

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JULY 27 2026, GASPARILLA GARAGE INC DBA GASPARILLA GARAGE AUTO SALES 7531 SAWYER CIRCLE PORT CHARLOTTE FL 33981 (941) 830- 3137 MV83576 1987 TOYOTA JT2MX73EXH0116419 \$2038.64  
June 19, 2026 26-00734T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-403-CP Division Probate IN RE: ESTATE OF MARIAH ARIAS 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 Mariah Arias, deceased, File Number 26-403-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was January 21, 2026; that the total value of the estate is [exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Chandra Marie Arias 3151 Third Avenue North, Apt. 3405 Saint Petersburg, FL 33713  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the de-

cedent 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 19, 2026.

**Petitioner:**  
**Chandra Marie Arias**  
3151 Third Avenue North, Apt. 3405 Saint Petersburg, Florida 33713  
Attorney for Petitioner:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
kimberly@kuhnslawfirm.com  
June 19, 26, 2026 26-00736T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000408CP IN RE: ESTATE OF ERLINDA LEONARDO SAN JOSE, Deceased.

The administration of the estate of Erlinda Leonardo San Jose, deceased, whose date of death was December 30, 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.

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 06/19/2026.

**Personal Representative:**  
**Teresita L. San Jose**  
8835 Sampaloe St. Brgy.  
San Antonio, Makati City, Florida 1203  
Attorney for Personal Representative:  
Andrew Ponnock  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd floor  
Coral Springs, FL 33065  
Telephone: (954) 340-4051  
Fax: (800) 809-1774  
E-Mail: andy@ponnocklaw.com  
June 19, 26, 2026 26-00699T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 26-000511-CP Division: PROBATE IN RE: ESTATE OF PAUL D. F. COOPER Deceased.

The administration of the estate of PAUL D. F. COOPER, deceased, whose date of death was March 12, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 19, 2026.

**Personal Representatives:**  
**Rebecca Williams**  
11 Mainprize Cres.  
Mt. Albert, ON L0G 1M0 CANADA  
**Samantha Glen**  
1212-185 Deerfield Rd  
Newmarket, ON L3Y 0G7 CANADA  
Attorney for Personal Representatives:  
Mary A. Byrski  
Attorney  
Florida Bar Number: 0166413  
25086 Olympia Ave.  
Suite 310  
Punta Gorda, Florida 33950  
Telephone: (941) 833-9262  
Fax: (941) 833-9264  
E-Mail: mary@byrskilaw.com  
Secondary E-Mail:  
kaye@byrskilaw.com  
June 19, 26, 2026 26-00703T

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that L&D Dental Concepts, PLLC, 26280 Jones Loop Rd, Punta Gorda, FL 33950, desiring to engage in business under the fictitious name of Aspen Dental, with its principal place of business in the State of Florida in the County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
June 19, 2026 26-00733T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8353 - Englewood  
Facility Address: 4381 Placida Rd., Englewood, FL 34224 US  
Facility Phone: 1+ (941) 621-2369  
Description: Entire contents of unit consisting of, but not limited to: Charles Kraus-Household goods, Furniture, Couch, Chairs, table; Mark Quinn- Motorcycle jack, Boxes, CDs, equipment cases, electronic amplifier.  
Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.  
June 19, 26, 2026 26-00745T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 26-000432-CP IN RE: ESTATE OF KRZYSZTOF ZOLNIEROWICZ Deceased.

The administration of the estate of Krzysztof Zolnierowicz, deceased, whose date of death was December 14, 2025, is pending in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida, 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:**  
**Christina Zolnierowicz**  
646 W 51 Street  
Miami Beach, FL 33140  
Attorney for Personal Representative:  
Thomas J. Korge, III  
Florida Bar No. 87259  
KORGE & KORGE, PLLC  
230 Palermo Ave.  
Coral Gables, FL, 33134  
Telephone: (305) 444-5630  
E-mail: tkorge03@korgelaw.com  
June 19, 26, 2026 26-00704T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000277 IN RE: ESTATE OF PAUL HERBERT HARRINGTON, JR. A/K/A PAUL H. HARRINGTON, JR. Deceased.

The administration of the estate of PAUL HERBERT HARRINGTON, JR. A/K/A PAUL H. HARRINGTON, JR., deceased, whose date of death was July 21, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: June 19, 2026.

**Matthew Patrick Harrington Paul Herbert Harrington, III Co-Personal Representatives**  
JAMES H. BURGESS, JR.  
Attorney for Petitioner  
Florida Bar No. 280763  
Burgess, Harrell & Colton, P.A.  
1776 Ringling Boulevard  
Sarasota, Florida 34236  
Telephone: 941-466-3700  
Email: jburgess@burgessharrell.com  
Secondary Email:  
kmolinaro@burgessharrell.com  
June 19, 26, 2026 26-00705T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-470 Division Probate IN RE: ESTATE OF DONALD A. WALTZ, Deceased.

The administration of the estate of DONALD A. WALTZ, deceased, whose date of death was April 25, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 407 E Marion Ave, Ste 102, 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.

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:**  
**KURT R. WALTZ**  
71 Birchwood Dr  
Gouverneur, NY 13642  
Attorney for Personal Representative:  
JORDAN J. RICCARDI, ESQ.  
E-Mail Addresses:  
jriccardi@icardmerrill.com  
greid@icardmerrill.com  
Florida Bar No. 0100363  
Icard, Merrill, Cullis, Timm,  
Furen & Ginsburg PA  
2033 Main St Ste 600  
Sarasota, FL 34237  
Telephone: (941) 366-8100  
June 19, 26, 2026 26-00706T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 3505 - North Port  
Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US  
Facility Phone: 1+ (941) 390-3132  
Description: Entire contents of unit consisting of, but not limited to: Delia Popham-Boxes, bags, bedding, rolling cart, step ladder, shoes, clothes, bins, folding chairs, misc furniture and household items; Austin Bertelsen- Bogs, Shoes, boxes, playpen, dog cage, toy, misc household items; Luther Smith- Tools boxes, Gaming slot machine, decorations, wet/dry vac, boxes; Erin Foley- Boxes, Toys, Bins, Furniture, clothes, misc household items  
Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.  
June 19, 26, 2026 26-00743T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 7016 - Punta Gorda  
Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US  
Facility Phone: 1+ (941) 505-8777  
Description: Entire contents of unit consisting of, but not limited to: Amour Roofing Restoration Company c/o- Douglas Pay- lawn chairs, fans, boxes, Fishing poles, TV trays, power tools, cooler, propane tank, grill, sofa, plastic fish, totes; Vaughn, Mike-Tv, wall art, radio system, chairs, shelves, buckets, tools, work benches, step ladder; Mike Vaughn- Ramps, tires, shelves, and miscellaneous tools; Angel L Martinez- Sofa, totes, Rocking chair, Industrial bench frames, Wheels and tires, wood planks, shelving, smalls.  
Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.  
June 19, 26, 2026 26-00744T

