

CHARLOTTE COUNTY LEGAL NOTICES

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

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 06/25/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

932 Steven Baird Boxes, Tools, 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.
June 5, 12, 2026 26-00635T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000074-CP Division Probate IN RE: ESTATE OF NORMA J. LONGO A/K/A NORMA JEAN LONGO 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 Norma J. Longo a/k/a Norma Jean Longo, deceased, File Number 26-000074-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Olympia Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 30, 2025; that the total value of the estate is less than \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Chrysta Lynn Wayman
2863 Coral Drive
Hebron, KY 41048
Ricky Longo
200 Columbus Avenue
Lehigh Acres, FL 33936
Michael Joseph Longo
26044 Parana Drive
Punta Gorda, Florida 33983

Jerome Longo, Jr. 575 Spencer Road
Warsaw, KY 41095
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 date of first publication of this Notice is June 5, 2026.

Petitioner:

Chrysta Lynn Wayman
2863 Coral Drive
Hebron, KY 41048

Attorney for Petitioner:

Jeffrey R. Kuhns,
Florida Bar No. 96026
Kuhns Law Firm, PLLC
425 Cross Street, Ste. #312
Punta Gorda, FL 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
June 5, 12, 2026 26-00642T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000483 Division Probate IN RE: ESTATE OF CARLOS MAURICIO RAMIREZ Deceased.

The administration of the estate of Carlos Mauricio Ramirez, deceased, whose date of death was April 8, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:

Rosaura Boone
25026 Wateau Court
Punta Gorda, Florida 33983
Attorney for Personal Representative:
Brett H. Sifrit, Esq.
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail: probate@farr.com
June 5, 12, 2026 26-00641T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Damascus Reentry located at 35 Oakland Hills Ct, in the County of Charlotte, in the City of Rotonda West, Florida 33947 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Rotonda West, Florida, this 01st day of June, 2026.
DAMASCUS VICTORY ALLIANCE INC.

June 5, 2026 26-00645T

FIRST INSERTION

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

CASE NO. 25001501CA MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL, Plaintiff, vs. DALE D NICE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 28, 2026 in Civil Case No. 25001501CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL is Plaintiff and Dale D Nice, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 13, Block C, Alta Vista Subdivi-

sion, according to the plat thereof recorded in Plat Book 3, Page 40, of the Public Records of Charlotte County, Florida, LESS road right of way.
Address: 6002 Safford St., Punta Gorda, FL 33950

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

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

Dated this day of 06/03/2026.

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

25-12795FL
June 5, 12, 2026 26-00649T

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000112CP Division Probate IN RE: ESTATE OF MARY ANN BALLEW 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 Mary Ann Ballew, deceased, File Number 26000112CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was October 9, 2025; that the total value of the estate is \$66,906.77 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Shelly Ann Mayhew 506 Stonebury Drive Simpsonville, SC 29680
Ryan Patrick Rutes 2 Doar Street Oak Bluffs, MA 02557

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is June 5, 2026.

Person Giving Notice:

/s/Shelly Ann Mayhew
506 Stonebury Drive
Simpsonville, SC 29680
Attorney for Person Giving Notice:
/s/Mark Martella, Attorney
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Florida Bar # 0024021 18245
Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865
June 5, 12, 2026 26-00631T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 1 Empowered located at 13435 S. McCall Rd., Unit 16 in the City of Port Charlotte, Charlotte, FL 33981 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2026
Divine Numbers by Brianne LLC
Brianne Schultz
June 5, 2026 26-00652T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Water Bull Enterprises LLC located at 13435 S. McCall Rd., Unit 16 in the City of Port Charlotte, Charlotte, FL 33981 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2026
Divine Numbers by Brianne LLC
Brianne Schultz
June 5, 2026 26-00653T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000532CP Division Probate IN RE: ESTATE OF JOHN RICHARD LOOS A/K/A JOHN R. LOOS Deceased.

The administration of the estate of John Richard Loos a/k/a John R. Loos, deceased, whose date of death was April 2, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 5, 2026.

Personal Representative:

Karen Falduto
2 Generals Lane
Totowa, New Jersey 07512
Attorney for Personal Representative:
s/ Patrick D. Quarles
Patrick D. Quarles, Esq.
Attorney for Petitioner
Florida Bar Number: 106599
Richard Quarles P.A.
5801 Ulmerton Road, Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: patrick@rq.law
Secondary E-Mail: emina@rq.law
June 5, 12, 2026 26-00651T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-524-CP Division Probate IN RE: ESTATE OF HOWARD MILTON BENNETT a/k/a HOWARD M. BENNETT Deceased.

