

service: Primary:

[jwagner@williams-parker.com](mailto:jwagner@williams-parker.com)

Secondary:

[pkehoe@williams-parker.com](mailto:pkehoe@williams-parker.com)

May 22, 29, 2026

26-00583T

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-474-CP Division Probate IN RE: ESTATE OF LINDA FAGERSTROM A/K/A LINDA L. FAGERSTROM Deceased.

The administration of the estate of LINDA FAGERSTROM a/k/a LINDA L. FAGERSTROM, deceased, whose date of death was August 12, 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 22, 2026.

#### Personal Representative:

##### JAMES J. FAGERSTROM

54 Stone Fence Rd.

Bernardville, New Jersey 07924

Attorney for Personal Representative:

MICHAEL M. WILSON

Attorney

Florida Bar Number: 076244

Olmsted & Wilson, P.A.

17801 Murdock Circle, Suite A

Port Charlotte, FL 33948

Telephone: (941) 624-2700

Fax: (941) 624-5151

E-Mail: [mike@owpa.com](mailto:mike@owpa.com)

Secondary E-Mail: [kathy@owpa.com](mailto:kathy@owpa.com)

May 22, 29, 2026

26-00604T

### FIRST INSERTION

#### NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000492 Division Probate IN RE: ESTATE OF KAREN L. WENCK Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Karen L. Wenck, deceased, File Number 2026-CP-000492, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was April 21, 2026; that the total value of the estate is \$5,025.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Thomas E. Wenck 2359 Fintonrod Street, Port Charlotte, FL 33948

David R. Wenck 1341 Salt Clay Court, Wesley Chapel, FL 33544

Vicki Wenck 1341 Salt Clay Court, Wesley Chapel, FL 33544

Kira Wenck 331 Heartland Place, Mulberry, FL 33860

Charlie Wenck 1341 Salt Clay Court, Wesley Chapel, FL 33544

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the

Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is May 22, 2026.

#### Personal Giving Notice:

##### Thomas E. Wenck

2359 Fintonrod Street

Port Charlotte, Florida 33948

Attorney for Person Giving Notice:

Guy S. Emerich, Esq.

Attorney

Florida Bar Number: 126991

Farr Law Firm, P.A.

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941) 639-1158

Fax: (941) 639-0028

E-Mail: [gemerich@farr.com](mailto:gemerich@farr.com)

Secondary E-Mail:

[akibler@farr.com](mailto:akibler@farr.com) and

[probate@farr.com](mailto:probate@farr.com)

May 22, 29, 2026

26-00603T

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-429-CP Division Probate IN RE: ESTATE OF TROY PRESTON JONES Deceased.

The administration of the estate of TROY PRESTON JONES, deceased, whose date of death was August 17, 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 22, 2026.

#### Personal Representative:

##### RICHARD P. QUATTLEBAUM

7510 Foxridge Way, Unit 2D

Anchorage, Alaska 99518

Attorney for Personal Representative:

MICHAEL M. WILSON

Attorney

Florida Bar Number: 076244

Olmsted & Wilson, P.A.

17801 Murdock Circle, Suite A

Port Charlotte, FL 33948

Telephone: (941) 624-2700

Fax: (941) 624-5151

E-Mail: [mike@owpa.com](mailto:mike@owpa.com)

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 25CC001802**  
**ROTONDA SANDS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation,**  
**Plaintiff, v.**  
**MARY COLLEEN JORDAN, DENNIS M. JORDAN, BRIAN ROBERT KERR, PENNIE F. KERR, ROBERT L. KERR and CAROL KERR,**  
**Defendants.**  
TO: MARY COLLEEN JORDAN, DENNIS M. JORDAN, ROBERT L. KERR and CAROL KERR  
43 CITY GATE LN, ANNAPOLIS, MD 21401  
YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in Charlotte County, Florida:  
Lot 75, Block 9, in Rotonda Sands North, Replat, Unit 1, according to the plat thereof recorded in Plat Book 11, Pages 4-A through 4-Z-2, of the Public Records of Charlotte County, Florida.  
Which has the address of 6 Stern Pl, Placida, FL 33946

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane, Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED ON May 19, 2026.  
Roger D. Eaton  
CLERK OF THE CIRCUIT COURT  
By: M. Hoffman (SEAL)  
As Deputy Clerk  
May 22, 29, 2026 26-00599T

