

# CHARLOTTE COUNTY LEGAL NOTICES

## --- PUBLIC SALES ---

### FIRST INSERTION

#### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE AMENDED DESIGN AND SPECIFICATION MANUAL FEE SCHEDULE AND REGULAR BOARD MEETING

In accordance with Chapter 2007-306, Laws of Florida, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed amended Design and Specification Manual fee schedule (the "Proposed Rule"). The Proposed Rule number is 2026-45. Prior notice of rule development relative to the Proposed Rule was published in the Florida Administrative Register on June 16, 2026.

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

Date and Time: July 23, 2026 at 4:00 p.m.  
Place: Babcock Ranch Field House Cafeteria  
43281 Cypress Parkway  
Babcock Ranch, Florida 33982

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

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed 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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

The purpose and effect of the Proposed Rule is to update such rates, fees, and charges as provided below and to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District. The full text of the Proposed Rule is available upon request from the District Manager's Office. The proposed rates are set forth below with new language in underline and proposed deletions noted in strikethrough, which may be adjusted at the public hearing pursuant to discussion by the Board and public comment:

Permit Type	Submittal Criteria	Cost
RLSP	Initial Submittal - Per Lot	\$125
	Resubmittal - Per Lot	\$45
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
	3rd Reinspection	\$150
CLSP	Initial Submittal	\$500
	Resubmittal	\$250
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
	3rd Reinspection	\$150
ADC	Plan Review Fee	\$100
	Resubmittal	\$35
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
	3rd Reinspection	\$150
SDP	40 Plan Sheets or Less	<del>2500</del> \$3,500
	Greater than 40 Plan Sheets	\$94,500 + \$25 for every sheet over 40 sheets
	Resubmittal - 3rd resubmittal and on	\$750
SDP Modification	Major Modification	Same as SDP
	Major Modification 3rd Resubmittal and on	\$750
	Minor Modification	\$500
	Minor Modification 3rd Resubmittal and on	\$250

Limited SDP	Initial Submittal	\$500
	Resubmittal	\$250
ROW	Plan Review Fee	\$230
	Inspection Fee	1% of construction costs or minimum of \$300, whichever is greater
Environmental Review	Project area < 10 acres; no wetland impacts (just reviewing for species issues)	\$2,500
	Project area < 10 acres; < 1 acre wetland impacts	\$3,500
	Project area < 40 acres; < 3 acres wetland impacts	\$5,000
	Project area < 100 acres; < 5 acres wetland impacts	\$6,000
	Project area > 100 acres; ≥ 5 acres wetland impacts	\$7,200
Stormwater Review	Stormwater 10 acres or less (Live-ICPR Files not Provided)	\$5,000
	Stormwater more than 10 acres (Live-ICPR Files not Provided)	\$5,000 + \$42 per acre over 10 acres
	Stormwater 10 acres or less (Live-ICPR Files Provided)	\$4,000
	Stormwater more than 10 acres (Live-ICPR Files Provided)	\$4,000 + \$21 per acre over 10 acres
	(Live-ICPR Files Provided with Full Master Development Update)	\$1,000
Utilities	Plan Review Fee	1% of Construction Cost or minimum of \$772.50, whichever is greater
	Inspection Fee	1% of Construction Cost or minimum of \$772.50, whichever is greater
Deviation	Per Request	\$175
Variance	Per Request	\$2,000
Stormwater Acceptance Package (SAP) Right of Way Acceptance Package (RAP) Stormwater and Right of Way Acceptance Package (SRAP)	Per Request Application and review Fee	1% of Construction Cost or minimum of \$2,000, whichever is greater
SAP or RAP Inspection Fees	Project area 0-10 acres	\$750
	Project area 10-20 acres	\$1,200 + \$50 per acre over 20 acres
	Reinspection	\$500
SRAPA Inspection Fees	Project area 0-10 acres	\$1000
	Project area 10-20 acres	\$1,500 + \$50 per acre over 20 acres
	Reinspection	\$500
SDP GIS	Project area 10 acres or less	\$1500
	Project area more than 10 acres	\$3,000 + \$10 per acre over 20 acres
UAP GIS	Project area 10 acres or less	\$2,000
	Project area more than 10 acres	\$4,600 + \$10 per acre over 20 acres
SAP GIS	Project area 10 acres or less	\$2,000
	Project area more than 10 acres	\$3,800 + \$10 per acre over 20 acres

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

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

Cindy Cerbone, District Manager

Babcock Ranch Community Independent Special District

June 26, 2026

26-00763T

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000613 Division: Probate IN RE: ESTATE OF AUDREY M. MUCCIO a/k/a AUDREY MARILYN MUCCIO Deceased.