The administration of the Estate of Howard Milton Bennett a/k/a Howard M. Bennett, deceased, whose date of death was February 24, 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 June 5, 2026.

Personal Representative:

Wang Ju Lin
3902 San Pietro Ct.
Punta Gorda, FL 33950
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
June 5, 12, 2026 26-00650T

FIRST INSERTION

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

CASE NO.: 25000671CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

WAYNE CLATTERBUCK AKA WAYNE L. CLATTERBUCK; UNKNOWN SPOUSE OF WAYNE CLATTERBUCK AKA WAYNE L. CLATTERBUCK; LOANDEPOT.COM, LLC; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 20, 2026 entered in Civil Case No. 25000671CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and WAYNE CLATTERBUCK AKA WAYNE L. CLATTERBUCK are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at www.charlotte.realforeclose.com at 11:00 AM in accordance with Chapter 45, Florida Statutes on July 2, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 30, BLOCK 3656, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 5, PAGE(S) 78A THROUGH 78F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 7347 Sunnybrook Blvd, Englewood, FL 34224
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
06/02/2026

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERK OF COURT
Submitted By: Barron A Becker
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
flrealprop@kelleykronenberg.com
File No.: 2390.000701
June 5, 12, 2026 26-00648T



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025CA001031
DIVISION: CIRCUIT CIVIL
SELENE FINANCE LP,
Plaintiff, vs.
THOMAS W CARPENTER,
CHERYL CARPENTER, et al.,
Defendants.
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on May 14, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on July 8, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:
LOT 20, BLOCK 1341, PORT CHARLOTTE SUBDIVISION, SECTION 11, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 22A THROUGH 22E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 3257 Crestwood Drive, Port Charlotte, FL 33952
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: 05/29/2026.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
By: (SEAL) B. Lackey
Deputy Clerk
Matter No.: FL-008678-25
June 5, 12, 2026 26-00644T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 24001219CA
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs.
MARY K HAWKSHEAD A/K/A
MARY KAY HAWKSHEAD, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 4, 2026 in Civil Case No. 24001219CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Mary K Hawkshead a/k/a Mary Kay Hawkshead, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 57, Block 92, PORT CHARLOTTE SUBDIVISION, SEC-

TION 6, a subdivision according to the plat thereof, recorded in Plat Book 4, Page 7A thru 7F, of the Public Records of Charlotte County, Florida.
Address: 111 Rodgers Ave NE, Port Charlotte, FL 33952
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this day of 06/01/2026.
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey
24-09495FL
June 5, 12, 2026 26-00647T

FIRST INSERTION

NOTICE OF SALE ISSUED
BY CLERK
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 082025CA001350000101
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR THE REGISTERED HOLDER
OF MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2007-HE1
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-HE1
Plaintiff, vs.
CHANTHIMA BENNING, et al,
Defendants
NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated May 7, 2026, and entered in Case No. 082025CA001350000101 of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 is the Plaintiff and CHANTHIMA BENNING, the Defendant. Roger D. Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on 07/09/2026, the following described property as set forth in said Order of Final Judgment, to wit:

SOUTH 1/2 OF LOT 1 AND THE SE 1/4 OF LOT 2, BLOCK 24, CHARLOTTE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. THE EAST 7.5 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF LOT 2, OF THE ORIGINAL PLAT OF CHARLOTTE HARBOR, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED AT CHARLOTTE County, Florida, this day of 05/27/2026.
Roger D Eaton, Clerk
CHARLOTTE, Florida
(SEAL) By: Brittany Lackey
Deputy Clerk
25-F001500/JS0120
June 5, 12, 2026 26-00634T

ALL THE FOLLOWING DESCRIBED LOTS, PIECES OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA. TO WIT: TAKE FOR THE POINT OF BEGINNING THE SE CORNER OF BLOCK 24, CHARLOTTE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE RUN NORTH 17°00'00" E, 85.50 FEET; THENCE NORTH 73°47'00" W, 130.65 FEET; THENCE SOUTH 17°00'00" W, 85.50 FEET; THENCE SOUTH 73°47'00" E, 130.65 FEET TO THE POINT OF BEGINNING. BEING FURTHER DESCRIBED AS THE

