

CHARLOTTE COUNTY LEGAL NOTICES

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 StarBound Education located at 10152 Peach Avenue in the City of Englewood, Charlotte, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 4th day of June, 2026
 LCM Education Services LLC
 June 12, 2026 26-00667T

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 Paradise Events located at 27047 Mingo Dr in the City of Punta Gorda, Charlotte, FL 33955 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 8th day of June, 2026
 Logan Paradiso
 June 12, 2026 26-00675T

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 BROOKDALE PUNTA GORDA ISLES located at 250 BAL HARBOR BOULEVARD in the City of PUNTA GORDA, Charlotte, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 8th day of June, 2026
 BROOKDALE SENIOR LIVING COMMUNITIES, INC.
 June 12, 2026 26-00686T

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 BROOKDALE PORT CHARLOTTE located at 18440 COCHRAN BOULEVARD in the City of PORT CHARLOTTE, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 8th day of June, 2026
 BROOKDALE SENIOR LIVING COMMUNITIES, INC.
 June 12, 2026 26-00687T

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 Gathered & Bound located at 1725 Meadowlark Ln in the City of Englewood, Charlotte, FL 34224-5010 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 6th day of June, 2026
 Deborah Doran-Haynes
 June 12, 2026 26-00666T

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 WING STOP located at 2150 S TAMIAMI TRAIL #19 in the City of PORT CHARLOTTE, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 4th day of June, 2026
 FDR WINGS XIV, LLC
 June 12, 2026 26-00663T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 082026CP000476000101 Division: Probate IN RE: ESTATE OF RICHARD VANDERPLOEG, JR. (A/K/A RICHARD VANDERPLOEG) Deceased.
 The administration of the estate of Richard Vanderploeg, Jr. (a/k/a Richard Vanderploeg), deceased, whose date of death was March 19, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is June 12, 2026.

Personal Representative:
Karen Maziarz
 409 E. Oak Avenue, Unit 1
 Tampa, Florida 33602
 Attorney for Personal Representative:
 Tanya Bell, Esq.
 Florida Bar Number: 52924
 Bell Law Firm, P.A.
 2611 Keystone Road, Suite B-1
 Tarpon Springs, Florida 34688
 Telephone: (727) 287-6316
 Fax: (727) 287-6317
 TanyaBell@BellLawFirmFlorida.com
 JackieK@BellLawFirmFlorida.com
 June 12, 19, 2026 26-00681T

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 (23439 Corinne Ave., Port Charlotte, Florida 33980)
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
Case No. 25-CA-001324 TRYON STREET ACQUISITION TRUST I, Plaintiff, v. FUTURE ESTATE INVESTMENTS CORP., PAULA QUILJANO, and JOHN / JANE DOE, fictitious names representing tenants in possession, Defendants.

5, Page 2, of the Public Records of Charlotte County, Florida.
 Together with all rents, issues and profits.
 Property Address: 23439 Corinne Avenue, Port Charlotte, FL 33980
 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 9th day of June 2026.
 06/10/2026 (SEAL) B. Lackey
 CLERK OF COURT
 CHARLOTTE COUNTY, FLORIDA
 /s/Ronald B. Cohn
 Ronald B. Cohn, Esquire
 Fla. Bar No: 599786
 BARR & FORMAN LLP
 201 N. Franklin Street, Suite 3200
 Tampa, Florida 33602
 (813) 221-2626 (office)
 Primary E-Mail Addresses:
 rcohn@burr.com
 Secondary E-Mail Addresses:
 dmorse@burr.com and
 mguerra@burr.com
 Attorney for Plaintiff
 June 12, 19, 2026 26-00684T

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 JT Guns located at 5409 Gillot Blvd, in the County of Charlotte, in the City of Port Charlotte, Florida 33981 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Port Charlotte, Florida, this 03 day of June, 2026.
 James Bottigliero
 June 12, 2026 26-00654T

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 BROOKDALE ROTONDA located at 550 ROTONDA BOULEVARD WEST in the City of ROTONDA WEST, Charlotte, FL 33947 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 8th day of June, 2026
 BROOKDALE SENIOR LIVING COMMUNITIES, INC.
 CHAD C. WHITE
 June 12, 2026 26-00685T

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25001456CA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MARK ALLAN WIDGEON A/K/A MARK A. WIDGEON; BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC.; PRESERVE AT BABCOCK RANCH HOMEOWNERS' ASSOCIATION, INC.; ETHEL BELLE WIDGEON; UNKNOWN TENANT Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER

D. EATON as the Clerk of the Circuit Court for CHARLOTTE County shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 09 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 2180, BABCOCK RANCH COMMUNITY PRESERVE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 25, PAGES 14A THROUGH 14Q, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 PROPERTY ADDRESS: 43620 SPARROW DRIVE, PUNTA GORDA, FL 33982
 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 06/10/2026.
 ROGER D. EATON
 Clerk Of The Circuit Court
 By: (SEAL) B. Lackey
 Deputy Clerk
 Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 25-04207
 June 12, 19, 2026 26-00683T

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Firelight East Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (the "District Manager's Office").