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-001511**  
**CLICK N' CLOSE, INC.,**  
**Plaintiff, v.**  
**DANIEL ROBINSON, et al.,**  
**Defendants.**  
NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on July 1, 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:  
Unit A-102, BIMINI BAY CLUB, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 956, Page(s) 1307, as amended, of the Public Records of Charlotte County, Florida, together with an undivided interest in the common elements appurtenant thereto.  
Property Address: 1051 Forrest Nelson Blvd., Unit A-102, Port Charlotte, FL 33952  
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 05/19/2026.  
Roger D. Eaton  
Clerk of the Circuit Court  
By: (SEAL) B. Lackey  
DEPUTY CLERK  
May 22, 29, 2026 26-00606T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26000407CP**  
**Division Probate**  
**IN RE: ESTATE OF ARMAND LEFRANCOIS JR Deceased.**  
The administration of the estate of Armand Lefrancois Jr, deceased, whose date of death was March 14, 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 22, 2026.  
**Personal Representative:**  
**Jeannette Betz**  
9 Shangri-La Dr.  
Moultonborough,  
New Hampshire 03254  
Attorney for Personal Representative:  
Bryan K. Tippen, Esq., Attorney  
Florida Bar Number: 113421  
TIPPEN LAW FIRM, PLLC  
315 E. Olympia Ave, STE 224  
Punta Gorda, Florida 33950  
Telephone: (941) 888-4260  
E-Mail: info@tippenlaw.com  
Secondary E-Mail:  
Bryan@TippenLaw.com  
May 22, 29, 2026 26-00607T

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 25-000689 CA**  
**REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK,**  
**Plaintiff, vs.**  
**RICHARD J. PURCELL, UNKNOWN SPOUSE OF RICHARD J. PURCELL, EFFICIENT GUTTERS, L.L.C., UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,**  
**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment dated April 13, 2026, entered in Case No.: 25-000689 CA of the Circuit Court in and for Charlotte County, Florida, wherein, are the Defendants, RICHARD J. PURCELL, UNKNOWN SPOUSE OF RICHARD J. PURCELL, EFFICIENT GUTTERS, L.L.C., UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, that I will sell to the highest and best bidder for cash by electronic sale at www.charlotte.realforeclose.com, beginning at 11:00 a.m. on July 29, 2026, on the following described real property as set forth in the Final Judgment:  
Legal:  
LOT 8, BLOCK 118, PUNTA GORDA ISLES, SECTION TWELVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT OR BOOK 8

AT PAGES 6A THROUGH 6T, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
ALSO KNOWN AS 3319 DOMINICA COURT, 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.  
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.  
DATED this day of 05/19/2026.  
Clerk of Circuit Court  
By: (SEAL) B. Lackey  
Deputy Clerk  
May 22, 29, 2026 26-00601T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 24-CC-000008**  
**ROTONDA WEST ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,**  
**PLAINTIFF, V.**  
**PROVENCES INVESTISSEMENTS, ET AL.,**  
**DEFENDANTS.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 1, 2025, and entered in Case No. 24-CC-000008 of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is Plaintiff, and Provences Investissements are Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 5th day of June, 2026 the following described property as set forth in said Final Judgment, to wit:  
Lot 1106, Rotonda West-Pinehurst, according to the Plat Thereof, as recorded in Plat Book 8, Page(s)

