

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION
TERMINATION OF PARENTAL
RIGHTS**
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
CASE NO. 2014-DP-1116 Div.J

**IN THE INTEREST OF:
B.M.B. DOB: 5/4/2017,
MINOR CHILD**

TO: Nicole Blandino, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: B.M.B. born on 5/4/2017. You are hereby commanded to appear on June 30, 2026, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 6 day of May, 2026.

Angelina Colonnese,
Clerk of Court
By: (SEAL) C. Gaskin
As Deputy Clerk
May 22, 29; June 5, 12, 2026
26-00812M

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA**

**CASE NO. 2025CA000597AX
BENWORTH CAPITAL PARTNERS
PR LLC, a Puerto Rico Limited
Liability Company**

**Plaintiffs, v.
J&W LEGACY HOLDING LLC, a
Florida Limited Liability Company,
CAPE TOWN VILLAGE
CONDOMINIUM ASSOCIATION,
INC., a Florida Corporation Not for
Profit; JEFFERY C. STEPHENS,
an individual; WALTER LOOS, an
individual, and J DOE; et, al
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant Consent Judgment of Foreclosure entered May 6, 2026 in CASE NO. 2025CA000597AX in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein INDOCAN INVESTMENT (USA) CORPORATION, a Florida Corporation (owning 100%) by and through as Plaintiff and J&W LEGACY HOLDING LLC, a Florida Limited Liability Company; CAPE TOWN VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida Corporation Not for Profit; JEFFERY C. STEPHENS, an individual; WALTER LOOS, an individual, and J DOE n/k/a Julie Kirkwood, and all others in possession if any; et, al, as Defendants, and as required by Statute 45.031(2), Angelina Colonnese, Esq., Clerk of the Circuit Court shall sell to the highest and best bidder for cash at electronic sale beginning at 11:00 AM on June 9, 2026 at www.manatee.realforeclose.com (website), the following described property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

UNIT NO.23, OF CAPE TOWN VILLAGE, PHASE 1, A LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THERE-

OF, RECORDED IN OFFICIAL RECORDS BOOK 1431, PAGE 4309, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS a/k/a at 2309 64th STREET W, BRADENTON, FL 34209.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED THIS 14th day of May, 2026

Submitted by:
Albert D. Rey, Esquire of
Albert D. Rey, P.A.
Fla Bar No. 885142
Attorney for Plaintiff
12955 SW 42 Street, Suite 6,
Miami, FL 33175
Ph. 305-597-0440
Designated e-mail for service:
adreyteam@gmail.com and
adrey@bellsouth.net
May 22, 29, 2026 26-00816M

**CHARLOTTE
COUNTY LEGAL
NOTICES**

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on JUNE 22, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

NAME	UNIT	BALANCE
Tammy Gillet	1003	267.8
Jenny Rodriguez	2085	751.7
Juan Cartaya	3001	167.8
Mark Evans	4004	957.6
Walter Jack	1027	777.8
Jessica Perez	6019	675.8
Vicki Gonzalez Ortiz	2072	409.9
Toni Aguiar	#2043	\$331.80

May 29; June 5, 2026 26-00611T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 06/18/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

2165	Elizabeth Fitzgerald	Clothing, Boxes, Table
932	Steven Baird	Boxes, Tools, Furniture
909	Nathan Rose	Furniture, Boxes
454	Richard Finan	Boxes, Tools, Furniture
229	Kyle Tucker	Boxes, Furniture, Electronics
428	Lonna Dull	Boxes, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.
May 29; June 5, 2026 26-00612T

FIRST INSERTION

NOTICE OF CHANGE

REGARDING THE AMENDED DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2, 3, AND APPENDIX OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act") and subparagraph 120.54(3)(d)1, F.S., the Babcock Ranch Community Independent Special District ("District") hereby gives notice of change to its proposed amendments to the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, 3, and Appendix (collectively, the "Proposed Rule"). The Proposed Rule number is 2026-37. Prior notice of rulemaking relative to the Proposed Rule was published in the Florida Administrative Register on May 26, 2026.

Changes have been made to Volume 2 to include additional requirements for wet wells. Such changes include an updated diagram in the specifications and updates to page numbers within the table of contents. For more information regarding the Proposed Rule or for a full copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
May 29, 2026 26-00626T

**CHARLOTTE
COUNTY LEGAL
NOTICES**

--- SALES ---

FIRST INSERTION

**AMENDED NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No.: 25001169CC**

**CHARLOTTE COUNTY
HABITAT FOR HUMANITY, INC.,
A Florida not-for-profit corporation,
Plaintiff, v.**

**AARON DIDONATO;
CHARLOTTE COUNTY, FLORIDA,
A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA; AND
ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER, AND
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; and
UNKNOWN TENANTS #1 and #2,
the name being fictitious to account
for parties in possession,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 1, 2026 and entered in Case No. 25-1169-CA of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., a Florida not-for-profit corporation, is the Plaintiff; and the above-named parties are the Defendants.