The administration of the estate of Audrey M. Muccio a/k/a Audrey Marilyn Muccio, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 26, 2026.

#### Personal Representative:

**Daniel Warde Muccio**  
447 Harbor Drive S  
Indian Rocks Beach, FL 33785  
Attorney for Personal Representative:  
Forrest J. Bass, Attorney  
Florida Bar: 68197  
Farr Law Firm, PA  
99 Nesbit Street Punta Gorda, FL 33950  
Telephone: (941)639-1158  
Fax: (941)639-0028  
E-Mail: fbass@farr.com  
Secondary E-Mail:  
msleeper@farr.com and  
probate@farr.com  
June 26; July 3, 2026 26-00778T

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No: 2026CP000517 Division: Probate IN RE: ESTATE OF GAIL MARY MROZ Deceased.

The administration of the estate of Gail Mary Mroz, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, 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 26, 2026.

#### Personal Representative:

**Pamela Semaan**  
8772 Stone Road  
Algonac, Michigan 48001  
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 26; July 3, 2026 26-00776T

### FIRST INSERTION

#### NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No. 26-CP-000581 IN RE: PATRICIA B. COWELL, 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 Patricia B. Cowell, deceased, File Number 26-CP-000581, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was January 15, 2026; that the total value of the estate is \$22,950.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Lisa Ann Cowell Long  
159 Elzie Hallman Road  
Leesville, SC 29070  
Gregory O'Neal Cowell  
121 Stonebridge Drive  
Gaston, SC 29053  
ALL INTEREST PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other 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 26, 2026.

#### Lisa Ann Cowell Long, Personal Representative

159 Elzie Hallman Road  
Leesville, SC 29070  
Caleb W. Pringle, Esquire  
Attorney for Personal Representative  
Florida Bar Number: 118863  
Caleb W. Pringle, P.A.  
2125 First Street, Suite 200  
Fort Myers, FL 33901  
Phone: (239) 332-4717  
Fax: (239) 332-4718  
Email:  
caleb@strayhornandstrayhornlaw.com  
Second Email: kristine  
@strayhornandstrayhornlaw.com  
June 26; July 3, 2026 26-00774T

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

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. 25001657CA**  
**LOANDEPOT.COM, LLC,**  
**Plaintiff, vs.**  
**KORY W. EDWARDS; UNKNOWN SPOUSE OF KORY W. EDWARDS; RENOVATEOPCO TRUST; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 2, 2026 and entered in Case

No. 25001657CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and KORY W. EDWARDS; UNKNOWN SPOUSE OF KORY W. EDWARDS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RENOVATEOPCO TRUST; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on July 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 163, PUNTA GORDA ISLES, SECTION 14, REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 7A AND 7B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
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 06/18/2026.  
ROGER D. EATON  
As Clerk of said Court  
By: (SEAL) B. Lackey  
As Deputy Clerk  
File No.: 25-01839 LND  
June 26; July 3, 2026 26-00751T

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 07/10/2026, at 10:30AM, the following property will be sold at public auction pursuant to E.S. 715.109: A 1977 CLASS mobile home vehicle identification numbers GDOCF43762817A and GDOCF43762817B and all personal items located inside the mobile home. Last Tenant: Jean McClernon Capizzi. Sale to be held at: Harbor View on the Bay, 4234 Manatee Loop, Punta Gorda, Florida 33980, (941) 623-4242.  
June 26; July 3, 2026 26-00777T

FIRST INSERTION

**Notice Under Fictitious Name Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Petal & Co located at 15047 Jadestone Dr, in the County of Charlotte, in the City of Punta Gorda, Florida 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated at Punta Gorda, Florida, this 22 day of June, 2026.  
IRON PALMS LLC  
June 26, 2026 26-00759T