12A through 12K, of the Public Records of Charlotte County, Florida.  
A/K/A: 73 Clubhouse Road, Rotonda West, FL 33947  
A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this day of 05/19/2026.  
ROGER D. EATON,  
As Clerk of said Court  
By: (SEAL) G. Colon  
As Deputy Clerk  
R13821/416682/31272184  
May 22, 29, 2026 26-00602T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-350-CP**  
**IN RE: ESTATE OF RICHARD D. WAGAR Deceased.**  
The administration of the estate of RICHARD D. WAGAR deceased, whose date of death was March 16, 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.  
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 22, 2026.  
**Personal Representative:**  
**Jonathan K. Wagar**  
1112 Dukes Pkwy W.,  
Hillsborough, NJ 08844  
Attorney for Personal Representative:  
/s/Elias M. Mahshie  
Elias M. Mahshie, ESQ.  
Attorney for Petitioner  
Florida Bar Number: 073103  
MAHSHIE & DECOSTA, PA  
407 E. Marion Ave, suite 101  
Punta Gorda, Florida 33950  
Telephone: (941) 639-7627  
Fax: (941) 575-0242  
E-Mail: Elias@MD-Lawfirm.com  
Secondary E-Mail:  
Kamalee@MD-Lawfirm.com  
May 22, 29, 2026 26-00596T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 25000891CA**  
**CARRINGTON MORTGAGE SERVICES LLC,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEVEN R. BUESCHER A/K/A STEVEN RAY BUESCHER, DECEASED, GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BEVERLY METZ, JEFFREY YOUNG, DAVID YOUNG, ANNA WESTON AND ANDREW YOUNG,**  
**Defendant(s).**  
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated May 14, 2026, and entered in Case No. 25000891CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Steven R. Buescher a/k/a Steven Ray Buescher, deceased, Gardens of Gulf Cove Property Owner's Association, Inc., United States of America on behalf of the Secretary of Housing and Urban Development, Beverly Metz, Jeffrey Young, David Young, Anna Weston and Andrew Young, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction

at www.charlotte.realforeclose.com at 11:00 a.m. on the 8th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 13, BLOCK 4307, PORT CHARLOTTE SUBDIVISION, SECTION 66, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 4A THRU 4G OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Property Address: 13440 Muriel Avenue, Port Charlotte, Florida 33981  
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.  
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated: 05/19/2026  
Roger D. Eaton  
As Clerk of said Court  
By: (SEAL) G. Colon  
As Deputy Clerk  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 25-400233  
May 22, 29, 2026 26-00600T

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 2026-CA-0111**  
**SIGMA INFINITY LLC,**  
**Plaintiff, v.**  
**JOHN DOE, AS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF DICK J. BREEDVELD; ET AL.,**  
**Defendants.**  
To: LINDA BREEDVELD

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:  
PCH 014 1008 0020 PORT CHARLOTTE SEC 14 BLK 1008 LT20 More commonly known as: 347 Troutdale Street, Port Charlotte, FL 33954  
has been filed by Plaintiff, SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or

before 6-23-2026 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.  
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 on this 18 day of May, 2026.  
Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
Deputy Clerk  
May 22, 29; June 5, 12, 2026  
26-00598T



**SAVE TIME**

**Email your Legal Notice**

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
11/20/06\_V25

## --- ACTIONS / SALES ---

## 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. 25001015CA  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
Willie Johnson III, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25001015CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Willie Johnson III; Mushonda Latrae Johnson; United States of America on behalf of the Secretary of Housing and Urban Development; Section 20 Property Owner's Association, Inc. 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 19th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 36, BLOCK 561, PUNTA  
GORDA ISLES, SECTION

20, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
TAX ID: 402304201008

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 05/14/2026.

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

File # 24-F00250  
May 22, 29, 2026 26-00585T

## FIRST INSERTION

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

CASE NO.: 26-CC-000763  
RIVER FOREST VILLAGE, INC.,  
a Florida Corporation,  
Plaintiff, v.  
ALL UNKNOWN BENEFICIARIES,  
HEIRS, SUCCESSORS AND  
ASSIGNS OF LYNN G. CLARK;  
LEWIS GAMIERE; and ANY UN-  
KNOWN PARTY OR PARTIES IN  
POSSESSION,  
Defendants.

To the following Defendant(s):  
ALL UNKNOWN BENEFICIARIES,  
HEIRS, SUCCESSORS AND ASSIGNS  
OF LYNN G. CLARK.

YOU ARE NOTIFIED that an ac-  
tion for possession on the following de-  
scribed property:

4300 Riverside Drive, Lot 126,  
Punta Gorda, FL 33982

Has been filed against you and you are  
required to serve a copy of you writ-  
ten defenses, if any, to it, on Freidin &  
Ingis, P.A., Howard Freidin, Attorney  
for Plaintiff, whose address is 2245  
McGregor Boulevard, Fort Myers, FL

33901 on or before 6/22/26, a date  
which is within thirty (30) days af-  
ter the first publication of this Notice  
in 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 de-  
manded 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 pro-  
vision 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 this 15 day of May, 2026.