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA.
CASE No. 26000454CA
BANK OF AMERICA, N.A.,
PLAINTIFF, VS.
LINDA REED A/K/A LINDA J.
REED, ET AL.
DEFENDANT(S).
To: LINDA REED A/K/A LINDA J. REED
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2452 Auburn Blvd, Port Charlotte, FL 33948
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:
LOT 27, BLOCK 308, PORT CHARLOTTE SUBDIVISION, SECTION 21, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12-A, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro

Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 7/2/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the 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.
Date: 5/28/2026
Clerk of the Circuit Court
By: B. Lackey (SEAL)
(SEAL) Deputy Clerk of the Court
Our Case #: 25-003199/26000454CA/BOA
June 5, 12, 2026 26-00636T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25001353CA
FIRST HORIZON BANK
Plaintiff(s), vs.
WILLIAM MARCE PASHO, IV;
GREGG ALAN BALA; MARK
RICHARD BALA; STEPHEN JON
BALA; GREGG ALANA BALA, AS
PERSONAL REPRESENTATIVE OF
THE ESTATE OF GRACE J. BALA;
SERVICE FINANCE COMPANY
A/K/A SERVICE FINANCE
COMPANY, LLC; THE UNKNOWN
SPOUSE OF WILLIAM MARCE
PASHO, IV THE UNKNOWN
TENANT IN POSSESSION
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 14, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of July, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
LOTS 1844, 1845, 1846, 1847, 1448, AND 1849, SOUTH PUNTA GORDA HEIGHTS, 7TH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 96F,

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property address: 26508 Hapsburg Road, Punta Gorda, FL 33955
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.
05/28/2026
Roger D Eaton
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey
Deputy Clerk
Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-000012-3
June 5, 12, 2026 26-00632T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 25001092CA
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
PADMINI SOOKNANAN; FIFTH
THIRD BANK, N.A.; UNKNOWN
SPOUSE OF PADMINI
SOOKNANAN,
Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 22, 2026 in Case No. 25001092CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and PADMINI SOOKNANAN, UNKNOWN SPOUSE OF PADMINI SOOKNANAN, and FIFTH THIRD BANK, N.A., 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 17th 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 13, BLOCK 1676, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 12A THROUGH 12G, INCLUSIVE,

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Also known as: 2458 STRAWLAWN ST, PORT CHARLOTTE, FL 33948
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: 05/28/2026
ROGER D. EATON
Clerk of the Circuit Court
(SEAL) By: Brittany Lackey
Deputy Clerk
INVOICE:
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
pleadings@sokrem.com
File No.: 25-01583
June 5, 12, 2026 26-00639T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25001317CA
VILLAGE CAPITAL &
INVESTMENT LLC
Plaintiff, vs.
RICHARD ENRIQUE VILTRES
CORONADO, et. al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25001317CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein, VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, and RICHARD ENRIQUE VILTRES CORONADO, et. al., are Defendants, Clerk of Circuit Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com, on July 17, 2026 at 11:00 AM, the following described property:
LOTS 3 AND 4, BLOCK 31, SOUTH CLEVELAND, BEING A SUBDIVISION OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 23 EAST, ACCORDING

TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.
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 06/01/2026.
ROGER D. EATON
Clerk Circuit Court
(SEAL)By: Brittany Lackey
Deputy Clerk
25-001785-01/75422.0025 / Jean Schwartz
June 5, 12, 2026 26-00646T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR
THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24001455CA
CARDINAL FINANCIAL
COMPANY, LIMITED
PARTNERSHIP
Plaintiff(s), vs.
LISA CARPENTERA/K/A LISA
M CARPENTER ; THOMAS
CORBETT; ACHIEVA CREDIT
UNION; DEVORE CAPITAL
CONTRACTING CONSULTING,
INC; HUNTINGTON NATIONAL
BANK
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on May 26, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of July, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
LOT 6, BLOCK 3802, PORT CHARLOTTE SUBDIVISION SECTION 63, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 77A THROUGH 77G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

COMMONLY KNOWN AS: 11679 CLAREMONT DRIVE, PORT CHARLOTTE, FLORIDA 33981.
Property address: 11679 Claremont Drive, Port Charlotte, FL 33981
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
05/28/2026
Roger D Eaton
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey
Deputy Clerk
Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-002155-2
June 5, 12, 2026 26-00640T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA CIVIL DIVISION
CASE NO. 25001161CA
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
ANN PARSONS; CAROL EDBERG;
ERIN FOURNIER; EMILY
HOMER; UNKNOWN PERSON(S)
IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 28, 2026, and entered in Case No. 25001161CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ANN PARSONS; CAROL EDBERG; ERIN FOURNIER; EMILY HOMER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on June 29, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 27, BLOCK 1630, PORT CHARLOTTE SUBDIVISION, SECTION 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5,