The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on the 26th day of June, 2026, the following

described properties as set forth in said Final Judgment, to wit:

Lot 11, Block 3420, PORT CHARLOTTE SUBDIVISION, Section 73, a Subdivision according to the Plat thereof recorded in Plat Book 6, Pages 29A through 29G, of the Public Records of Charlotte County, Florida.

IF YOU ARE A SUBORDINATE LIEN-HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 05/27/2026.

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

Kelsey J. Veitengruber, Esq.,
Farr Law Firm,
99 Nesbit Street,
Punta Gorda, FL 33950
(941) 505-9963
033043.0987
May 29; June 5, 2026 26-00629T

--- PUBLIC SALES ---

FIRST INSERTION

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE
AMENDED DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2, 3,
AND APPENDIX AND ADOPTION OF THE AMENDED WATER
UTILITIES POLICIES MANUAL AND REGULAR BOARD MEETING**

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed amended Design and Specification Manual, Volumes 1, 2, 3, and Appendix and the Water Utilities Policies Manual (the "Proposed Rules"). The Proposed Rule numbers are 2026-37 and 2026-38. Prior notice of rule development relative to the Proposed Rules was published in the Florida Administrative Register on May 19, 2026.

A public hearing will be conducted by the Governing Board ("Board") of the District on the following date, time and place to adopt the Proposed Rules:

Date and Time:	June 25, 2026 at 4:00 p.m.
Place:	Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982

Pursuant to Section 6(60)(e) of the Act, the Proposed Rules will not require legislative ratification. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Section 6(6)(e), Chapter 2007-306, *Laws of Florida*, as amended. The specific laws implemented in the Proposed Rules include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, *Laws of Florida*, as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

The purpose and effect of the Proposed Rules are to update such rules to provide for efficient and effective District operations. The full text of the Proposed Rules are available upon request from the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
May 29, 2026 26-00625T

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

SECOND INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA**

**Case No.: 2026 CA 001188 AX
Agency Case No.: 2026-007050**

**IN RE: FORFEITURE OF:
TWELVE THOUSAND ONE
HUNDRED EIGHTY-ONE
DOLLARS (\$12,181.00) IN U.S.
CURRENCY**

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: TWELVE THOUSAND ONE HUNDRED EIGHTY-ONE DOLLARS (\$12,181.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W, Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED: MAY 15, 2026

ANGELINA COLONNESO, CLERK
OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
May 22, 29 2026 26-00823M

SECOND INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA.**

**CIVIL DIVISION
CASE NO. 2016-CA-000235**

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
NEW RESIDENTIAL MORTGAGE
LOAN TRUST 2020-NPL2,**

**Plaintiff, vs.
ALEXANDER L. PRESH A/K/A
ALEXANDER PRESH A; BRANDIA
S. PRESH A/K/A BRANDIA
PRESH A; ULONDA J. SCOTT
A/K/A ULONDA SCOTT; TAMIKA
PRESH A; CLERK OF THE
CIRCUIT COURT OF MANATEE
COUNTY, FLORIDA; STATE OF
FLORIDA; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO.
2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant Uniform Final Judgment of Mortgage Foreclosure dated May 7, 2026, and entered in Case No. 2016-CA-000235 of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2 is Plaintiff and ALEXANDER L. PRESH A/K/A ALEXANDER PRESH A; BRANDIA S. PRESH A/K/A BRANDIA PRESH A; ULONDA J. SCOTT A/K/A ULONDA SCOTT; TAMIKA PRESH A; CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA; STATE OF FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on June 24, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 16, LAURELWOOD SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 171 AND 172 OF THE PUBLIC RECORDS OF MANATEE 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 accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED May 15, 2026.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-178744 / PC1
May 22, 29, 2026 26-00825M

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO. 25000903CA

BANK OF AMERICA, N.A.;

Plaintiff, vs.
KATHLEEN M. PERREAULT
A/K/A KATHLEEN PERREAULT
A/K/A KATHLEEN MARGARET
PERREAULT, RICHARD C.
PERREAULT A/K/A RICHARD
PERREAULT A/K/A RICHARD
CEDRIC PERREAULT, ET.AL;

Defendants
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 6, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at <https://www.charlotte.realforeclose.com>, on June 24, 2026 at 11:00 AM the following described property:

Lot 8, Block 825, PUNTA GORDA ISLES, SECTION TWENTY THREE, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z 41, inclusive, of the Public Records of CHARLOTTE County, Florida..