FIRST INSERTION

**NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME**  
The undersigned does hereby certify that MQ Iron LLC is conducting a fitness business at 44397 Mesquite Lane, Punta Gorda, Florida 33982 in Charlotte County under the fictitious name of Q Fitness and that said firm is composed of the following persons whose names and places of residence are as follows:  
MQ Iron LLC, 44397 Mesquite Lane, Punta Gorda, Florida 33982  
Ownership of Q Fitness is as follows: MQ Iron LLC  
It is my intention to apply to the Department of State, Division of Corporations, State of Florida to register the said name of Q Fitness under the provision of Chapter 90-267 (Fictitious Name Act), Laws of Florida (Section 865.09, Florida Statutes), 1990.  
June 26, 2026 26-00746T

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pool Scouts of Cape Coral and Punta Gorda, located at 7435 S Seagrape Rd, in the City of Punta Gorda, County of Charlotte, State of FL, 33955, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 19 of June, 2026.  
C&C LIVING THEIR DREAM LLC  
7435 S Seagrape Rd  
Punta Gorda, FL 33955  
June 26, 2026 26-00760T

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**FORECLOSURE DIVISION**  
**CASE NO.: 24001356CC**  
**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, v.**  
**HALLMARK PLACE INCORPORATION COMPANY LIMITED, A Hong Kong Company,**  
**Defendant.**  
Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/08/2026 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:  
Lot(s) 132, in ROTONDA HEIGHTS, according to the Plat thereof, as recorded in Plat Book 8, Page(s) 26G, in the Public Records of Charlotte County, Florida. Commonly known as: 140 SWAN DR, ROTONDA WEST, FL 33947

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on June 29th, 2026 at 11:00 a.m.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this day of 06/19/2026.  
By: (SEAL) B. Lackey  
Roger D. Eaton,  
Clerk of Court  
June 26; July 3, 2026 26-00750T

FIRST INSERTION

**CLERK'S NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 2025CA000937**  
**DIVISION: CIRCUIT CIVIL ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,**  
**Plaintiff, vs.**  
**JESSE JONES, KRISTEN JONES, et al.,**  
**Defendants.**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on June 9, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on July 23, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:  
LOT 24, BLOCK 5288, SECOND REPLAT OF A PORTION OF SECTION 66, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 12A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Property Address: 6496 Coliseum Boulevard, Port Charlotte, FL 33981

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated: 06/18/2026.  
ROGER D. EATON, CLERK CHARLOTTE COUNTY  
CLERK OF COURT  
By: (SEAL) B. Lackey  
Deputy Clerk  
Matter No.: FL-006253-24  
June 26; July 3, 2026 26-00752T

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO. 24001747CA**  
**CROSSCOUNTRY MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNY K. WHITE, JR., DECEASED; APRIL ANN WHITE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JOCELYN ANN WHITE; APRIL A. WHITE, NATURAL GUARDIAN OF CHASITY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF LILY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF JOHNNY KEVIN WHITE IV, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF HARMONY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF MAKARIOS WHITE, A MINOR,**  
**Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 22, 2026 and entered in Case No. 24001747CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNY K. WHITE, JR., DECEASED; APRIL ANN WHITE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JOCELYN ANN WHITE; APRIL A. WHITE, NATURAL GUARDIAN OF CHASITY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF LILY

WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF JOHNNY KEVIN WHITE IV, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF HARMONY WHITE, A MINOR; APRIL A. WHITE, NATURAL GUARDIAN OF MAKARIOS WHITE, A MINOR; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on July 22, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 53, BLOCK 444, PORT CHARLOTTE SUBDIVISION, SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 8A THRU 8E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
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 06/24/2026.  
ROGER D. EATON  
As Clerk of said Court  
By: (SEAL) B. Lackey  
As Deputy Clerk  
Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 24-00227 NML  
June 26; July 3, 2026 26-00779T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**GENERAL JURISDICTION DIVISION**  
**CASE NO. 25000879CA**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST,**  
**Plaintiff, vs.**  
**STEVEN PAUL WILSON AND REBECCA L. WILSON, et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 08, 2026, and entered in 25000879CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST is the Plaintiff and REBECCA L. WILSON; STEVEN PAUL WILSON 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 24, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 12, BLOCK 3588, PORT CHARLOTTE SUBDIVISION SECTION SIXTY TWO, A SUBDIVISION ACCORDING TO

PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 76A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Property Address: 6152 BOND STREET, ENGLEWOOD, FL 34224  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 06/23/2026.  
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  
25-291164 - MaM  
June 26; July 3, 2026 26-00768T

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 Agreed Order dated June 23, 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 3rd 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.  
Roger Eaton  
Circuit and County Clerk of Court  
By: as Deputy Clerk  
DAVID R. ROY, P.A.  
4209 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 26; July 3, 2026 26-00773T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**FILE NO. 26000567 CP**  
**IN RE: ESTATE OF JEAN ANN KOUYOUMGIAN, Deceased.**  
The administration of the estate of JEAN ANN KOUYOUMGIAN, deceased, File Number 26000567 CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or de-

mands against the decedent's estate, including unmatured, contingent and unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is June 26, 2026.  
**Person Giving Notice:**  
**Linda Bagnaresi,**  
**Personal Representative**  
570 Sterthaus Drive, Apt 405  
Ormond Beach, FL 32174  
Attorney for Person Giving Notice:  
DEAN HANEWINCKEL  
Florida Bar No. 454818  
Law Offices of Dean Hanewinkel, P.A.  
2650 South McCall Road  
Englewood, Florida 34224  
Telephone: (941) 473-2828  
June 26; July 3, 2026 26-00765T

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storageandtreasures.com on 07/16/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.  
305 Crystal Blakely Household Items  
540 Peyton Lamoureux Boxes, Totes  
500 Anthony Reinglas Boxes, Bicycle, Tools  
2332 Clint Norris Boxes, Tools, Furniture  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
June 26; July 3, 2026 26-00747T

**Q&A**

**How much do legal notices cost?**

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
legal@businessobserverfl.com

**PUBLISH YOUR LEGAL NOTICE**

Email  
legal@businessobserverfl.com

Business Observer

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26-596-CP  
Division Probate  
IN RE: ESTATE OF  
MICHAEL F. CAMPION A/K/A  
MIKE CAMPION  
Deceased.

The administration of the estate of Michael F. Campion a/k/a Mike Campion, deceased, whose date of death was May 10, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

**Personal Representative:**

**Erica T. Campion**  
25059 Harborview Road  
Port Charlotte, Florida 33980  
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 26; July 3, 2026 26-00772T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-0506-CP  
IN RE: ESTATE OF  
DONNA J. RITZ  
Deceased.

The administration of the estate of DONNA J. RITZ, deceased, whose date of death was April 16, 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 26, 2026.

**Personal Representative:**

**Mark G. Reese**  
892 Holbrook Road  
Coupeville, Washington 98239  
**Timothy L. Ritz**  
815 8th Street Apt. 215  
Racine, Wisconsin 53403  
Attorney for Personal Representative:  
Tamara Vaughn  
Attorney  
Florida Bar Number: 903366  
2775 NW 49th Avenue  
Suite 205 PMB 310  
Ocala, Florida 34482  
Telephone: (941) 815-8551  
E-Mail: tamaravaughn@aol.com  
June 26; July 3, 2026 26-00761T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-575-CP  
Division: Probate  
IN RE: ESTATE OF  
BETTY GLORIA ELLIS A/K/A  
BETTY G. ELLIS  
Deceased.

The administration of the estate of Betty Gloria Ellis a/k/a Betty G. Ellis, deceased, whose date of death was December 23, 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. 732.2211, 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 26, 2026.

**Personal Representative:**

**Elaine Strollo**  
1628 Birchcrest Blvd.  
Port Charlotte, Florida 33952  
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 26; July 3, 2026 26-00755T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26000572CP  
Division Probate  
IN RE: ESTATE OF  
DON J. FELICE,  
Deceased.

The administration of the estate of Don J. Felice, deceased, whose date of death was March 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 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.

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

The date of first publication of this notice is June 26, 2026.