Daniel Rom, District Manager
 Firelight East Community Development District
 June 12, 2026 26-00669T

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Firelight Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (the "District Manager's Office").

Daniel Rom, District Manager
 Firelight Community Development District
 June 12, 2026 26-00668T

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386 and select the appropriate County name from the menu option
 or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000416CP
IN RE: ESTATE OF
TERESA LYNN WINGATE
a/k/a TERESA WINGATE BELL
Deceased.

The administration of the estate of TERESA WINGATE BELL, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS OUTLINED 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 12, 2026.

Personal Representative:

LISA DZIEMIANZUK

3365 Kenmore Dr,

Sarasota, FL 34231

LAMAR DANIEL WINGATE

392 Auburn Park Dr,

Waynesville, NC 28786

Attorney for Personal Representative:

Bishop L. Troups

Florida Bar Number: 120525

249 Nokomis Avenue S.

Venice, Florida 34285

Telephone: (941) 882-0731

E-Mail:

btroups@taxestateplanning.com

June 12, 19, 2026

26-00679T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000547CP
IN RE: ESTATE OF

DENIS EMIL HRUZA JR. Deceased.
The administration of the estate of Denis Emil Hruza Jr., deceased, whose date of death was February 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, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:

Denis E. Hruza, Sr.

221 Cedar Island Drive

Brick, New Jersey 08723

Attorney for Personal Representative:

David M. Goldman

Attorney

Florida Bar Number: 39008

LAW OFFICE OF

DAVID M. GOLDMAN PLLC

4115 Hendricks Avenue

Jacksonville, Florida 32207

Telephone: (904) 990-8000

Fax: (904) 875-4081

E-Mail: dgoldman@jacksonvillelawyer.pro

Secondary E-Mail:

jwheat@jacksonvillelawyer.pro

June 12, 19, 2026

26-00678T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000546CP
Division Probate
IN RE: ESTATE OF

JOSEPH LUCIO COSTA
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:

Christopher Costa

14570 Stoney Creek Ct

Haymarket, Virginia 20169

Attorney for Personal Representative:

Bryan K. Tippen, Esq.,

Attorney for P.R.

Florida Bar Number: 113421

TIPPEN LAW FIRM, PLLC

315 E. Olympia Ave, STE 224

Punta Gorda, Florida 33950

Telephone: (941) 888-4260

E-Mail: info@tippenlaw.com

Secondary E-Mail:

Bryan@TippenLaw.com

June 12, 19, 2026

26-00673T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 26000479CP
IN RE: ESTATE OF
ROBERT E. CHRISTIE a/k/a
ROBERT EUGENE CHRISTIE
Deceased

The administration of the Estate of ROBERT E. CHRISTIE a/k/a ROBERT EUGENE CHRISTIE, deceased, File Number 26000479CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is June 9, 2021. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is June 12, 2026.

Personal Representative:

TANYA HOBBS,

455 Mccarty Drive

Greenwood, Indiana 46142

Attorney for Personal Representative:

ROBERT D. SCHWARTZ, ESQ.

Florida Bar No. 028525

1901 S. Congress Avenue, Suite 215

Boynton Beach, Florida 33426

Telephone: (561) 736-3440

E-mail: robert@schwartzpa.com

June 12, 19, 2026

26-00665T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000519CP
IN RE: ESTATE OF
SANDRA KAY RHODES,
Deceased.

The administration of the estate of SANDRA KAY RHODES, Deceased, whose date of death was February 23, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.

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

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

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 732.221.

The date of first publication of this notice is June 12, 2026.

ERNEST WILLIAM RHODES,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd. Suite 206

Hollywood, FL 33020

Telephone: (954) 767-3399

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

alexine@srblawyers.com

June 12, 19, 2026

26-00656T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File Number 26000431CP
IN RE: ESTATE OF
ANTOINETTE C. FEOLA
Deceased

The administration of the Estate of ANTOINETTE C. FEOLA, deceased, File Number 26000431CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is May 1, 2017. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES OF A COPY OF

THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is June 12, 2026.