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Firelight East Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 12, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on **July 23, 2026, at 1:30 p.m. at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, romd@whhassociates.com (the "District Manager's Office").

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

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

Daniel Rom, District Manager  
Firelight East Community Development District  
June 19, 2026 26-00690T

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu.  
or email legal@businessobserverfl.com  
Business Observer  
FLORIDA'S NEWSPAPER FOR THE C-SUITE  
1/2/0678 v.8

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE ACTION  
Case No.: 26000541CP  
IN RE: ESTATE OF:  
JOSEPH NICHOLAS NAPLES,  
Deceased.

The administration of the Estate of JOSEPH NICHOLAS NAPLES, whose date of death was May 4, 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 THREE (3) MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE

ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 19, 2026.

**CURTIS C. POULSEN, Petitioner**  
Carlena E. Hull  
Attorney for Petitioner(s)  
Florida Bar No.: 1024079  
9240 Bonita Beach Rd., Suite 1117  
Bonita Springs, FL 34135  
Telephone: (239)220-3100  
Email: carlena@costpluslegal.com  
Secondary Email:  
costpluslegal@gmail.com  
June 19, 26, 2026 26-00738T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26000458CP  
IN RE: ESTATE OF  
KENNETH HEMMEKE  
Deceased.

The administration of the estate of Kenneth Hemmeke, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:**  
**Kenlyn Smith**  
4922 146th Ave  
Holland, Michigan 49423  
Attorney for Personal Representative:  
Albert Stickley III, Esq.  
Attorney  
Florida Bar Number: 0051605  
FARR LAW FIRM, P.A.  
237 Nokomis Ave S  
Venice, FL 34285  
Telephone: (941) 484-1996  
Fax: (941) 497-7636  
E-Mail: astickley@farr.com  
Secondary E-Mail: smerlo@farr.com  
June 19, 26, 2026 26-00737T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26-CP-0117  
Division Probate  
IN RE: ESTATE OF  
LOIS J. IANNUCCI Deceased.

The administration of the estate of LOIS J. IANNUCCI, deceased, whose date of death was December 10, 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.

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-

living 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 19, 2026.

**Personal Representative:**  
**/s/ Lynn A. Sweeney**  
**LYNN A. SWEENEY**  
10626 Garda Dr.  
Trinity, Florida 34655  
Attorney for Personal Representative:  
**/s/ Carl E. Westman**  
**CARL E. WESTMAN, Attorney**  
Florida Bar Number: 0121579  
GrayRobinson, P.A.  
999 Vanderbilt Beach Road, Suite 612  
Naples, Florida 34108  
Telephone: (239) 598-3601  
Fax: (239) 598-3164  
E-Mail:  
carl.westman@gray-robinson.com  
Secondary E-Mail:  
lyndsey.black@gray-robinson.com  
June 19, 26, 2026 26-00707T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-000549-CP  
IN RE: The Estate of:  
HAROLD G. BOWERS,  
Deceased.

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

The administration of the estate of HAROLD G. BOWERS, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 and 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 19, 2026.

**Susan T. Bowers**  
**Personal Representative**  
7130 Mineola Road  
Englewood, FL 34224  
Mark A. Creech, Esq.  
Attorney for PR  
1620 Placida Rd., Ste A  
Englewood, Florida 34223  
941-474-3721  
FB#043615  
June 19, 26, 2026 26-00727T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26000369CP  
IN RE: ESTATE OF  
VIRGINIA BARCELLOS  
Deceased.

The administration of the estate of Virginia Barcellos, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 19, 2026.

**Personal Representative:**  
**Albert Barcellos**  
495 Donlands Avenue  
Toronto, Ontario M4J 3S4 Canada  
Attorney for Personal Representative:  
Nicole Loughlin, Attorney  
Florida Bar Number: 105337  
Loughlin Law, P.A.  
150 East Palmetto Park Road,  
Suite 800  
Boca Raton, Florida 33432  
Telephone: (561) 921-5751  
Fax: (561) 931-0107  
E-Mail: nicole@loughlinlawpa.com  
Secondary E-Mail:  
assistant@loughlinlawpa.com  
June 19, 26, 2026 26-00692T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26-503-CP  
Division: PROBATE  
IN RE: ESTATE OF  
ROBERT W. PLOETTNER A/K/A  
ROBERT WILLIAM PLOETTNER  
A/K/A ROBERT PLOETTNER  
Deceased.

The administration of the estate of Robert W. Ploettner a/k/a Robert William Ploettner a/k/a Robert Ploettner, deceased, whose date of death was February 7, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:**  
**Mary Jane Ploettner**  
1641 Red Oak Lane  
Port Charlotte, Florida 33948  
Attorney for Personal Representative:  
Ellie K. Harris  
Florida Bar Number: 0021671  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
June 19, 26, 2026 26-00691T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-538-CP  
Division Probate  
IN RE: ESTATE OF  
Robert Bogdan Basine, Sr.  
a/k/a Robert B. Basine,  
Deceased.

The administration of the estate of Robert Bogdan Basine, Sr., a/k/a Robert B. Basine, deceased, whose date of death was May 5, 2026 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE ON THEM.

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

The date of first publication of this notice is June 19, 2026.