Property Address: 26052 LUZON CT, PUNTA GORDA, FL 33983
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

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

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

WITNESS my hand on day of 5/27/2026.

B. Lackey
Deputy Clerk of Court,
Charlotte County
(COURT SEAL)

MARINOSCI LAW GROUP, PC.
Attorney for the Plaintiff
100 WEST CYPRESS CREEK ROAD,
STE 1045
FORT LAUDERDALE, FL 33309
Telephone: (954)644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
25-01645
May 29; June 5, 2026 26-00628T

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE-
PROPERTY

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 2667CA

ENHANCED ALUMINUM, LLC.,
a Florida limited liability company,
Plaintiff, vs.
RANDAL A. SCHERF; and
MODERN LUX POOLS, INC., a
Florida corporation;

Defendants.
TO: RANDAL A. SCHERF:
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described properties in Charlotte County, Florida:

Lots 19, 18 and 20, Block 3028, Port Charlotte Subdivision, Section 55, a subdivision, according to the plat thereof, as recorded in Plat Book 5, pages 69A through 69G, of the Public Records of Charlotte County, Florida

Commonly known as 1237 Underhill Circle, Port Charlotte, FL 33953

and

Lot 294, ROTONDA - WEST BROADMOOR, according to the Plat thereof, as recorded in Plat Book 8, at Pages 18A through 18L, of the Public Records of Charlotte County, Florida

Commonly known as 138 Broadmoor Lane, Rotonda West, FL

33947

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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 May 22, 2026.

ROGER D. EATON
CLERK OF THE COURT
(SEAL) By: Brittany Lackey
Deputy Clerk
Goldman, Tiseo & Sturges, P.A.

701 JC Center Court,
Suite 3
Port Charlotte, FL 33954
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
941-625-6666
May 29; June 5, 2026 26-00627T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

TH MSR HOLDINGS, LLC.
PLAINTIFF,
VS.
ISABELLE MICHELLE RAPHIAL
A/K/A ISABELLE RAPHIAL A/K/A
ISABELLE MICHELLE REILLY
A/K/A ISABELLE REILLY, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for May 22, 2026 dated the 20th day of May, 2026, and entered in Case No. 25000359CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Select Portfolio Servicing, Inc. is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, CHRISTOPHER RAPHIAL A/K/A CHRISTOPHER ADAM RAPHIAL, ISABELLE MICHELLE RAPHIAL A/K/A ISABELLE RAPHIAL A/K/A ISABELLE MICHELLE REILLY A/K/A ISABELLE REILLY AND WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF FIGURE TRUST 2023-HE2 are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 AM on the 23rd day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

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

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

Dated this day of 05/22/2026.

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

Submitted by:
Tromberg, Miller, Morris & Partners,
PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600 Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
25FL404-0008
May 29; June 5, 2026 26-00616T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
Division: Probate
File No. 26000411 CP
IN RE: ESTATE OF
CHARLES EDWARD
MCCONNELL,
Deceased.

The administration of the estate of CHARLES EDWARD MCCONNELL, deceased, whose date of death was March 3, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this Notice is May 29, 2026.

Personal Representative:
Crews Bank & Trust
c/o Horlick & Corbridge, P.A.
1314 E. Venice Ave., Suite D
Venice, Florida 34285

Attorney for Personal Representative:
Michael D. Horlick Attorney
Florida Bar No. 0292583
Email: mdh@mdhpa.com
Horlick & Corbridge, P.A.
1314 E. Venice Avenue - Suite D
Venice, Florida 34285
(941) 484-5656
May 29; June 5, 2026 26-00610T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-498-CP
Division Probate
IN RE: ESTATE OF
DOROTHY LOUISE VAN DE
VAARST a/k/a DOROTHY L. VAN
DE VAARST Deceased.

The administration of the Estate of Dorothy Louise Van de Vaarst a/k/a Dorothy L. Van de Vaarst, deceased, whose date of death was April 11, 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 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 29, 2026.

Personal Representative
Cynthia Louise Fontana
6 Ryerson Rd.
Flemington, NJ 08822

Attorney for
Personal Representative
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
May 29; June 5, 2026 26-00624T

FIRST INSERTION

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

CASE NO. 25-001336-CA
EJG CONSULTING, LLC,
a Florida limited liability company,
Plaintiff, v.