Personal Representative:

ARLENE MCAVOY,

1326 Fargo Street

Port Charlotte, Florida 33952

Attorney for Personal Representative:

ROBERT D. SCHWARTZ, ESQ.

Florida Bar No. 028525

1901 S. Congress Avenue, Suite 215

Boynton Beach, Florida 33426

Telephone: (561) 736-3440

E-mail: robert@schwartzpa.com

June 12, 19, 2026

26-00664T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25001166CP
IN RE: ESTATE OF
REBEKAH MARY BAIRD
Deceased

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

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

The date of the first publication of this notice is June 12, 2026.

Personal Representative

Faith L. Pfalz

325 Shore Drive

Fort Myers, FL 33905

Attorney for Personal Representative

Scott Weinberg,

Attorney for Petitioner

Email Address:

sweinberg@wyattfirm.com

Florida Bar No. 0089430

400 West Market Street, Suite 2000

Louisville, KY 40202

Telephone: (502) 562 7135

June 12, 19, 2026

26-00670T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-417-CP
Division: Probate
IN RE: ESTATE OF
STANLEY A. BLISS A/K/A
STANLEY AUGUSTINE BLISS
Deceased.

The administration of the estate of Stanley A. Bliss a/k/a Stanley Augustine Bliss, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:

Constance Faye Bliss

1078 General Street

Port Charlotte, Florida 33953

Attorney for Personal Representative:

Ellie K. Harris, Esq.

Florida Bar Number: 0021671

Elise V. Bouchard, Esq.

Florida Bar Number: 0109033

Schwarz & Harris, P.A.

17841 Murdock Circle

Port Charlotte, Florida 33948

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24001360CC
TARPON BAY CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SWAN VACATIONS, LLC, a Florida Limited Liability Company, et al., Defendant.
 NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on July 8, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:
 Unit 110, Building B, Phase III of Tarpon Bay Condominium, according to the Declaration of Condominium recorded in Official Records Book 677, Page 36, and all subsequent amendments thereto, and recorded in Condominium Book 3, Pages 37A through 37D, together with its undivided share in the common elements, in the Public Records

of Charlotte County, Florida. The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 24001360CC, Tarpon Bay Condominium Association, Inc., Plaintiff vs. Swan Vacations, LLC, Defendant.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this day of 06/04/2026.
 ROGER D. EATON, Clerk
 (SEAL) By: B. Lackey
 Deputy Clerk
 June 12, 19, 2026 26-00662T

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45, FS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25000652CA
CRESCENT GROVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BRANDON GREGORY MONGELUT, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 22nd day of May, 2026, and entered in Case No.: 25000652CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which the Clerk of this Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 a.m. on the 20th day of July, 2026, the following described property as set forth in the Summary Final Judgment, to wit:
 Lot 2044, Babcock Ranch Community Town Center Southeast Subdivision, according to the Plat thereof, as recorded in Plat Book 24, Pages 22A-22M, of the Public Records of Charlotte County, Florida.

Property Address: 17941 Saddle Road, Punta Gorda, FL 33982
 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 with the Clerk no later than the date the Clerk reports the funds 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.
 Clerk of the Court
 By: (SEAL) B. Lackey
 Deputy Clerk
 LISA ACHAREKAR ESQ.
 MARTELL & OZIM, P.A.
 213 S. Dillard St., Suite 210
 Winter Garden, Florida 34787
 Telephone: (407) 377-0890
 Florida Bar No. 0734721
 June 12, 19, 2026 26-00657T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 26000490CA
PHH ASSET SERVICES LLC, Plaintiff, vs. DALE STRICKLAND A/K/A DALE ERIC STRICKLAND A/K/A DALE E. STRICKLAND, TRUSTEE OF THE DALE ERIC STRICKLAND LIVING TRUST DATED SEPTEMBER 19, 2024 AND DALE STRICKLAND A/K/A DALE ERIC STRICKLAND A/K/A DALE E. STRICKLAND, et al. Defendant(s).
 TO: DALE STRICKLAND A/K/A DALE ERIC STRICKLAND A/K/A DALE E. STRICKLAND, DALE STRICKLAND A/K/A DALE ERIC STRICKLAND A/K/A DALE E. STRICKLAND, TRUSTEE OF THE DALE ERIC STRICKLAND LIVING TRUST DATED SEPTEMBER 19, 2024, UNKNOWN SPOUSE OF DALE STRICKLAND A/K/A DALE ERIC STRICKLAND A/K/A DALE E. STRICKLAND, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 UNIT 2522 IN PALM ISLAND VILLAGE II CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 4, PAGE 64A ET. SEQ. PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA AS AMENDED BY PLAT RECORDED CONDOMINIUM BOOK 5, PAGE 3A ET. SEQ. PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED THE 6TH DAY OF JULY, 1984, IN OFFICIAL BOOK 780, PAGE 791, AS CLERK'S INSTRUMENT NO. 84-670950 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1140TH SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 14, 2026 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 8th day of June, 2026.
 ROGER D. EATON
 CLERK OF THE CIRCUIT COURT
 BY: BRITTANY LACKEY
 DEPUTY CLERK
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 26-393355
 June 12, 19, 2026 26-00674T