**Co-Personal Representatives:**  
**Robert B. Basine, Jr.**  
**Len (Lew) Ferraguzzi**  
Attorney for Personal Representative:  
Robert C. Benedict  
Florida Bar No: 0361150  
rbenedict@bigvlaw.com  
Wideikis, Benedict & Berntsson, LLC  
The BIG W Law Firm  
3195 S. Access Road  
Englewood, FL 34224  
(941) 627-1000 Telephone  
June 19, 26, 2026 26-00693T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-579-CP  
Division Probate  
IN RE: ESTATE OF  
SUSAN MARIE MAHONEY a/k/a  
SUSAN M. MAHONEY  
Deceased.

The administration of the Estate of Susan Marie Mahoney a/k/a Susan M. Mahoney, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative**  
**Shawn P. Mahoney**  
24 Essex St. Unit 406  
Haverhill, MA 01832  
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 19, 26, 2026 26-00735T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
File No. 26-000554-CP  
Division Probate  
IN RE: ESTATE OF  
CHARLES VAN DI VEIR  
ANDERSON, JR. a/k/a  
CHARLES V. ANDERSON  
Deceased.

The administration of the estate of Charles Van Di Veir Anderson, Jr. a/k/a Charles V. Anderson, deceased, whose date of death was March 30, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 19, 2026.

**Personal Representative:**  
**Charles Van Di Veir Anderson, III**  
409 Knickerbocker Street  
Corpus Christi, Texas 78418  
Attorney for Personal Representative:  
Brett H. Sifrit, Esq., Attorney  
Florida Bar Number: 105564  
Farr Law Firm, P.A.  
99 Nesbit Street Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail: jjacobson@farr.com  
Tertiary E-Mail: probate@farr.com  
June 19, 26, 2026 26-00721T

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

IV10267

**CALL 941-906-9386**

and select the appropriate County name from the menu option

or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

--- ESTATE / ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO: 26000217CA  
PENNYMAC LOAN SERVICES, LLC,  
Plaintiff, vs.  
ROBENSON BONNANE; ROZILA ROBILLARD; UNKNOWN SPOUSE OF ROBENSON BONNANE; UNKNOWN SPOUSE OF ROZILA ROBILLARD;  
UNKNOWN TENANT #1; UNKNOWN TENANT #2,  
Defendant(s).  
TO: ROZILA ROBILLARD AND UNKNOWN SPOUSE OF ROZILA ROBILLARD  
LAST KNOWN ADDRESS: 8679 FALLING BLUE PL., RIVERVIEW, FL 33578  
ALSO ATTEMPTED AT: 16473 ASPEN AVE., PORT CHARLOTTE, FL

33954; 463 BOWMAN TERR, PORT CHARLOTTE, FL 33953  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 7, BLOCK 2400, PORT CHARLOTTE SUBDIVISION SECTION 32, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 29A TO 29H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 463 Bowman Terr, Port Charlotte, FL 33953  
has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before July 21, 2026, (no later than 30 days from the date of the first publication of this Notice of Action) 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.  
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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 15 day of June, 2026.  
CLERK OF THE CIRCUIT COURT (SEAL) BY: B. Lackey DEPUTY CLERK  
04-103211-F00  
June 19, 26, 2026 26-00732T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.  
CASE No. 24001746CA  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2025-HB1,  
PLAINTIFF, VS.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JANET A. EVANS A/K/A JANET A. DAVIS (DECEASED);, ET AL.  
DEFENDANT(S).  
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JANET A. EVANS A/K/A JANET A. DAVIS (DECEASED)

RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 13299 Copper Ave, Port Charlotte, FL 33981  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:  
Lot 9, Block 5102, PORT CHARLOTTE SUBDIVISION, Section Ninety-Five, according to the plat thereof recorded in Plat Book 10, Pages 1-A through 1-Z33, of 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 7/17/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Date: 6/11/2026  
Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
(SEAL) Deputy Clerk of the Court  
Our Case #: 25-002431/24001746CA/PHH  
June 19, 26, 2026 26-00700T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION  
CASE NO. 25001295CA  
PENNYMAC LOAN SERVICES, LLC,  
Plaintiff, vs.  
HEATHER R GAILEY, et al.,  
Defendant.  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 14, 2026 in Civil Case No. 25001295CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Heather R Gailey, 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 8th day of July, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
Lot 20, Block 5294, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINE-TY SIX, according to the map or

plat thereof as recorded in Plat Book 16, Page 22A through 22C, inclusive, Public Records of Charlotte County, Florida.  
Address: 477 Ricold Ter, Port Charlotte, FL 33954  
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.  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: (SEAL) B. Lackey  
25-13220FL  
June 19, 26, 2026 26-00719T

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 26-525-CP  
Division Probate  
IN RE: ESTATE OF JAMES JOSEPH STEVENS a/k/a JAMES J. STEVENS  
Deceased.  
The administration of the Estate of James Joseph Stevens a/k/a James J. Stevens, deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative

has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 19, 2026.  
Personal Representative  
James Jeffrey Stevens  
5630 Chelsey Ln. #101  
Fort Myers, FL 33912  
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 19, 26, 2026 26-00731T

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26000515CP  
Division Probate  
IN RE: ESTATE OF BILLY EUGEAN RAY  
Deceased.  
The administration of the estate of Billy Eugene Ray, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is June 19, 2026.  
Personal Representative:  
Pamela Felentzer Ray  
16115 Jasmine Dr  
Punta Gord, Florida 33955  
Attorney for Personal Representative:  
Bryan K. Tippen, Esq., Attorney  
Florida Bar Number: 113421  
TIPPEN LAW FIRM, PLLC  
315 E. Olympia Ave, STE 224  
Punta Gorda, Florida 33950  
Telephone: (941) 888-4260  
E-Mail: info@tippenlaw.com  
Secondary E-Mail:  
Bryan@TippenLaw.com  
June 19, 26, 2026 26-00742T

FIRST INSERTION

**NOTICE TO CREDITORS (summary administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26000112CP  
Division Probate  
IN RE: ESTATE OF MARY ANN BALLEW Deceased.  
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Ann Ballew, deceased, File Number 26000112CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was October 9, 2025; that the total value of the estate is \$66,906.77 and that the names and addresses of those to whom it has been assigned by such order are:  
Name Address  
Shelly Ann Mayhew 506 Stonebury Drive Simpsonville, SC 29680  
Ryan Patrick 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 19, 2026.  
Personal 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 19, 26, 2026 26-00739T