SAVE IT ALL SELF STORAGE,
LLC, a Florida limited liability
company; JAMES W. HERSTON;
D.B.E. MANAGEMENT, INC., a
Florida corporation, d.b.a. DBE
UTILITY SERVICES; SOUTHERN
ENERGY SYSTEMS, LLC, a Florida
limited liability company; and
UNKNOWN TENANTS IN
POSSESSION,

Defendant.
NOTICE IS HEREBY GIVEN that pursuant to a final judgment dated April 7, 2026, and entered in Case No. 25-001336-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which EJG CONSULTING, LLC, is the Plaintiff and SAVE IT ALL SELF STORAGE, LLC, JAMES W. HERSTON D.B.E. MANAGEMENT, INC. d.b.a. DBE UTILITY SERVICES, SOUTHERN ENERGY SYSTEMS, LLC, and UNKNOWN TENANTS IN POSSESSION, are the Defendants, I will sell to highest and best bidder for cash on July 8, 2026, at 11:00am online at www.charlotte.realforeclose.com the following-described property, together with all improvements, appurtenances and fixtures, as set forth in the order of the final judgment:
SEE EXHIBIT A ATTACHED EXHIBIT "A"

A TRACT OR PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 22 EAST,

N.89°47'02"W., ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, A DISTANCE OF 1324.20 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 17 AS SHOWN ON THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION TWENTY-THREE, RECORDED IN PLAT BOOK 5, AT PAGES 14A THROUGH 14E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; THENCE S.00°51'37"W., ALONG SAID EAST LINE, A DISTANCE OF 372.96 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF TAMIAMI TRAIL (U.S. 41) (200 FEET WIDE) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S.00°51'37"W., ALONG SAID EAST LINE, A DISTANCE OF 957.78 FEET TO AN INTERSECTION WITH SOUTH LINE OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHEAST ONE QUARTER (NE-1/4) OF SAID SECTION 17; THENCE N.89°40'03"W., ALONG SAID SOUTH LINE, A DISTANCE OF 72.39 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CRESTVIEW WATERWAY (100 FEET WIDE) AS SHOWN ON SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION TWENTY THREE; THENCE N.42°43'43"W., ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 855.86 FEET TO AN INTERSECTION WITH

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIR-
CUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 26000494CP
PROBATE DIVISION
IN RE: ESTATE OF
OLGA GREINERT, Deceased.

The administration of the estate of OLGA GREINERT, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950.

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

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

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

The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 29, 2026.

Personal Representative:
SNEZANA MARKOVA
3209 Byrd Nest Lane
Ruskin, FL 33570

Attorney for Personal Representative:
MANTONI LEGAL, P.A.
/S/ JENNIFER MANTONI
JENNIFER L. MANTONI, ESQ.
FBN: 0113342
18245 Paulson Drive
Port Charlotte, FL 33954
Email: jlm@mantonilegal.com
May 29; June 5, 2026 26-00613T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-324
IN RE: ESTATE OF
LUCAS FAY MARTIN
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 Lucas Fay Martin, deceased, File Number 26-CP-324, 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 January 25, 2026; that the total value of the estate is \$13,335.50 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Amber Marshall
10124 Melanie Ave.
Englewood, FL 34224
Bradley Martin
5801 East 300 South
Whitestown, Indiana 46075

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

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

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

The date of first publication of this Notice is May 29, 2026.

Person Giving Notice:
Amber Marshall
10124 Melanie Ave.
Englewood, Florida 34224

Attorney for Person Giving Notice
Scott Kuhn, Esq.
Attorney
Florida Bar Number: 555436
6720 Winkler Road
Fort Myers, FL 33919
Telephone: (239) 333-4529
Fax: (239) 333-4531
E-Mail: pleadings@kuhnlegal.com
May 29; June 5, 2026 26-00609T

FIRST INSERTION

THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 17; THENCE N.00°57'01"E., ALONG SAID WEST LINE, A DISTANCE OF 474.37 FEET TO AN INTERSECTION WITH A SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4088, AT PAGE 1584 OF SAID PUBLIC RECORDS; THENCE S.89°34'59"E., ALONG SAID SOUTH LINE, A DISTANCE OF 50.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LANDS; THENCE N.00°53'33"E., ALONG SAID EAST LINE, A DISTANCE OF 179.88 FEET TO AN INTERSECTION WITH A SOUTH LINE OF SAID LANDS; THENCE S.89°48'56"E., ALONG SAID SOUTH LINE, A DISTANCE OF 192.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID TAMIAMI TRAIL; THENCE S.51°53'50"E., ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 50.00 FEET; THENCE S.37°54'15"W., A DISTANCE OF 76.85 FEET; THENCE S.04°32'00"W., A DISTANCE OF 89.94 FEET; THENCE S.06°11'15"W., A DISTANCE OF 55.69 FEET; THENCE S.18°28'41"W., A DISTANCE OF 110.71 FEET; THENCE S.53°03'14"E., A DISTANCE OF 89.25 FEET; THENCE N.67°10'22"E., A DISTANCE OF 176.07 FEET; THENCE N.38°04'24"E., A DISTANCE OF 147.64 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF TAMIAMI TRAIL; THENCE S.51°53'50"E., ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 184.74 FEET TO