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. 24000530CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2024, and entered in 24000530CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JAMIE BARNES A/K/A JAMIE STRATICO; STATE OF FLORIDA; UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A JAMIE N. STRATICO; 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 29, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 29, BLOCK 552, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A-2Z42, OF THE PUBLIC RECORDS OF

CHARLOTTE COUNTY, FLORIDA.
 Property Address: 26166 PAY-SANDU DR, 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 06/04/2026.
 ROGER D. EATON
 As Clerk of the Court
 By: (SEAL) B. 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
 23-173487 - MaM
 June 12, 19, 2026 26-00658T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000235CA
PACIFIC LIFE INSURANCE COMPANY, Plaintiff, v. DGC DEVELOPMENT CORP; et al, Defendant(s).
 TO the following Defendant(s): DGC DEVELOPMENT CORP (Last Known Address: Oliveira, Gustavo. 601 N Magnolia Avenue, ORLANDO, FL 32801)
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
 LOT 4, BLOCK 4485, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 51-A THROUGH 51-P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 PROPERTY ADDRESS: 15321 RED HEAD AVENUE, PORT CHARLOTTE, FL 33981
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 on or before 7/13/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 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.
 This notice is provided pursuant to Administrative Order No. 2010-08
 WITNESS my hand and the seal of this Court this 5 day of June, 2026.
 ROGER EATON
 As Clerk of the Court
 (SEAL) By B. Lackey
 As Deputy Clerk
 Ghidotti | Berger LLP,
 Attorney for Plaintiff,
 10800 Biscayne Blvd., Suite 201,
 Miami, FL 33161
 June 12, 19, 2026 26-00661T

FIRST INSERTION

NOTICE OF ACTION (CONSTRUCTIVE SERVICE - UNKNOWN CLAIMANTS THROUGH DECEASED DEFENDANT) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000433CA
PARK I FINANCIAL CORP., a Florida Profit Corporation, Plaintiff, v. ILEENE J. JOHNSON, and SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., Defendants.
 TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PERSONS OR PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ILEENE J. JOHNSON, DECEASED
 Last known address of ILEENE J. JOHNSON: 115 Baytree Drive, Rotonda West, FL 33947 whose current residence and the residences of all unknown parties claiming by, through, under, or against her are unknown, and the ages of any such unknown parties are unknown but, on information and belief, all are believed to be over the age of eighteen (18) years.
 YOU ARE HEREBY NOTIFIED that an action to quiet title to the following described real property situated in Osceola County, Florida:
 LOT 2, BLOCK 4352, of PORT CHARLOTTE SUBDIVISION SECTION 71, a Subdivision according to the Plat there of as recorded in Plat Book 6 at Page 27A of the Public Records of Charlotte County, Florida a/k/a 14284 Ingraham Boulevard, Port Charlotte, Florida 33981.

("Property")
 Property Address:
 14284 Ingraham Boulevard,
 Port Charlotte, FL 33981
 Parcel Identification No.: 412121134005
 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, MICHAEL H. MERINO, P.A. whose address is set forth below, on or before the 10 day of July, 2026 and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court on this 4 day of June, 2026.
 ROGER D. EATON
 Clerk of the Circuit Court
 (SEAL) By: B. Lackey
 As Deputy Clerk
 MICHAEL H. MERINO, P.A.
 Attorney for Plaintiff
 6741 Orange Drive
 Davie, Florida 33314
 June 12, 19, 26; July 3, 2026 26-00660T