ROGER D. EATON,  
Charlotte County Clerk of Court  
By: M. Hoffman (SEAL)  
as Deputy Clerk

May 22, 29, 2026 26-00588T

## FIRST INSERTION

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

CASE NO.: 2025-CA-001735  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, v.  
UNKNOWN PERSONAL  
REPRESENTATIVE OF THE  
ESTATE OF BRIAN ALLAN  
KOOPTMAN, DECEASED, et  
al.,  
Defendants.

TO: Unknown Personal Representative  
of the Estate of Brian Allan Koopman,  
Deceased

Last known address: Unknown  
Unknown Heir, Beneficiary and Devi-  
see 2 of the Estate of Brian Allan  
Koopman, Deceased

Last known address: Unknown  
Unknown Heir, Beneficiary and Devi-  
see 3 of the Estate of Brian Allan  
Koopman, Deceased

Last known address: Unknown  
Unknown Heir, Beneficiary and Devi-  
see 4 of the Estate of Brian Allan  
Koopman, Deceased

Last known address: Unknown

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

Lot 34, Block 2824, PORT  
CHARLOTTE SUBDIVISION  
SECTION FORTY-FIVE, ac-  
cording to the plat thereof, as re-  
corded in Plat Book 5, Page 56A,  
of the Public Records of Char-  
lotte County, Florida.

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, on Anthony R. Smith,  
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 imme-  
diately thereafter; or a default will be  
entered against you for the relief de-  
manded in the complaint.

If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Administrative  
Services Manager, whose office is lo-  
cated 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 ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.

IN WITNESS WHEREOF, I have  
hereunto set my hand and affixed the  
official seal of said Court at Charlotte  
County, Florida, this 14 day of May,  
2026.

Roger D. Eaton  
as Clerk of the Circuit Court  
of Charlotte County, Florida  
By: B. Lackey (SEAL)  
DEPUTY CLERK  
May 22, 29, 2026 26-00581T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO.: 26000119CA

MIDFIRST BANK,  
Plaintiff, vs.  
THE ESTATE OF REGINALD A.  
BEGIN, DECEASED; et al.,  
Defendant(s).

TO: The Estate of Reginald A. Begin,  
deceased

Last Known Residence: Unknown

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

LOT 26, BLOCK C, VILLA TRI-  
ANGULO, A SUBDIVISION  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 4, PAGE 67,  
OF THE PUBLIC RECORDS  
OF CHARLOTTE COUNTY,  
FLORIDA.

TOGETHER WITH A 2006  
CAPE ADVANCED MOBILE  
HOME, WITH VIN SBH-  
GA1280500760A AND  
AND 12320887  
SBHGA1280500760B. REAL  
PROPERTY NUMBERS  
12320886

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  
19, 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 de-  
manded 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 pro-  
vision 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 14, 2026.

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

1485-588B  
Ref# 17732  
May 22, 29, 2026 26-00579T

## FIRST INSERTION

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

CIVIL DIVISION:  
CASE NO.: 26000016CA  
MORTGAGE RESEARCH CENTER,  
LLC D/B/A VETERANS UNITED  
HOME LOANS,  
Plaintiff, vs.

YVONNE PANGBURN A/K/A  
YVONNE M. PANGBURN; ISPC  
INC; UNKNOWN SPOUSE OF  
NANCY MCWILLIAMS A/K/A  
NANCY Y. MCWILLIAMS;  
UNKNOWN SPOUSE OF YVONNE  
PANGBURN A/K/A YVONNE M.  
PANGBURN; UNKNOWN TENANT  
Defendants.

NOTICE IS HEREBY GIVEN pursuant  
to an Order or Final Judgment entered  
in the above styled cause now pending  
in said court and as required by  
Florida Statute 45.031(2), ROGER  
D. EATON as the Clerk of the Circuit  
Court for CHARLOTTE County shall  
sell to the highest and best bidder for  
cash electronically at www.charlotte.  
realforeclose.com at, 11:00 AM on the  
12 day of June, 2026, the following  
described property as set forth in said  
Final Judgment, to wit:

LOT 22, BLOCK 512, PORT  
CHARLOTTE SUBDIVISION  
SECTION THIRTEEN, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 5, PAGES 2A-  
2G, OF THE PUBLIC RECORDS  
OF CHARLOTTE COUNTY,  
FLORIDA.  
PROPERTY ADDRESS: 3355  
IDLEWILD ST, PORT CHAR-  
LOTTE, FL 33980

IF YOU ARE A PERSON CLAIM-

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

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the pro-  
vision 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 notifi-  
cation if the time before the scheduled  
appearance is less than 7 days; if you are  
hearing or voice impaired, call 711.