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 26000402CP  
Division Probate  
IN RE: ESTATE OF MERLE R. KOLBERG Deceased.  
The administration of the estate of Merle R. Kolberg, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any 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 19, 2026.  
Personal Representative:  
Halsey Sleeter  
W8126 Steele Drive  
Iron Mountain, Michigan 49801  
Attorney for Personal Representative:  
Lori A. Wellbaum  
Attorney  
Florida Bar Number: 071110  
WELLBAUM LAW PA  
686 N. Indiana Avenue  
Englewood, FL 34223  
Telephone: (941) 474-3241  
Fax: (941) 475-2927  
E-Mail: lori@wellbaumlaw.com  
Secondary E-Mail:  
anne@wellbaumlaw.com  
June 19, 26, 2026 26-00740T

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 2026-CP-000497  
IN RE: ESTATE OF JUDITH ANNE MCSWEENEY Deceased.  
The administration of the estate of Judith Anne McSweeney, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is June 19, 2026.  
Personal Representative:  
Robin Vazquez  
6230 Scott Street, Suite 211  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Jenny C. Hazel  
Attorney  
Florida Bar Number: 0163562  
McCrory Law Firm  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
alee@mccrorylaw.com  
June 19, 26, 2026 26-00741T



**What makes public notices in newspapers superior to other forms of notices?**

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

**How much do legal notices cost?**

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

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

**CASE NO. 25001005CA**  
**GERALD HERTZ, as Trustee of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07,**

**Plaintiff, vs.**  
**IRENE JEAN INVESTMENTS, LLC, a Florida limited liability company; et al,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Consent Summary Final Judgment of Foreclosure dated June 1, 2026 and entered in Case No. 25001005CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida wherein GERALD HERTZ, as Trustee of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07, is the Plaintiff(s) and IRENE JEAN INVESTMENTS, LLC, a Florida limited liability company, CHARLOTTE COUNTY, FLORIDA, UNKNOWN TENANT IN POSSESSION # 1, and UNKNOWN TENANT IN POSSESSION # 2, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 26th day of August, 2026 at www.charlotte.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit

Lot 34, Block 459, Port Charlotte Subdivision, Section 18, according to the Plat thereof, as recorded in Plat Book 5, Pages 8-A through

8-E, inclusive, of the Public Records of Charlotte County, Florida. A/K/A: 20341 Midway Boulevard, 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 WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and seal of said Court on 06/12/2026.

Roger Eaton  
 Circuit and County Clerk of Court  
 By: (SEAL) B. Lackey  
 as Deputy Clerk

DAVID R. ROY, P.A.  
 4290 N. Federal Hwy.  
 Pompano Beach, FL 33064  
 Tel. (954) 784-2961  
 Email: david@davidrroy.com  
 By: David R. Roy  
 Fla. Bar No. 885193  
 By: Teyvon Johnson  
 Fla. Bar No. 1011005  
 June 19, 26, 2026 26-00726T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 (23441 McWhirter, 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-001313**  
**TRYON STREET ACQUISITION TRUST I,**  
**Plaintiff, v.**  
**FUTURE ESTATE INVESTMENTS CORP., PAULA QUILJANO, and JOHN / JANE DOE, fictitious names representing possession,**  
**Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated June 6, 2026 entered in Case No. 2025-CA-001313 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and FUTURE ESTATE INVESTMENTS CORP., 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 12, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 16, Block 2248, Port Charlotte Subdivision, Section Twenty, according to plat thereof as recorded in plat Book 5, Page 10A through

10F, of the Public Records of Charlotte County, Florida.

Together with all rents, issues and profits.  
 Property Address: 23441 McWhirter 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.

M. Hoffman (SEAL)  
 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 19, 26, 2026 26-00697T

## 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.: 25001734CA**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**

**LAUREN ANNE ELIAS A/K/A LAUREN A. ELIAS; FLORIDA HOUSING FINANCE CORPORATION;**  
**UNKNOWN SPOUSE OF LAUREN ANNE ELIAS A/K/A LAUREN ELIAS A/K/A LAUREN A. ELIAS;**  
**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 08 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 48, PORT CHARLOTTE SUBDIVISION SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 611 FLO-RAL LN, PORT CHARLOTTE, FL 33952

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 10 day of June, 2026.

ROGER D. EATON  
 Clerk Of The Circuit Court  
 By: (SEAL) M. Hoffman  
 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  
 25-05097  
 June 19, 26, 2026 26-00694T

## FIRST INSERTION

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

**Case No.: 26000263CA**  
**LAKEVIEW LOAN SERVICING, LLC**  
**Plaintiff, vs.**  
**WILLIAM DIAZ RODRIGUEZ; ET AL**  
**Defendant(s).**

To the following Defendant(s):  
 WILLIAM DIAZ RODRIGUEZ  
 Last Known Address  
 27240 TRIBUNE BLVD  
 PUNTA GORDA, FL 33955  
 UNKNOWN SPOUSE OF WILLIAM DIAZ RODRIGUEZ  
 Last Known Address  
 27240 TRIBUNE BLVD  
 PUNTA GORDA, FL 33955

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

LOT 9, 10 AND 11, BLOCK 96, UNIT 6, TROPICAL GULF ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 67 AND 67A THROUGH 67E, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

a/k/a 27240 TRIBUNE BLVD, PUNTA GORDA, FL 33955

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek

Road, Suite 1045, Fort Lauderdale, Florida 33309, within July 16, 2026 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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.

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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 10 day of June, 2026.

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

Submitted by:  
 Marinosci Law Group, P.C.  
 100 W. Cypress Creek Road, Suite 1045  
 Fort Lauderdale, FL 33309  
 Telephone: (954) 644-8704  
 Facsimile: (754) 206-1971  
 June 19, 26, 2026 26-00701T

## 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.**

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated June 5, 2026 entered in Case No. 2025-CA-001324 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and FUTURE ESTATE INVESTMENTS CORP., et al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.charlotte.realforeclose.com beginning at 11:00 a.m. on July 22, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 20, Block 1365, of Port Charlotte Subdivision Section Thirteen, according to the map or plat thereof as recorded in Plat Book

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.