FIRST INSERTION

NOTICE OF ACTION FOR VERIFIED PETITION FOR DISSOLUTION OF MARRIAGE AND OTHER RELATED RELIEF IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FAMILY DIVISION
CASE NO.: 26000206DR
IN RE: THE MARRIAGE OF ERIC DANIEL SANTIAGO, Petitioner/Husband, and ALYSSA RIVERA SANTIAGO, Respondent/Wife.
TO: ALYSSA RIVERA SANTIAGO
 Unknown Whereabouts
 YOU ARE NOTIFIED that an action for Verified Petition for Dissolution of Marriage and Other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mariam A. Butt, Esq., attorney for Eric Daniel Santiago, whose address is 2600 S. Douglas Road, Suite 502, Coral Gables, FL 33134, on or before 7-10-2026, and file the original with the clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, before service on Petitioner or immediately thereafter. If you fail to do

so, a default may be entered against you for the relief demanded in the petition.
 The action is asking the court to decide how the following real or personal property should be divided: None.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
 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.
 Dated: 6-4-2026
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: C. Schmidt
 Deputy Clerk
 June 12, 19, 26; July 3, 2026 26-00659T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 25000598CA
SNYDER REAL ESTATE, LLC, Plaintiff, vs. EDWARD S. BENCSEK; ET. AL, Plaintiff(s).
 NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered in Case No. 25000598CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein SNYDER REAL ESTATE, LLC is the Plaintiff and EDWARD S. BENCSEK; ET. A are Defendants, I 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 o'clock A.M. on the 8th day of July, 2026, the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:
 Lot 14, Block 216, Port Charlotte Subdivision, Section 8, as per the Plat thereof at Plat Book 4, Pages 16A-16Y and 16-Z-1 thru 16-Z-7 of the Public Records of Charlotte County, Florida.
 Property ID No. 402220101014,

a/k/a: 13109 ROCK CREEK DRIVE, PORT CHARLOTTE, FL 33948
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 /s/ Scott D. Stamatakis
 Scott D. Stamatakis, Esq.
 Florida Bar No.: 178454
 P.O. Box 341499,
 Tampa, Florida 33694
 (813) 618-7555 (telephone),
 (813) 282-8648 (facsimile)
 Notice of Primary Email:
 courtenotice@gmail.com
 Attorney for Plaintiff
 June 12, 19, 2026 26-00676T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 (18479 Poston Ave., Port Charlotte, Florida 33948) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
Case No. 25-CA-001246
CHURCHILL FUNDING II LLC, Plaintiff, v. HOMESLY LLC, NATALIA GAVIRIA, EDWIN TORRES, and JOHN / JANE DOE, fictitious names representing tenants in possession, Defendants.
 Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated June 5, 2026 entered in Case No. 2025-CA-001246 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which CHURCHILL FUNDING II LLC, is the Plaintiff, and HOMESLY LLC, et al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.charlotte.realforeclose.com beginning at 11:00 a.m. on August 6, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:
 Lot 15, Block 242, Port Charlotte Subdivision, Section 8, according to the plat thereof as recorded in Plat Book 4, Page 16, of the public records of Charlotte County,

Florida.
 Together with all rents, issues and profits.
 Property Address: 18479 Poston Ave., Port Charlotte, Florida 33948
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 5th day of June 2026.
 06/05/2026 (SEAL) B. Lackey
 CLERK OF COURT
 CHARLOTTE COUNTY, FLORIDA
 /s/ Ronald B. Cohn
 Ronald B. Cohn, Esquire
 Fla. Bar No: 599786
 BURR & FORMAN LLP
 201 N. Franklin Street, Suite 3200
 Tampa, Florida 33602
 (813) 221-2626 (office)
 Primary E-Mail Addresses:
 rcohn@burr.com
 Secondary E-Mail Addresses:
 dmorse@burr.com and
 mguerra@burr.com
 Attorney for Plaintiff
 June 12, 19, 2026 26-00671T

SAVE TIME
 E-mail your Legal Notice
 legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION**CASE NO.: 26000707CC**
WATERVIEW PROPERTY
OWNERS ASSOCIATION, INC.,
A Florida Not for Profit Corporation,
Plaintiff, v.
APICHART CHAMNANKIT
and DUANGDUEN CHAMNANKIT
as co-trustees of the Chamnankit
Family Trust dated 4/6/2019,
Defendants.TO: APICHART CHAMNANKIT and
DUANGDUEN CHAMNANKIT as
co-trustees of the Chamnankit Family
Trust dated 4/6/2019
6009 FOREST DR, MORTON
GROVE, IL 60053YOU ARE NOTIFIED that an action
to foreclose a Claim of Lien on the
following described property in Charlotte
County, Florida:LOT 14, BLOCK 5020, FIRST
REPLAT IN PORT CHAR-
LOTTE SUBDIVISION SEC-
TION 94, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 15, PAGE 48A,
OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY,
FLORIDA.Which has the address of 10681
Hatchett Cir, Port Charlotte, FL