Dated this 18 day of May 2026

ROGER D. EATON  
Clerk Of The Circuit Court  
By: Brittany Lackey  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-04906  
May 22, 29, 2026 26-00595T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA

CASE NO.: 25001065CA  
EF MORTGAGE, LLC,  
Plaintiff, v.  
RC RIVERA INVESTMENTS LLC,  
et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN that  
pursuant to a Final Judgment in  
Foreclosure entered on May 1, 2026  
and entered in Case No. 25001065CA  
in the Circuit Court of the 20th  
Judicial Circuit in and for Charlotte  
County, Florida, wherein CINDY  
RIVERA, ROBERT I. RIVERA, RC  
RIVERA INVESTMENTS LLC, are  
the Defendants. The Clerk of the  
Court, ROGER D. EATON, will sell to  
the highest bidder for cash at https://  
www.charlotte.realforeclose.com on  
June 17, 2026 at 11:00am, the following  
described real property as set forth in  
said Final Judgment, to wit:

LOT 6, BLOCK 2427, PORT  
CHARLOTTE SUBDIVISION  
SECTION THIRTY TWO, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 5, PAGES 29,  
OF THE PUBLIC RECORDS OF  
CHARLOTTE COUNTY, FLOR-  
IDA.

and commonly known as: 15456  
PIEDMONT AVENUE, PORT  
CHARLOTTE, FL 33954 (the  
"Property").

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

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the pro-  
vision 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 notifi-  
cation 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 05/18/2026.

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/Jimmy K. Edwards, Esq.  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
Paris Roach, Esq.  
FL Bar No.: 1028751  
fcpleadings@ghidottiberger.com  
May 22, 29, 2026 26-00593T

## FIRST INSERTION

**NOTICE OF ACTION**  
**FOR PUBLICATION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE,  
COUNTY, FLORIDA  
Case No.: 2026DR329

Division: FAMILY  
IN RE: ADOPTION OF  
SKYLAR KATE SLUSHER, AND  
RAVEN JANE GENT, Adoptees

TO: Dylan Lake Slusher  
whose last known address is  
17 Magnet Hollow Rd.,  
Pineville, KY 40977

YOU ARE NOTIFIED that an action  
for Petition for Adoption by Extended  
Family Members has been filed against  
you. You are required to serve a copy  
of your written defenses, if any, to this  
action on Melissa Barris, Esquire, Peti-  
tioner's attorney, whose address is 4519  
Lee Blvd, Lehigh Acres, FL 33971, on or  
before 6-19-2026, and file the original  
with the clerk of this court at Charlotte  
County Courthouse, 350 E Marion Ave,  
Punta Gorda, FL 33950, either before  
service on Petitioner's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the relief

demanding in the petition.  
WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.

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 pro-  
vision 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 im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

DATED this 22 day of April, 2026.

CLERK OF THE CIRCUIT COURT  
(SEAL) By: C. Schmidt  
Deputy Clerk  
May 22, 29; June 5, 12, 2026  
26-00580T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**  
**(9057 Bantry Blvd., Englewood,**  
**Florida 34224)**

IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
Case No. 25-CA-758

TRYON STREET ACQUISITION  
TRUST I,  
Plaintiff, v.

CARPENTER COMPANIES  
FLORIDA LLC, GEMM  
DEVELOPMENT LLC, PINNACLE  
USA, INC., DAVIS DEVELOPMENT  
AND CONSTRUCTION, LLC,  
HONC INDUSTRIES, INC.,  
ITALIAN TERRAZZO & TILE,  
LLC a/k/a ITALIAN TERRAZZO