M. Hoffman (SEAL)  
 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 19, 26, 2026 26-00696T

## FIRST INSERTION

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

**CIVIL DIVISION**  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE,**  
**Plaintiff, vs.**

**LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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 July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 23, Block 76, Punta Gorda Isles, Section Seven, according to the map or plat thereof, as re-

corded in Plat Book 7, Page 48A, of the Public Records of Charlotte County, Florida.

2607 MAGDALINA DR, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-6751

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
 CLERK OF THE CIRCUIT COURT  
 By (SEAL) B. Lackey  
 As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
 Daniel P. VanEtten, Esquire  
 FBN: 126227  
 Blalock Walters, P.A.  
 Primary Email:  
 dvanetten@blalockwalters.com  
 Secondary Email:  
 eservice@blalockwalters.com  
 802 11th Street West  
 Bradenton, Florida 34205  
 Phone: (941) 748-0100  
 Attorneys for Plaintiff  
 5609927v1  
 June 19, 26, 2026 26-00715T

## FIRST INSERTION

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

**CASE NO. 25001675CA**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM5**  
**Plaintiff, v.**

**ELENA ALIYA RYBAK A/K/A ELENA RYBAK; MANUEL ANGEL CRISPIN; UNKNOWN TENANT 1; UNKNOWN TENANT 2;**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 10, 2026, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 35, BLOCK 548, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 a/k/a 22201 OLEAN BLVD, PORT

CHARLOTTE, FL 33952-5639 at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on July 01, 2026 beginning at 11:00 AM.

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 06/12/2026 day of June, 2026.

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

1000011231  
 June 19, 26, 2026 26-00728T

## FIRST INSERTION

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

**CIVIL DIVISION**  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE,**  
**Plaintiff, vs.**

**LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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 July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 10, Block 229, Punta Gorda Isles, Section 15, according to the

plat thereof, as recorded in Plat Book 8, Page 20-A, Public Records of Charlotte County, Florida.

3548 MONDOVI CT, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-7844

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
 CLERK OF THE CIRCUIT COURT  
 By (SEAL) B. Lackey  
 As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
 Daniel P. VanEtten, Esquire  
 FBN: 126227  
 Blalock Walters, P.A.  
 Primary Email:  
 dvanetten@blalockwalters.com  
 Secondary Email:  
 eservice@blalockwalters.com  
 802 11th Street West  
 Bradenton, Florida 34205  
 Phone: (941) 748-0100  
 Attorneys for Plaintiff  
 5609931v1  
 June 19, 26, 2026 26-00714T

## FIRST INSERTION

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

**CIVIL DIVISION**  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE,**  
**Plaintiff, vs.**

**LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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 July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 12, Block 76, Punta Gorda Isles, Section 7, according to the plat thereof, as recorded in Plat

Book 7, Page(s) 48A through 48G, inclusive of the Public Records of Charlotte County, Florida.

2719 MAGDALINA DR, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-6754

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
 CLERK OF THE CIRCUIT COURT  
 By (SEAL) B. Lackey  
 As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
 Daniel P. VanEtten, Esquire  
 FBN: 126227  
 Blalock Walters, P.A.  
 Primary Email:  
 dvanetten@blalockwalters.com  
 Secondary Email:  
 eservice@blalockwalters.com  
 802 11th Street West  
 Bradenton, Florida 34205  
 Phone: (941) 748-0100  
 Attorneys for Plaintiff  
 5609925v1  
 June 19, 26, 2026 26-00716T

--- ACTIONS / SALES ---

FIRST INSERTION

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

**Case No. 25000978CA**  
**Wells Fargo Bank, N.A.,**  
**Plaintiff, vs.**  
**Teresa K. Couture a/k/a Teresa**  
**Couture; Unknown Spouse of Teresa**  
**K. Couture a/k/a Teresa Couture;**  
**Gerald P. Couture a/k/a Gerald**  
**Couture,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25000978CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Teresa K. Couture a/k/a Teresa Couture and Gerald P. Couture a/k/a Gerald Couture are the Defendants, that I will sell to the highest and best bidder for cash at, [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) beginning at 11:00a.m. on the 23rd day of July, 2026 the following described property as set forth in said Final Judgment, to wit:

LOT 18, IN BLOCK 602, OF  
PORT CHARLOTTE SUBDIVI-

SION, SECTION FORTY-ONE,  
ACCORDING TO THE MAP OR  
PLAT THEREOF, RECORDED  
IN PLAT AT BOOK 5, PAGES  
51A THRU 51K, OF THE PUB-  
LIC RECORDS OF CHARLOTTE  
COUNTY, FLORIDA.  
TAX ID: 402113233008

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 06/10/2026.

Roger D. Eaton  
As Clerk of the Court  
By: (SEAL) B. Lackey  
As Deputy Clerk  
June 19, 26, 2026 26-00698T

**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](http://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 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.

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  
As Clerk of the Court  
By: M. Hoffman (SEAL)  
Deputy Clerk

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 25-010362-1

June 19, 26, 2026 26-00695T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE NO.: 26000252CA**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE OF**  
**CSMC 2017-RPL2 TRUST,**  
**Plaintiff, vs.**  
**WILLIAM M. KRALICK A/K/A**  
**WILLIAM KRALICK, et al.,**  
**Defendants.**

TO: KAREN A. KRALICK A/K/A  
KAREN KRALICK  
33 BUNKER CT, ROTONDA WEST,  
FL 33947  
UNKNOWN SPOUSE OF KAREN A.  
KRALICK A/K/A KAREN KRALICK  
N/K/A KAREN KRALICK  
33 BUNKER CT, ROTONDA WEST,  
FL 33947

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 390, ROTONDA WEST,  
PEBBLE BEACH, ACCORD-  
ING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK  
8, PAGES 13A THROUGH 13L,  
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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before July 16, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in 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 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](mailto:jembury@ca.cjis20.org), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 10 day of June, 2026.