33981

has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to it on Association
Legal Services, LLC, Plaintiff's attorney,
at 12600 World Plaza Lane, Build.#63,
Fort Myers, FL 33907 (239-887-4276),
leland@associationlegalservices.com,
within thirty (30) days from first date
of publication, and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint
or petition.If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED on June 10, 2026.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
By: G. Colon (SEAL)
As Deputy Clerk
June 12, 19, 2026 26-00689T

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.: 25001171CA**PENNYMAC LOAN SERVICES,**
LLC
Plaintiff(s), vs.
CORY ALLAIRE; GABRIELLE
DUPUY; UNITED STATES OF
AMERICA
Defendant(s).NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on June 2, 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
16th 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 3, BLOCK 1313, PORT
CHARLOTTE SUBDIVISION,
SECTION 13, ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 5,
PAGE(S) 2A TO 2G OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
Property address: 23104 Rountree
Avenue, Port Charlotte, FL 33980
Any person claiming an interest in thesurplus 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.In accordance with Rule of General
Practice and Judicial administration
2.515, the undersigned represents that
the legal authorities identified herein
exist and are accurately cited.Roger D Eaton
CLERK OF THE CIRCUIT COURT
(SEAL) BY: G. Colon
Deputy ClerkPadgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-010362-1
June 12, 19, 2026 26-00688T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION**CASE NO.: 26000149CA**
RIVIERA REAL ESTATE
INVESTMENTS, INC.,
Plaintiff, vs.
ROXANNE QUALIS a/k/a
ROXANNE MARTE a/k/a
ROXANNE QUALIS-MARTE
a/k/a ROXANNE QUALIS
MARTE; UNKNOWN SPOUSE
OF ROXANNE QUALIS a/k/a
ROXANNE MARTE a/k/a
ROXANNE QUALIS- MARTE
a/k/a ROXANNE QUALIS
MARTE; SECTION 20 PROPERTY
OWNERS' ASSOCIATION;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendants.NOTICE OF SALE IS HEREBY
GIVEN pursuant to the Final Summary
Judgment of Foreclosure entered on
May 22, 2026 in Case No. 26000149CA
of the Circuit Court of the Fifth
Judicial Circuit, in and for Charlotte
County, Florida, wherein RIVIERA
REAL ESTATE INVESTMENTS,
INC. is Plaintiff and ROXANNE
QUALIS a/k/a ROXANNE MARTE
a/k/a ROXANNE QUALIS-MARTE
a/k/a ROXANNE QUALIS MARTE;
UNKNOWN SPOUSE OF ROXANNE
QUALIS a/k/a ROXANNE MARTE
a/k/a ROXANNE QUALIS-MARTE
a/k/a ROXANNE QUALIS MARTE;
SECTION 20 PROPERTY OWNERS'
ASSOCIATION; UNKNOWN
TENANT #1; and UNKNOWN
TENANT #2 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
22nd 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 595, of Punta Gorda
Isles Subdivision, Section 20, ac-
cording to the map or plat there-
of, as recorded in Plat Book 11,
Page(s) 2A through 2Z4, inclusive,
of the Public Records of Charlotte
County, Florida.Also known as: 41 Cabello St.,
Punta Gorda, Florida 33983
together with all existing or subse-
quently 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 proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