PAGE(S) 1A TO 1D OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order No.2.065.
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 05/28/2026.
ROGER D. EATON
As Clerk of said Court
(SEAL)By Brittany Lackey
As Deputy Clerk
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
June 5, 12, 2026 26-00638T



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--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2025CA000863
DIVISION: CIRCUIT CIVIL
SELECT PORTFOLIO SERVICING,
INC,
Plaintiff, vs.
DANIELLE CLAGETT, et al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on May 20, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on June 29, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:

LOT 27, BLOCK 3689, PORT CHARLOTTE SUBDIVISION SECTION SIXTY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 11113 Carnegie Avenue, Englewood, FL 34224
ANY PERSON CLAIMING AN IN-

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

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

Dated: 05/29/2026.

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

Matter No.: FL-008796-25
June 5, 12, 2026 26-00643T

FIRST INSERTION

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

CASE NO. 25001297CA
SELECT PORTFOLIO SERVICING,
INC.,
Plaintiff, vs.

JUSTIN MARVIN HUNT AND
ANISSA MARIE HUNT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2026, and entered in 25001297CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and JUSTIN MARVIN HUNT; ANISSA MARIE HUNT; UNKNOWN SPOUSE OF JUSTIN MARVIN HUNT; TRENTON DEALLEN WILSON; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on June 25, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 518, PUNTA GORDA ISLES, SECTION TWENTY, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 11, PAGES 2-A THROUGH 2-Z-42, OF THE

PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 27441 NATAL DRIVE, 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 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 05/28/2026, 2026.

ROGER D. EATON
As Clerk of said Court
(SEAL) By: Brittany Lackey
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue,
Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-319031 - MaM
June 5, 12, 2026 26-00633T

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. 26000487CA
ROCKET MORTGAGE, LLC,
Plaintiff, vs.

KATHLEEN JOHNSTON A/K/A
KATHLEEN S. JOHNSTON A/K/A
KATHLEEN E. JOHNSTON,
AS TRUSTEE OF THE ERLE E.

JOHNSTON AND KATHLEEN S.
JOHNSTON TRUST, DATED
SEPTEMBER 19, 2007, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ERLE E. JOHNSTON AND KATHLEEN S. JOHNSTON TRUST, DATED SEPTEMBER 19, 2007, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LAND SITUATED IN THE COUNTY OF CHARLOTTE IN THE STATE OF FL
LOT 3, BLOCK 3506, PORT CHARLOTTE SUBDIVISION, SECTION 74, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 32A THROUGH 32P, 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 McCalla Raymer Leibert Pierce, LLP, Betty Falgas, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 7-2-2026, 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 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 this 28 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
26-20035FL
June 5, 12, 2026 26-00637T

THIRD 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 INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or

before 6-23-2026 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 18 day of May, 2026.

Clerk of the Circuit Court
By: B. Lackey (SEAL)
Deputy Clerk
May 22, 29; June 5, 12, 2026

26-00598T

FOURTH 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

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, GRANTEEES,
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

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.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

THIRD 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

demanded 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

26-00580T

FOURTH INSERTION

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

CASE NO. 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, GRANTEEES, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THEM AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING DEFENDANT AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert C. Benedict, Plaintiff's 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 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 13, 2026.

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

26-00572T

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

SECOND 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

SECOND 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
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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO:24002038CC
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

SECOND 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

SECOND 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 Betzy 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25001256CA
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. 25001256CA 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.
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

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE-PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-172-CA
CARLO FINANCIAL SOFTWARE TECHNOLOGY, LLC,
a Florida limited liability company,
Plaintiffs, 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 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 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 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, Plaintiff's 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 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 May 22, 2026.
ROGER D. EATON,
Clerk of Court
By: B. Lackey (SEAL)
Deputy Clerk
May 29; June 5, 12, 19, 2026 26-00619T

SECOND 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 ETIA WEBSTER THOMAS, DECEASED, ET AL.
Defendants.
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROBERT LEE 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: MICHELLE PLATT,
Current residence unknown, but whose last known address was: 2990 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

SECOND 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
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MARKUS 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 Betzy 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
25-15289FL
May 29; June 5, 2026 26-00620T

--- ACTIONS / SALES / ESTATE ---

SECOND 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, P.C.
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

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE-
PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

SECOND 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

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

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

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