ROGER D. EATON  
As Clerk of the Court  
By B. Lackey (SEAL)  
As Deputy Clerk

25-02385  
June 19, 26, 2026 26-00702T

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND**  
**MARKETING, INC., a foreign**  
**corporation d/b/a SMG REAL**  
**ESTATE,**  
**Plaintiff, vs.**  
**LEWIS MAGUIRE HOMES, LLC, a**  
**Florida limited liability company**  
**and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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](http://www.charlotte.realforeclose.com), at 11:00 AM, on July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 5, Block 228, Punta Gorda Isles, Section 15, according to the map or plat thereof, as recorded in

Plat Book 8, Page 20 of the Public Records of Charlotte County, Florida.

180 MADRID BLVD, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-7986

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
dvanetten@blalockwalters.com  
Secondary Email:  
eservice@blalockwalters.com  
802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609951v1  
June 19, 26, 2026 26-00711T

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND**  
**MARKETING, INC., a foreign**  
**corporation d/b/a SMG REAL**  
**ESTATE,**  
**Plaintiff, vs.**  
**LEWIS MAGUIRE HOMES, LLC, a**  
**Florida limited liability company**  
**and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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](http://www.charlotte.realforeclose.com), at 11:00 AM, on July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 4, Block 228, Punta Gorda Isles, Section 15, according to the map or plat thereof, as recorded in

Plat Book 8, Page 20 of the Public Records of Charlotte County, Florida.

174 MADRID BLVD, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-7985

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
dvanetten@blalockwalters.com  
Secondary Email:  
eservice@blalockwalters.com  
802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609939v1  
June 19, 26, 2026 26-00712T

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND**  
**MARKETING, INC., a foreign**  
**corporation d/b/a SMG REAL**  
**ESTATE,**  
**Plaintiff, vs.**  
**LEWIS MAGUIRE HOMES, LLC, a**  
**Florida limited liability company**  
**and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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](http://www.charlotte.realforeclose.com), at 11:00 AM, on July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 3, Block 228, Punta Gorda Isles, Section 15, according to the map or plat thereof, as recorded in

Plat Book 8, Page 20 of the Public Records of Charlotte County, Florida.

168 MADRID BLVD, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-7958

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
dvanetten@blalockwalters.com  
Secondary Email:  
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802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609938v1  
June 19, 26, 2026 26-00713T

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND**  
**MARKETING, INC., a foreign**  
**corporation d/b/a SMG REAL**  
**ESTATE,**  
**Plaintiff, vs.**  
**LEWIS MAGUIRE HOMES, LLC, a**  
**Florida limited liability company**  
**and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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](http://www.charlotte.realforeclose.com), at 11:00 AM, on July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 4, Thunderation, a subdivision according to the map or plat thereof, as recorded in Plat Book

19, Pages 2A through 2D, of the Public Records of Charlotte County, Florida.

12441 CORAL VISTA CIR, PLACIDA, CHARLOTTE COUNTY, FL 33946-2126

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
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eservice@blalockwalters.com  
802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609958v1  
June 19, 26, 2026 26-00708T

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND**  
**MARKETING, INC., a foreign**  
**corporation d/b/a SMG REAL**  
**ESTATE,**  
**Plaintiff, vs.**  
**LEWIS MAGUIRE HOMES, LLC, a**  
**Florida limited liability company**  
**and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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](http://www.charlotte.realforeclose.com), at 11:00 AM, on July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 2, Thunderation, a subdivision according to the map or plat thereof, as recorded in Plat Book

19, Pages 2A through 2D, of the Public Records of Charlotte County, Florida.

12421 CORAL VISTA CIR, PLACIDA, CHARLOTTE COUNTY, FL 33946-2126

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
dvanetten@blalockwalters.com  
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802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609981v1  
June 19, 26, 2026 26-00709T

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24002312CA**  
**SMG REAL ESTATE AND**  
**MARKETING, INC., a foreign**  
**corporation d/b/a SMG REAL**  
**ESTATE,**  
**Plaintiff, vs.**  
**LEWIS MAGUIRE HOMES, LLC, a**  
**Florida limited liability company**  
**and WILLIAM MORGAN,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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](http://www.charlotte.realforeclose.com), at 11:00 AM, on July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 3, Thunderation, a subdivision according to the map or plat thereof, as recorded in Plat Book

19, Pages 2A through 2D, of the Public Records of Charlotte County, Florida.

12431 CORAL VISTA CIR, PLACIDA, CHARLOTTE COUNTY, FL 33946-2126

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
dvanetten@blalockwalters.com  
Secondary Email:  
eservice@blalockwalters.com  
802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609954v1  
June 19, 26, 2026 26-00710T

## --- ACTIONS / SALES ---

## FIRST INSERTION

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
Case No. 2025-CA-001524  
Honorable Judge RUSSELL T KIRSHY

**PLANET HOME LENDING, LLC** Plaintiff, vs.  
**JERRICA DREW ASHLEY; CAYMAN NICHOLAS HUPP; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; WEST PORT COMMUNITY ASSOCIATION, INC.;**  
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 4, 2026 in the above-styled cause, I Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 AM. on August 5, 2026, the following described property:

LOT 209 AS SHOWN ON THE PLAT ENTITLED, "PALMS AT WEST PORT" RECORDED IN PLAT BOOK 25, PAGES 6-A THROUGH 6-G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

FLORIDA. Tax Id/UIP No. 402112359036  
COMMONLY KNOWN AS: 16380 South Port Harbor Blvd, Port Charlotte, FL 33953.

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 06/12/2026.

Roger D. Eaton,  
Clerk of Circuit Court  
(SEAL) By: B. Lackey  
Deputy Clerk of Court  
June 19, 26, 2026 26-00725T

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
Case No. 26-CA-000001  
Honorable Judge: Russell T. Kirshy

**PLANET HOME LENDING, LLC** Plaintiff, vs.  
**PETER M. FORMATO, JR. aka PETER M. FORMATO; BRANDIJO M. FORMATO; PUNTA GORDA ISLES CIVIL ASSOCIATION, INC.;**  
UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;  
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 2, 2026 in the above-styled cause, I Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 A.M. on August 5, 2026 the following described property:

LOT 24, BLOCK 165, PUNTA GORDA ISLES SECTION 14 REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 7A AND 7B, OF THE PUBLIC RECORDS OF CHARLOTTE

## FIRST INSERTION

COUNTY, FLORIDA. Tax Id/UIP No. 412213257012  
COMMONLY KNOWN AS: 1300 Aqui Esta Drive, 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 06/12/2026.