THE POINT OF BEGINNING. BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE (2011 ADJUSTMENT) WHEREIN THE EAST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 17 BEARS SOUTH 00°51'37" WEST all in the Public Records of Charlotte County, Florida.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 05/27/2026.

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

THEODORE D. ESTES, ESQ.
Divine & Estes, P.A.,
636 West Yale St.
Orlando, FL 32804
(407) 426-9500
tdestes@divineestes.com
May 29; June 5, 2026 26-00630T

-- ACTIONS / SALES --

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 25000592CC

RESTOPRO770, INC., Plaintiff, v. MICHELLE FARMER, Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to a Default Final Judgment Against Defendant dated November 6, 2025 and entered in Case No. 25000592CC of the County Court in and for Charlotte County, Florida, wherein RestoPro770, Inc., is the Plaintiff and Michelle Farmer is the Defendant, Roger D. Eaton, Clerk of the Circuit Court, will sell to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, at 11:00 A.M., on July 1, 2026, the following described property as set forth in said Final Judgment, to-wit:

A portion of land lying in Section 9, Township 40, Range 2, RE #402209210005 with a physical address of 1114 Lyle Street, Port Charlotte, Florida, 33952

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

Chapter 45, Florida Statutes, beginning on Monday, 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: 05/22/2026

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

May 29; June 5, 2026 26-00618T

FIRST INSERTION

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

FORECLOSURE DIVISION
CASE NO.:24001451CC

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. YIZHENG WANG, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 05/19/2026 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:

Lots 1207, ROTONDA HEIGHTS, A Subdivision according to the Plat thereof as recorded in Plat Book 8, Pages 26-A through 26-Z, of the Public Records of Charlotte County, Florida.

Commonly known as: 236 Sunset Rd, Rotonda West, FL 33947

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

Chapter 45, Florida Statutes, beginning on Monday, June 15, 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 22 day of May, 2026.

(SEAL) By: M Hoffman
Roger D. Eaton, Clerk of Court

May 29; June 5, 2026 26-00614T

FIRST INSERTION

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

FORECLOSURE DIVISION
CASE NO.:24002033CC

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v. DENNIS V. DUNLOP, and LILLIAN G. DUNLOP both deceased

Individuals and Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the Estate of Dennis V. Dunlop, and Lillian G. Dunlop,, Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 05/19/2026 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot(s) 13, Block 37, in Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page(s) 1A thru 1Z15 of the Public Records of Charlotte County, Florida.

Commonly known as: 12374 Blue Marlin Rd, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on Wednesday, June 10, 2026, at 11:00 A.M.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

DATED this day of 05/22/2026.

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

May 29; June 5, 2026 26-00617T

FIRST INSERTION

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

CASE NO.: 25000762CA

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. NICHOLAS E. CYMBOL; UNKNOWN SPOUSE OF NICHOLAS E. CYMBOL; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 22, 2026 in Case No. 25000762CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and ESTATE OF NICHOLAS E. CYMBOL; UNKNOWN HEIRS OF NICHOLAS E. CYMBOL; and MELINDA BROWN are Defendants, the Office of Roger D. Eaton, Charlotte County Clerk of the Court, will sell to the highest and best bidder for cash online at https://www.charlotte.realforeclose.com, beginning at 11:00 a.m. on the 8th day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 1447, 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.

Also known as: 21426 Beaverton Ave, Port Charlotte, FL 33952 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 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: 05/26/2026

ROGER D. EATON
Clerk of the Circuit Court
(SEAL) By: Brittany Lackey
Deputy Clerk

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431

Telephone: (561) 507-5252
Facsimile: (561) 342-4842
E-mail: pleadings@sokrem.com

Counsel for Plaintiff
File No.: 25-01259

May 29; June 5, 2026 26-00623T

FIRST INSERTION

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

CASE NO. 26000122CA

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CAROL SMITH, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LESTER JACQUES A/K/A LESTER E. JACQUES, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN
CAROL SMITH
24061 PARK PL DR S, UNIT #52, PUNTA GORDA, FL 33980
UNKNOWN SPOUSE OF CAROL SMITH
24061 PARK PL DR S, UNIT #52, PUNTA GORDA, FL 33980

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

UNIT NO. 52, BUILDING U OF PARK PLACE ESTATES AT PORT CHARLOTTE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2923, PAGE 56, AND ALL EXHIBITS AND AMENDMENTS THERETO, AND RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGE 19, PUBLIC RECORDS

OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Betsy Falgas, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 1, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 26 day of May, 2026.