AND TILE CO. OF BREVARD,  
L.L.C., AMERICAN BUILDERS  
SUPPLY, INC. a/k/a AMERICAN  
BUILDERS SUPPLY, EDMONSON  
ELECTRIC, LLC, BRENDA FAIR  
CLEANING, INC. a/k/a BRENDA  
FAIR CLEANING SERVICE, INC.,  
SHAMROCK SHORES PROPERTY  
OWNERS ASSOCIATION, INC.,  
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 April 7, 2026 and  
Order Granting Plaintiff's Emergency  
Motion to Cancel Foreclosure Sale on  
May 18, 2026 and to Reschedule  
Foreclosure Sale dated May 13, 2026  
entered in Case No. 2025-CA-758 of  
the Circuit Court of the Twentieth  
Judicial Circuit in and for Charlotte  
County, Florida, in which TRYON  
STREET ACQUISITION TRUST I,  
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 July 1, 2026, in accordance  
with Chapter 45 Florida Statutes, the  
following-described property set forth  
in said Final Judgment of Foreclosure  
and Damages:

Lot 97, a replat of a portion of First  
Addition to Shamrock Shores,  
according to the Plat thereof, re-  
corded in Plat Book 74A and 74B,  
of the Public Records of Charlotte  
County, Florida.

Together with all rents, issues and  
profits.  
Property Address: 9057 Bantry  
Bay Boulevard, Englewood, Flori-  
da 34224

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 pro-  
vision of certain assistance. Please con-  
tact Jon Embury, Administrative Ser-  
vices 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 ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.

Dated this 14th day of April 2026.

05/14/2026 (SEAL) B. Lackey  
CLERK OF COURT

CHARLOTTE COUNTY, FLORIDA

/s/ Ronald B. Cohn  
Ronald B. Cohn, Esquire  
Fla. Bar No: 599786  
BARR & 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 22, 29, 2026 26-00584T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA

CASE NO.:  
082025CA000997000101

SPRINGDALE MORTGAGE  
TRUST,  
Plaintiff, v.  
WORLDSCO HOLDINGS 2 LLC,  
et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN  
that pursuant to a Final Judgment in  
Foreclosure entered on May  
15, 2026 and entered in Case No.  
082025CA000997000101 in the  
Circuit Court of the 20th Judicial Circuit  
in and for Charlotte County, Florida,  
wherein WORLDSCO HOLDINGS 2  
LLC, are the Defendants. The Clerk of  
the Court, ROGER D. EATON, will sell  
to the highest bidder for cash at https://  
www.charlotte.realforeclose.com on  
July 8, 2026 at 11:00am, the following  
described real property as set forth in  
said Final Judgment, to wit:

LOT 15, BLOCK 4963, PORT  
CHARLOTTE SUBDIVISION,  
SECTION NINETY THREE, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 9, PAGES 1A  
THROUGH 1Z4, INCLUSIVE,  
OF THE PUBLIC RECORDS OF  
CHARLOTTE COUNTY, FLOR-  
IDA.

and commonly known as: 8207  
WELSFORD ROAD, PORT  
CHARLOTTE, FL 33981 (the  
"Property").  
ANY PERSON CLAIMING AN INTEREST  
IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM WITHIN 60

DAYS AFTER THE SALE.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the pro-  
vision 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 notifi-  
cation 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 05/18/2026.

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
Paris Roach, Esq.  
FL Bar No.: 1028751  
fcpleadings@ghidottiberger.com  
May 22, 29, 2026 26-00594T

**PUBLISH  
YOUR  
LEGAL NOTICE**

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

or email  
**legal@businessobserverfl.com**

**Business  
Observer**

FORGIVE NEWSPAPER FOR THE C-DATE  
1V2026B 3/8

## SUBSEQUENT INSERTIONS

## --- ESTATE / SALES ---

## SECOND 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. 732.2211, 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, 22, 2026 26-00568T

## SECOND 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 Subdivision 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

## THIRD INSERTION

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

CASE NO.: 2025CA001307  
MICHAEL WINDSPERGER,  
Plaintiff, vs.  
CHALMAN DAVIS, MILLICENT  
DAVIS, PANSETA DAVIS,  
THE UNKNOWN HEIRS OF  
CHALMAN DAVIS, MILLICENT  
DAVIS, and PANSETA DAVIS,  
YESENIA DEL CARMEN CASTRO,  
MAXIMILIANO VENTURES, LLC,  
PAYNESTEWART.ORG, VERO  
ATLANTIC 2, LLC, AND ANY  
OTHER PERSON OR COMPANY  
CLAIMING ANY INTEREST IN  
THE LAND SUBJECT TO THIS  
ACTION.  
Defendants.  
TO: YESENIA DEL CARMEN CASTRO, MILLICENT DAVIS and ANY OTHER PERSON OR CORPORATION CLAIMING ANY INTEREST IN THE LAND WHICH IS THE SUBJECT OF THIS ACTION.