Roger D. Eaton,  
Clerk of Circuit Court  
(SEAL) By: B. Lackey  
Deputy Clerk of Court  
June 19, 26, 2026 26-00724T

## FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CASE NO. 25001105CA

**MISSION SERVICING RESIDENTIAL, INC.;**  
Plaintiff, vs.  
**LAURA J. OLCOTT, SHANNON J. OLCOTT, ET AL.;**  
Defendants

NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated May 06, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash at https://www.charlotte.realforeclose.com, on July 6, 2026 at 11:00 AM the following described property:

Lot 3, Block 562, PUNTA GORDA ISLES SECTION 20, a subdivision according to the plat thereof as recorded in Plat Book 11, Pages 2A thru 2Z42, of the Public Records of Charlotte County, Florida.

Property Address: 167 MOCHA CT, PUNTA GORDA, FL 33983  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

WITNESS my hand on day of 06/12/2026.

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

25-04222

June 19, 26, 2026 26-00723T

## 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. 26000482CA

**LAKEVIEW LOAN SERVICING, LLC,**  
Plaintiff, vs.  
**DIONISIO ROBERTO MONTES, et al.**

Defendant(s),  
TO: DIONISIO ROBERTO MONTES, UNKNOWN SPOUSE OF DIONISIO ROBERTO MONTES, Whose Residence Is: 3301 ORINOCO LANE, MARGATE, FL 33063 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 17, BLOCK 3288, PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel

for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7-27-26/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 12 day of June, 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE, SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
26-390999  
June 19, 26, 2026 26-00729T

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

(13558 Chenille Drive, Port Charlotte, Florida 33981)  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 25-CA-001245

**TRYON STREET ACQUISITION TRUST I,**  
Plaintiff, v.  
**FUTURE ESTATE INVESTMENTS CORP., EDWIN TORRES, SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., 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 8, 2026 entered in Case No. 2025-CA-1245 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TRYON STREET ACQUISITION TRUST I, and FUTURE ESTATE INVESTMENTS CORP., et al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.charlotte.realforeclose.com beginning at 11:00 a.m. on JULY 24, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 20, Block 4395, of Port Charlotte subdivision, Section 78, according to plat thereof as recorded

in Plat Book 6, Pages 42a through 42j, inclusive, of the public records of Charlotte County, Florida. Together with all rents, issues and profits.  
Property Address: 13558 Chenille Drive, Port Charlotte, Florida 33981

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 12th day of June 2026.

(SEAL) M Hoffman  
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  
60869733 v2  
June 19, 26, 2026 26-00722T

## FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION  
Case No. 24002282CA

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING** Plaintiff, vs.  
**AMANDA P ALLEN, MATTHEW D ALLEN, SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., DEEP CREEK CIVIC ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 27, 2026, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 28, BLOCK 530, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2, 2A THROUGH 2Z42, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 277

SEASONS DR, PUNTA GORDA, FL 33983; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on July 23, 2026 at 11:00 A.M.

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

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

Dated this day of 06/12/2026.

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

F328202/2427867/CMP

June 19, 26, 2026 26-00730T

## FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 24002312CA

**SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE,**  
Plaintiff, vs.  
**LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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 July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 38, Block 75, Punta Gorda Isles, Section 7, according to the map or plat thereof, as recorded in

Plat Book 7, Page(s) 48A through 48G, of the Public Records of Charlotte County, Florida.  
2518 MAGDALINA DR, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-6752

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 10th day of June, 2026.

06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
dvanetten@blalockwalters.com  
Secondary Email:  
eservice@blalockwalters.com  
802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609924v1  
June 19, 26, 2026 26-00717T

## FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 24002312CA

**SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE,**  
Plaintiff, vs.  
**LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Stipulated Final Judgment, Order Granting Plaintiff's Motion to Order Foreclosure, Amended Order Granting Plaintiff's Emergency Motion to Cancel or Postpone Foreclosure Sale and Rescheduling Foreclosure Sale, and Order Granting Plaintiff's Second Emergency Motion to Cancel or Postpone Foreclosure Sale and Reschedule Foreclosure Sale, entered in 24002312CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SMG REAL ESTATE AND MARKETING, INC., a foreign corporation d/b/a SMG REAL ESTATE is the Plaintiff and LEWIS MAGUIRE HOMES, LLC, a Florida limited liability company and WILLIAM MORGAN 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 July 13, 2026, the following described properties as set forth in said Final Judgment, to wit:

Lot 24, Block 76, Punta Gorda Isles, Section Seven, according to the map or plat thereof, as recorded in Plat Book 7, Page 48A, of the Public Records of Charlotte County, Florida.  
2601 MAGDALINA DR, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-6751  
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 10th day of June, 2026.  
06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

corded in Plat Book 7, Page 48A, of the Public Records of Charlotte County, Florida.  
2601 MAGDALINA DR, PUNTA GORDA, CHARLOTTE COUNTY, FL 33950-6751

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 10th day of June, 2026.  
06/11/2026 ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By (SEAL) B. Lackey  
As Deputy Clerk

/s/ Daniel P. VanEtten, Esquire  
Daniel P. VanEtten, Esquire  
FBN: 126227  
Blalock Walters, P.A.  
Primary Email:  
dvanetten@blalockwalters.com  
Secondary Email:  
eservice@blalockwalters.com  
802 11th Street West  
Bradenton, Florida 34205  
Phone: (941) 748-0100  
Attorneys for Plaintiff  
5609926v1  
June 19, 26, 2026 26-00718T

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25000990CA

**FREEDOM MORTGAGE CORPORATION** PLAINTIFF, VS.  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH E. BOYD A/K/A KENNETH EUGENE BOYD, ET AL.,**  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of June, 2026, and entered in Case No. 25000990CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN SPOUSE OF KENNETH E. BOYD A/K/A KENNETH EUGENE BOYD, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH E. BOYD A/K/A KENNETH EUGENE BOYD, KRISTOPHER J. BOYD A/K/A KRISTOPHER JOSEPH BOYD AND KRISTOPHER J. BOYD A/K/A KRISTOPHER JOSEPH BOYD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KENNETH E. BOYD A/K/A KENNETH EUGENE BOYD are Defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 24th day of July, 2026, the following described property as set forth in said Final Judgment, to wit

Lot 2, Block 438, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-THREE, according to the Map or Plat thereof, as recorded in Plat Book 5, Pages 14A through 14E, inclusive, of the Public Records of Charlotte County, Florida.  
Property address: 1036 Reed Terrace NW, Port Charlotte, FL 33948  
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 11 day of June, 2026.

ing to the Map or Plat thereof, as recorded in Plat Book 5, Pages 14A through 14E, inclusive, of the Public Records of Charlotte County, Florida.