ROGER D. EATON
CLERK OF COURT OF CHARLOTTE COUNTY

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

MCCALLA RAYMER LEIBERT
PIERCE, LLP

225 East Robinson Street,
Suite 155,
Orlando, FL 32801

Phone: (407) 674-1850
Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com
25-14382FL

May 29; June 5, 2026 26-00621T

FIRST INSERTION

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

CASE NO.: 250001256CA

AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, vs. RAMON E. PARRA; JANESTY J. PARRA; VAGNER ALMEIDA LLC; FLORIDA SELL NOW, LLC, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 7, 2026 in Case No. 250001256CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC is Plaintiff and RAMON E. PARRA; JANESTY J. PARRA; VAGNER ALMEIDA LLC; and FLORIDA SELL NOW, LLC are Defendants, the Office of Roger D. Eaton, Charlotte County Clerk of the Court, will sell to the highest and best bidder for cash online at https://www.charlotte.realforeclose.com, beginning at 11:00 a.m. on the 12th day of June, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 37, BLOCK 1332, PORT CHARLOTTE SUBDIVISION, SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

LOT 37, BLOCK 1332, PORT CHARLOTTE SUBDIVISION, SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

LOT 37, BLOCK 1332, PORT CHARLOTTE SUBDIVISION, SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as: 21459 Olean Blvd, Port Charlotte, FL 33952

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 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: May 22, 2026

ROGER D. EATON
Clerk of the Circuit Court
(SEAL) By: M. Hoffman
Deputy Clerk

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431

Telephone: (561) 507-5252
Facsimile: (561) 342-4842

E-mail: pleadings@sokrem.com
Counsel for Plaintiff

File No.: 25-01847

May 29; June 5, 2026 26-00622T

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE-PROPERTY

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

CIVIL ACTION

CASE NO. 26-172-CA

CARLO FINANCIAL SOFTWARE TECHNOLOGY, LLC, a Florida limited liability company, Plaintiff, v. GROWTH USA, LLC, a Delaware Limited Liability Company, VOZ MARK CORP., a Florida Corporation, EDWARD J. HERBST and FLOYD R. BEECHER, Defendants.

TO: DEFENDANTS, VOZ MARK CORP., a Florida Corporation, EDWARD J. HERBST and FLOYD R. BEECHER and all unknown heirs, devisees and beneficiaries of VOZ MARK CORP., a Florida Corporation, EDWARD J. HERBST and FLOYD R. BEECHER 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 HAYING 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 properties in Charlotte County, Florida:

Lot 10, Block 929, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTEEN, according to the map or plat thereof, as recorded in Plat Book 5, Pages 6A through 6D, inclusive, of the Public Records of Charlotte County, Florida.

Lot 10, Block 929, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTEEN, according to the map or plat thereof, as recorded in Plat Book 5, Pages 6A through 6D, inclusive, of the Public Records of Charlotte County, Florida.

Lot 10, Block 929, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTEEN, according to the map or plat thereof, as recorded in Plat Book 5, Pages 6A through 6D, inclusive, of the Public Records of Charlotte County, Florida.

Lot 60, Block 2864, PORT CHARLOTTE SUBDIVISION, SECTION FORTY SEVEN, according to the map or plat thereof, as recorded in Plat Book 5, Pages 61A through 61G, inclusive, of the Public Records of Charlotte County, Florida.

Lot 7, Block 1954, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY, according to the map or plat thereof, as recorded in Plat Book 5, Pages 74A through 74K, 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 Wideikis, Benedict & Berntsson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before June 29, 2026, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court May 22, 2026.

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

May 29; June 5, 12, 19, 2026

26-00619T

FIRST INSERTION

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

CASE NO. 25001525CA

MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROSEMARY THOMAS; ROBERT LEE THOMAS; MARY ETTA WEBSTER THOMAS, DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROSEMARY THOMAS, DECEASED
Current Residence Unknown, but whose last known address was: 178 GLENRIDGE AVE NW, PORT CHARLOTTE, FL 33952-7914

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROSEMARY THOMAS, DECEASED
Current Residence Unknown, but whose last known address was: 178 GLENRIDGE AVE NW, PT CHARLOTTE, FL 33952-7914

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARY ETTA WEBSTER THOMAS, DECEASED
Current Residence Unknown, but whose last known address was: 178 GLENRIDGE AVE NW, PORT CHARLOTTE, FL 33952-7914

TO: MICHELLE PLATT,
Current residence unknown, but whose last known address was: 2900 REINHARD AVE., SARASOTA, FL 34234

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

LOT 12, BLOCK 69, PORT CHARLOTTE SUBDIVISION, SECTION 5, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 1A THROUGH 1F, IN 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before June 26, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 350 E. Marion Ave, Punta Gorda, FL 33951, 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 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.