Dated: 06/09/2026

ROGER D. EATON
Clerk of the Circuit Court
By: (SEAL) G. Colon
Deputy ClerkWOODWARD LAW
Anthony G. Woodward, Esq.
Florida Bar No.: 0773610
Office Location: 1810 E. 5th Ave
Tampa, FL 33605
Mailing Address:
14851 Stet Rd. Unit 107b-420
Hudson, FL 34669
Telephone: (813) 251-2200
E-mail:
litigation@anthonywoodwardpa.com
Counsel for Plaintiff
June 12, 19, 2026 26-00680T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA**CASE NO.: 25001661CA**
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
RONALD EDWARD DUVAL, et al,
Defendant(s).NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment in
Foreclosure entered on June 8, 2026
and entered in Case No. 25001661CA
in the Circuit Court of the 20th Judicial
Circuit in and for Charlotte County,
Florida, wherein KIMBERLI WOOD
SCHAUER AND RONALD EDWARD
DUVAL, are the Defendants. The Clerk
of the Court, ROGER D. EATON, will
sell to the highest bidder for cash at
https://www.charlotte.realforeclose.
com on August 13, 2026 at 11:00am,
the following described real property as
set forth in said Final Judgment, to wit:LOT 5, BLOCK 792, PORT
CHARLOTTE SUBDIVISION,
SECTION 27, A SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 5, PAGES 20A
THROUGH 20F, OF THE PUB-
LIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA,
and commonly known as: 1314
VISCAYA DR, PORT CHAR-
LOTTE, FL 33952 (the "Prop-
erty").ANY PERSON CLAIMING AN INTER-
EST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.

If you are a person with a disability

who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.WITNESS my hand and the seal of
the court on 06/08/2026.As Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERKGHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Any E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 12, 19, 2026 26-00677T

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

FOURTH 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 33954has been filed by Plaintiff, SIGMA IN-
FINITY LLC, and you are required to
serve a copy of your written defenses, if
any, on Alisa Wilkes, Esq., 13400 Sut-
ton Park Dr. S., Suite 1204, Jackson-
ville, FL 32224, (904)620-9545 on orbefore 6-23-2026 and file the original
with the Clerk of Court and Plaintiff's
attorney, otherwise a default and judg-
ment will be entered against you for the
relief demanded.If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please contact
the Administrative Services Manager,
whose office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110 or jembury@ca.cjis20.org,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.Witness my hand and the seal of this
court on this 18 day of May, 2026.Clerk of the Circuit Court
By: B. Lackey (SEAL)
Deputy Clerk
May 22, 29; June 5, 12, 2026
26-00598T

SECOND INSERTION

NOTICE 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 pend-
ing 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 attor-
ney 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 PUBLICA-
TION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE
OF A COPY OF THIS NOTICE ON
THEM. All other creditors of the deced-
ent and other persons having claims or
demands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE. The personal representativehas no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent'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 spec-
ified 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
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION:**CASE NO.: 26000123CA**
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.**UNKNOWN HEIRS,**
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST ON THE ESTATE
OF TIMOTHY SIENKWICZ
A/K/A TIMOTHY C. SIENKWICZ;
UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
CHARLES JOSEPH SIENKWICZ;
CHARLES JOSEPH SIENKWICZ,
AS PETITIONER OF THE ESTATE
Defendants.NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pending
in said court and as required by
Florida Statute 45.031(2), ROGER
D. EATON as the Clerk of the Circuit
Court for CHARLOTTE County shall
sell to the highest and best bidder for
cash electronically at www.charlotte.
realforeclose.com at 11:00 AM on the
08 day of July, 2026, the following
described property as set forth in said
Final Judgment, to wit:LOTS 12 AND 13, BLOCK 186,
UNIT NO. 9 TROPICAL GULF
ACRES, A SUBDIVISION AS
PER PLAT THEREOF, RECORDED
IN PLAT BOOK 4, PAGES
63A THRU 63F, OF THE PUB-
LIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
PROPERTY ADDRESS: 27349
ALOHA DR, PUNTA GORDA,
FL 33955IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.If you are a person with a disability
who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

Dated this day of 06/10/2026.

ROGER D. EATON
Clerk Of The Circuit Court
By: (SEAL) B. Lackey
Deputy ClerkSubmitted by:
De Cubas & Lewis, PA
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile : (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-05750
June 12, 19, 2026 26-00682T

FOURTH 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 40977YOU ARE NOTIFIED that an action
for Petition for Adoption by Extended
Family Members has been filed against
you. You are required to serve a copy
of your written defenses, if any, to this
action on Melissa Barris, Esquire, Peti-
tioner's attorney, whose address is 4519
Lee Blvd, Lehigh Acres, FL 33971, on or
before 6-19-2026, and file the original
with the clerk of this court at Charlotte
County Courthouse, 350 E Marion Ave,
Punta Gorda, FL 33950, either before
service on Petitioner's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief

demanded in the petition.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

DATED this 22 day of April, 2026.