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

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

16A through 16Z7, of the Public Records of Charlotte County, Florida.  
Parcel ID #402219332023  
Parcel 3:  
Lot 28, Block 2733, Port Charlotte Subdivision, Section 31, a subdivision according to the Plat thereof as recorded in Plat Book 5, Page 26A, of the Public Records of Charlotte County, Florida.  
Parcel ID #402124178005

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE:

The LOCK UP SELF STORAGE at 17845 Curry Preserve Drive, Punta Gorda, FL 33982 will sell the contents of the following unit/s to satisfy a lien to the highest bidder on 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

## SECOND 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

## SECOND 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 unmaturing, 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-

mands against the decedent's estate, including unmaturing, contingent and unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is 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 Hanewinckel, P.A.  
2650 South McCall Road  
Englewood, Florida 34224  
Telephone: (941) 473-2828  
dean@dean-law.com  
May 15, 22, 2026 26-00561T

## FOURTH INSERTION

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

CASE NO. 25-1646-CA  
CARLO FINANCIAL SOFTWARE  
TECHNOLOGY, LLC, a Florida  
limited liability company,  
Plaintiffs, v.

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

TO: 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, Plaintiff's attorney whose address is Wideikis, Benedict & Bernstson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before June 1, 2026, and file the original with the Clerk of this Court either before service on 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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court April 24, 2026.

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

## SECOND INSERTION

**NOTICE 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

## SECOND 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

# PUBLISH YOUR LEGAL NOTICE

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

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

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

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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

LV20878 V 12

## -- ACTIONS / SALES --

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
CASE NO.: 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 Mortgagee, 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 26-00565T

## SECOND INSERTION

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

Case No. 25001025CA  
**Fifth Third Bank, National Association, Plaintiff, vs. The Unknown Heirs, 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; Kayla Kyle; Johnny Kyle a/k/a John W. Kyle VI are the Defendants, that I will sell to the highest and best bidder for

cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 11th day of 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

## SECOND 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  
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\_AJMI  
May 15, 22, 2026 26-00550T

## SECOND 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

## SECOND 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. 732.2211, 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:**  
**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

## SECOND INSERTION

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

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

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 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. 732.2211, 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:**  
**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

## SECOND 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

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

## --- ESTATE ---

## SECOND 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@elderlegalfll.com

Secondary E-Mail:  
pollyb@elderlegalfll.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

## SECOND 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, 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

## SECOND 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

## SECOND 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

McCrorry Law Firm  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorrylaw.com  
Secondary E-Mail:  
allee@mccrorrylaw.com

May 15, 22, 2026 26-00545T

## SECOND 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

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

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

## SECOND 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

## SECOND 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

## SECOND 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

**PUBLISH YOUR LEGAL NOTICE**

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

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

## -- 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. 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

## 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. 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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:  
26-00551T

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

## SECOND 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

## SECOND INSERTION

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

**CASE NO. 25001298CA**  
**U.S. BANK TRUST COMPANY,**  
**NATIONAL ASSOCIATION, AS**  
**TRUSTEE, AS SUCCESSOR-**  
**IN-INTEREST TO U.S. BANK**  
**NATIONAL ASSOCIATION, NOT**  
**IN ITS INDIVIDUAL CAPACITY**  
**BUT SOLELY AS INDENTURE**  
**TRUSTEE, FOR THE HOLDERS**  
**OF THE CIM TRUST 2021-R3,**  
**MORTGAGE-BACKED NOTES,**  
**SERIES,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**  
**WHO MAY CLAIM AN INTEREST**  
**IN THE ESTATE OF PAUL D.**  
**HARRISON, DECEASED, et al.**  
**Defendant(s).**

TO: RHONDA MIHELLE CONNAROE

Whose Residence Is: 11350 FOUR POINTS DR, APT. 436, AUSTIN, FL 78726

and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 21, BLOCK 810, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5,

PAGES 20A THROUGH 20F, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 6-18-26/ (30 days from Date of 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 or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 13 day of May, 2026.

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
BY: BRITTANY LACKEY  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE,  
SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-308285  
May 15, 22, 2026 26-00573T

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