WITNESS my hand and seal of the Court on this 21 day of May, 2026.

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

1000011446

May 29; June 5, 2026 26-00615T

FIRST INSERTION

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

CASE NO. 26000251CA

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. NANCY ANN SKUTT, et al., Defendant.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JOHN R SKUTT A/K/A JOHN ROBERT SKUTT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN
NANCY ANN SKUTT
26265 FEATHERSOUND DRIVE, PUNTA GORDA, FL 33955
UNKNOWN SPOUSE OF NANCY ANN SKUTT

26265 FEATHERSOUND DRIVE, PUNTA GORDA, FL 33955
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 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, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Betsy Falgas, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 1, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 26 day of May, 2026.

ROGER D. EATON
CLERK OF COURT OF CHARLOTTE COUNTY

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

MCCALLA RAYMER LEIBERT
PIER

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATE ---

THIRD INSERTION

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

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

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

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

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

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

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

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

DATED this May 7, 2026
ROGER D. EATON,
as Clerk of the Court
BY: M. Hoffman(SEAL)
as Deputy Clerk
May 15, 22, 29; June 5, 2026
26-00551T

SECOND 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 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

Person 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
Secondary E-Mail:
akibler@farr.com and
probate@farr.com
May 22, 29, 2026 26-00603T

FOURTH INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PROPERTY
NOTICE BY PUBLICATION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
Charlotte COUNTY.
CIVIL ACTION NO. 26-798-CC
General Jurisdiction Division

IN RE:
Edward Dikun
Plaintiff vs.
The Cart Guys, Rex Sterling
Defendant

TO: The Cart Guys, Rex Sterling
YOU ARE HEREBY NOTIFIED that an action for Declaratory Judgement on the following property in Charlotte County Florida.

2022 Bintelli Beyond LSV
VIN# 7R3BB4232NC003086
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Edward Dikun whose address is 25186 Longmeadow Dr Punta Gorda, FL 33955 and file the original with the Clerk of the above styled Court on or before June 5, 2026; otherwise a default will be entered

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

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

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

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

Clerk Name: Roger D. Eaton
As Clerk, County Court
Charlotte County, Florida
By B. Lackey
As Deputy Clerk (SEAL)
May 8, 15, 22, 29, 2026 26-00521T

FOURTH 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 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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
Secondary:
pkehoe@williams-parker.com
May 22, 29, 2026 26-00583T

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is May 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
Secondary E-Mail: kathy@owpa.com
May 22, 29, 2026 26-00597T

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
JAMES J. FAGERSTROM
54 Stone Fence Rd.
Bernardsville, 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
Secondary E-Mail: kathy@owpa.com
May 22, 29, 2026 26-00604T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000468-CP
Division: PROBATE
IN RE: ESTATE OF
LEONA MARYANN KUNDERT,
A/K/A LEONA KUNDERT, A/K/A
LEONA MARYANN ROYSTON,
Deceased.

The administration of the estate of Leona Maryann Kundert, a/k/a Leona Kundert, a/k/a Leona Maryann Royston, deceased, whose date of death was April 29, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Michelle Shadowens
7211 Commons Walk Lane
Humble, TX 77396
Attorney for Personal Representative
Cheyenne R. Young
Florida Bar Number: 0515299
WOTTZKY, WOTTZKY
& YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzky.com
Secondary E-Mail:
jackie@wotitzky.com
May 22, 29, 2026 26-00582T

THIRD 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 CHARLOTE 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 CHARLOTE 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 Wideikis, Benedict & Berntsson, 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

--- ACTIONS / SALES / ESTATE ---

SECOND 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 im-
mediately 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 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 Jon Embury, Adminis-
trative 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 sched-
uled 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

SECOND 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 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 May 29, 2026, on the following
described real property as set forth in
the Final Judgment:
Legal:
LOT 8, BLOCK 118, PUNTA GOR-
DA ISLES, SECTION TWELVE, A
SUBDIVISION ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT OR BOOK 8