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

SECOND 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 Char-
lotte 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 repre-
sentative'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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE. The personal representative
has no duty to discover whether anyproperty held at the time of the deced-
ent's death by the decedent or the de-
cedent'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 SEC-
TION 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.
59 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

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION

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

CASE NO. 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

SECOND INSERTION

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

CASE NO. 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

THIRD INSERTION

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

CASE NO. 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 HAYING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:

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

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

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

Lot 7, Block 1954, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY, according to the map or plat thereof, as recorded in Plat Book 5, Pages 74A through 74K, inclusive, of the Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert C. Benedict, Plaintiffs' attorney whose address is Wideikis, Benedict & Berntsson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before June 29, 2026, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

ROGER D. EATON,
Clerk of Court
By: B. Lackey (SEAL)
Deputy Clerk
May 29; June 5, 12, 19, 2026
26-00619T

SECOND 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
Richert 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

SECOND 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 Ruley | 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

SECOND 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:
ftrealprop@kelleykronenberg.com
File No.: 2390.000701
June 5, 12, 2026 26-00648T

SECOND 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

SECOND 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

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. 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, Betzy 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 demand 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

MCCALLA RAYMER LEIBERT PIERCE, LLP

-- ACTIONS / SALES --

SECOND 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 Au-
burn Blvd, Port Charlotte, FL 33948

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

LOT 27, BLOCK 308, PORT
CHARLOTTE SUBDIVISION,
SECTION 21, ACCORDING TO
THE MAP OR PLAT THERE-
OF 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 provi-
sion 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

SECOND 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 ADDI-
TION, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 3, AT PAGE 96F,

OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA.
Property address: 26508 Haps-
burg 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 proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

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

SECOND 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 GIV-
EN 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 PAD-
MINI SOOKNANAN, UNKNOWN
SPOUSE OF PADMINI SOOKNAN-
AN, 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, begin-
ning at 11:00 a.m. on the 17th day of
July, 2026, in accordance with Section
45.031(10), Florida Statutes, the follow-
ing 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 STRAW-
LAWN ST, PORT CHAR-
LOTTE, FL 33948

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

Dated: 05/28/2026

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

SECOND 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 THERE-
OF, AS RECORDED IN PLAT
BOOK 1, PAGE 22, OF THE PUB-
LIC 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

DATED this 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

SECOND INSERTION

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

**CARDINAL FINANCIAL
COMPANY, LIMITED
PARTNERSHIP
Plaintiff(s), vs.
LISA 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 CHAR-
LOTTE COUNTY, FLORIDA.

COMMONLY KNOWN AS: 11679
CLAREMONT DRIVE, PORT
CHARLOTTE, FLORIDA 33981.
Property address: 11679 Clare-
mont 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 proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA CIVIL DIVISION
CASE NO. 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, RE-
CORDED IN PLAT BOOK 5,

PAGE(S) 1A TO 1D OF THE PUB-
LIC 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 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

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

Dated: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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 CHAR-
LOTTE 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 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

SECOND 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:

ALL THE FOLLOWING DE-
SCRIBED 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 BE-
GINNING THE SE CORNER OF
BLOCK 24, CHARLOTTE HAR-
BOR SUBDIVISION, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
1, PAGE 29, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA; THENCE
RUN NORTH 1700'00" E,
85.50 FEET; THENCE NORTH
7347'00" W, 130.65 FEET;
THENCE SOUTH 1700'00" W,
85.50 FEET; THENCE SOUTH
7347'00" E, 130.65 FEET TO THE
POINT OF BEGINNING. BEING
FURTHER DESCRIBED AS THE

SOUTH 1/2 OF LOT 1 AND THE
SE 1/4 OF LOT 2, BLOCK 24,
CHARLOTTE HARBOR SUBDI-
VISION, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 1, PAGE 29, OF
THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORI-
DA. THE EAST 7.5 FEET OF THE
WEST 1/2 OF THE SOUTH 1/2
OF LOT 2, OF THE ORIGINAL
PLAT OF CHARLOTTE HAR-
BOR, FLORIDA, AS RECORDED
IN PLAT BOOK 1, PAGE 29, OF
THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLOR-
IDA.

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 PEN-
DENS, YOU MUST FILE A CLAIM
WITH THE CLERK OF COURT BE-
FORE 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 ENTI-
TLED TO ANY REMAINING FUNDS.
AFTER THE FUNDS ARE REPORT-
ED 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 any 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

DATED 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

**SAVE
TIME**

LV10175

E-mail your Legal Notice
legal@businessobserverfl.com

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.storagetreasures.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