Property address: 1036 Reed Terrace NW, Port Charlotte, FL 33948

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 11 day of June, 2026.  
Roger D. Eaton  
Clerk of The Circuit Court  
By: M Hoffman (SEAL)  
Deputy Clerk

Submitted by:  
TROMBERG, MILLER, MORRIS & PARTNERS, PLLC  
ATTORNEY FOR PLAINTIFF  
600 WEST HILLSBORO BOULEVARD SUITE 600  
DEERFIELD BEACH, FL 33441  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@TMPLLC.COM  
25FL373-0300  
June 19, 26, 2026 26-00720T



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

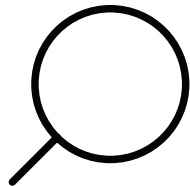


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

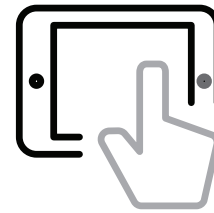
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



**Types Of Public Notices**

**Citizen Participation Notices**

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

**Commercial Notices**

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

**Court Notices**

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CASE NO.: 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 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, and commonly known as: 1314 VISCAYA DR, PORT CHARLOTTE, FL 33952 (the "Property").

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

If you are a person with a disability

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

WITNESS my hand and the seal of the court on 06/08/2026.

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

GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff  
 10800 Biscayne Blvd., Suite 201  
 Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellewell, Esq.

FL Bar No.: 114230

Anya E. Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042

Jimmy Edwards, Esq.

FL Bar No.: 81855

Rebecca E. Smith, Esq.

FL Bar No.: 1069865

Spencer Gollahon, Esq.

FL Bar No.: 647799

Paris Roach, Esq.

FL Bar No.: 1028751

fcpleadings@ghidottiberger.com

June 12, 19, 2026 26-00677T

## SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE 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

## 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.: 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](http://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

**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](http://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 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 27349 ALOHA DR, PUNTA GORDA, FL 33955

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](mailto:eservice@decubaslewis.com)  
 25-05750  
 June 12, 19, 2026 26-00682T

## SECOND 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.**

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated June 5, 2026 entered in Case No. 2025-CA-001324 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and FUTURE ESTATE INVESTMENTS CORP., et al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.charlotte.realforeclose.com> beginning at 11:00 a.m. on July 22, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lot 20, Block 1365, of Port Charlotte Subdivision Section Thirteen, according to the map or plat thereof as recorded in Plat Book 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  
 BURR & FORMAN LLP  
 201 N. Franklin Street, Suite 3200  
 Tampa, Florida 33602  
 (813) 221-2626 (office)  
 Primary E-Mail Addresses:  
[rcohn@burr.com](mailto:rcohn@burr.com)  
 Secondary E-Mail Addresses:  
[dmorse@burr.com](mailto:dmorse@burr.com) and  
[mguerra@burr.com](mailto:mguerra@burr.com)  
 Attorney for Plaintiff  
 June 12, 19, 2026 26-00684T

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](mailto:eservice@decubaslewis.com)  
 25-05750  
 June 12, 19, 2026 26-00682T

## SECOND INSERTION

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  
 BURR & FORMAN LLP  
 201 N. Franklin Street, Suite 3200  
 Tampa, Florida 33602  
 (813) 221-2626 (office)  
 Primary E-Mail Addresses:  
[rcohn@burr.com](mailto:rcohn@burr.com)  
 Secondary E-Mail Addresses:  
[dmorse@burr.com](mailto:dmorse@burr.com) and  
[mguerra@burr.com](mailto:mguerra@burr.com)  
 Attorney for Plaintiff  
 June 12, 19, 2026 26-00684T

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](mailto:eservice@decubaslewis.com)  
 25-04207  
 June 12, 19, 2026 26-00683T

## SECOND 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 60053

YOU 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 CHARLOTTE SUBDIVISION SECTION 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](mailto:leland@associationlegalservices.com), within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED on June 10, 2026.

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

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA 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](http://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, RECORDED IN PLAT BOOK 5, PAGE(S) 2A TO 2G OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 23104 Rountree Avenue, Port Charlotte, FL 33980

Any person claiming an interest in the

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

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

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 Clerk

Padgett Law Group,  
 Attorney for Plaintiff  
 6267 Old Water Oak Road, Suite 203  
 Tallahassee, FL 32312  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)  
 TDP File No. 25-010362-1  
 June 12, 19, 2026 26-00688T

**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, according to the map or plat thereof, 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 subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated: 06/09/2026

ROGER D. EATON  
 Clerk of the Circuit Court  
 By: (SEAL) G. Colon  
 Deputy Clerk  
 June 12, 19, 2026 26-00680T



**Who benefits from legal notices?**

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

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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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. BENSCHIK; 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. BENSCHIK; 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: courtnotice@gmail.com Attorney for Plaintiff  
 June 12, 19, 2026 26-00676T

SECOND 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

## --- ESTATE ---

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

Telephone: (941) 625-4158

Fax: (941) 625-5460

E-Mail: e-service@schwarzlaw.net

Secondary E-Mail:

mackenzie@schwarzlaw.net

June 12, 19, 2026

26-00655T

## FOURTH INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE-**  
**PROPERTY**

IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO. 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 writ-

ten defenses, if any, to it on Robert C. Benedict, Plaintiffs' attorney whose address is Wideikis, Benedict & Bernston, 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