AT PAGES 6A THROUGH 6T,
OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLOR-
IDA.
ALSO KNOWN AS 3319 DOMI-
NICA COURT, PUNTA GORDA,
FL 33950.
ANY PERSON CLAIMING AN INTER-
EST 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 PUB-
LISHED 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 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 day of 05/19/2026.
Clerk of Circuit Court
By: (SEAL) B. Lackey
Deputy Clerk
May 22, 29, 2026 26-00601T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE NO.: 25000891CA
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.
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
MEIZ, 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 mort-
gage.
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 pro-
vision of certain assistance. Please
contact Jon Embury, 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,
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

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-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, to-
gether with an undivided interest
in the common elements appurte-
nant 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 en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee 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 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 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

SECOND 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-Pinehu-
rst, according to the Plat Thereof,
as recorded in Plat Book 8, Page(s)

12A through 12K, of the Public Re-
cords of Charlotte County, Florida.
A/K/A: 73 Clubhouse Road, Ro-
tonda West, FL 33947
A PERSON CLAIMING AN INTER-
EST 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 pro-
vision of certain assistance. Please
contact Jon Embury, 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,
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

SECOND INSERTION

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 IN-
FINITY LLC, and you are required to
serve a copy of your written defenses, if
any, on Alisa Wilkes, Esq., 13400 Sut-
ton Park Dr. S., Suite 1204, Jackson-
ville, 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 judg-
ment 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 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 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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has
a lien upon all personal property located at the self-service storage facility for rent
or other charges incurred for the storage of the personal property. Due to the failure
to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dis-
pose 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 on June 12,
2026, at 11:00am. Property will be sold to the highest bidder.
May 22, 29, 2026 26-00590T

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 dis-
pose 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 Kringer- Household goods, furniture,
boxes, personal items.
Bidding: All bidding will take place online at StorageTreasuries.com on June 12,
2026, at 11:00am. Property will be sold to the highest bidder.
May 22, 29, 2026 26-00589T

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 dis-
pose 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 on June 12,
2026, at 11:00am. Property will be sold to the highest bidder.
May 22, 29, 2026 26-00591T

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 dis-
pose 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, house-
hold items, Home décor, level, construction bucket.
Bidding: All bidding will take place online at StorageTreasuries.com on June 12,
2026, at 11:00am. Property will be sold to the highest bidder.
May 22, 29, 2026 26-00592T

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has
a lien upon all personal property located at the self-service storage facility for rent
or other charges incurred for the storage of the personal property. Due to the failure
to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dis-
pose 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 Kringer- Household goods, furniture,
boxes, personal items.
Bidding: All bidding will take place online at StorageTreasuries.com on June 12,
2026, at 11:00am. Property will be sold to the highest bidder.
May 22, 29, 2026 26-00589T

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 dis-
pose 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, house-
hold items, Home décor, level, construction bucket.
Bidding: All bidding will take place online at StorageTreasuries.com on June 12,
2026, at 11:00am. Property will be sold to the highest bidder.
May 22, 29, 2026 26-00592T

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 dis-
pose 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
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May 22, 29, 2026 26-00592T

--- ACTIONS / SALES ---

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. 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

SECOND 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 GAMIÈRE; 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 action for possession on the following described property:

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

Has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Freidin & Inglis, 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 after 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 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 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

SECOND 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
KOOPMAN, DECEASED, et
al.,
Defendants.

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

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

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

Last known address: Unknown
Unknown Heir, Beneficiary and Devisee 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 Charlotte County, Florida:

Lot 34, Block 2824, PORT CHARLOTTE SUBDIVISION SECTION FORTY-FIVE, as recorded in Plat Book 5, 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, 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 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 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.

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

SECOND 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 TRIANGULO, 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 SBHGA1280500760A 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 demanded in the complaint or petition.

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

Dated on May 14, 2026.

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

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

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.: 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, ACCORDING 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 CHARLOTTE, FL 33980

IF YOU ARE A PERSON CLAIM-

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

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

Dated this 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

SECOND INSERTION

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

CASE NO.: 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 29, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 05/18/2026.

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

SECOND 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, Petitioner'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 immediately 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, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including 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 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 22 day of April, 2026.

CLERK OF THE CIRCUIT COURT
(SEAL) By: C. Schmidt
Deputy Clerk

May 22, 29, June 5, 12, 2026
26-000580T

SECOND 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, recorded 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, Florida 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 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 14th day of April 2026.

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

CHARLOTTE COUNTY, FLORIDA
/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com
and mguerra@burr.com
Attorney for Plaintiff
May 22, 29, 2026 26-00584T

SECOND INSERTION

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

CASE NO.:
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, 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.

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

WITNESS my hand and the seal of the court on 05/18/2026.

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
1V2026/5/8