**Personal Representative:**

**Don E. Felice**  
439 Brister Road  
Bensalem, PA 19020  
Attorney for Personal Representative:  
Mary Vlasak Snell  
Attorney  
Florida Bar Number: 516988  
PAVESE LAW FIRM  
P.O. Box 1507  
Fort Myers, FL 33902-1507  
Telephone: (239) 334-2195  
Fax: (239) 332-2243  
E-Mail: mvs@paveselaw.com  
Secondary E-Mail: lja@paveselaw.com  
June 26; July 3, 2026 26-00756T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 26-000552-CP  
IN RE: ESTATE OF  
ELAINE S. MAGINNESS,  
Deceased.

The administration of the ESTATE OF ELAINE S. MAGINNESS, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is 6/26, 2026.

**Personal Representative:**

**/s/ Charles E. Maginness**  
**CHARLES E. MAGINNESS**  
c/o 1217 S. Tamiami Trail  
Sarasota, Florida 34239  
Attorney for Personal Representative:  
**/s/ J. ALLISON ARCHBOLD**  
**J. ALLISON ARCHBOLD**  
Florida Bar Number: 115088  
Archbold Law Firm, P.A.  
1217 S. Tamiami Trail  
Sarasota, FL 34239  
Telephone: (941) 960-8825  
Fax: (941) 313-8456  
Primary Email: jaa@archbold.law  
Secondary Email:  
service@archbold.law  
June 26; July 3, 2026 26-00764T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-556-CP  
Division: Probate  
IN RE: ESTATE OF  
EUGENE ONOFRIO STANZIALE  
A/K/A EUGENE STANZIALE  
Deceased.

The administration of the estate of Eugene Onofrio Stanziale a/k/a Eugene Stanziale, deceased, whose date of death was April 30, 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 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 26, 2026.

**Personal Representative:**

**Thomas A. Stanziale**  
8128 Wiltshire Drive  
Port Charlotte, Florida 33981  
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 26; July 3, 2026 26-00754T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26000531CP  
IN RE: ESTATE OF  
KELLY LYNN MORGAN,  
Deceased.

The administration of the estate of KELLY LYNN MORGAN, Deceased, whose date of death was February 25, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

**PATRICIA MORGAN,**  
**Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, FL 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
June 26; July 3, 2026 26-00775T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-561-CP  
Division Probate  
IN RE: ESTATE OF  
STEPHEN R. CARPENTER A/K/A  
STEPHEN ROSS CARPENTER  
A/K/A ROSS CARPENTER  
Deceased.

The administration of the estate of STEPHEN R. CARPENTER a/k/a STEPHEN ROSS CARPENTER a/k/a ROSS CARPENTER, deceased, whose date of death was May 6, 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 26, 2026.

**Personal Representative:**

**KERELY CARPENTER**  
1121 Waverly Rd.  
Tallahassee, Florida 32312  
Attorney for Personal Representative:  
MICHAEL M. WILSON, Attorney  
Florida Bar Number: 076244  
Wotitzky, Wotitzky & Young, P.A.  
1107 W. Marion Ave., Unit 111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: mwilson@wotitzkylaw.com  
Secondary E-Mail:  
kat@wotitzkylaw.com  
June 26; July 3, 2026 26-00762T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-589-CP  
Division: Probate  
IN RE: ESTATE OF  
WILLIAM P. VALENTYN, SR.  
A/K/A WILLIAM P. VALENTYN  
Deceased.

The administration of the estate of William P. Valentyn, Sr. a/k/a William P. Valentyn, deceased, whose date of death was February 15, 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 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 26, 2026.

**Personal Representative:**

**Jennifer Gorscak**  
1503 Wesley Street  
McKeesport, Pennsylvania 15132  
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 26; July 3, 2026 26-00771T

**PUBLISH YOUR LEGAL NOTICE**

Call 941-906-9386

and select the appropriate County name from the menu option

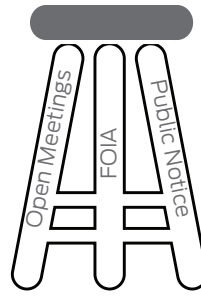
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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)

## -- ACTIONS / SALES --

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
TWENTY JUDICIAL CIRCUIT  
IN AND FOR PORT CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
UCN: 082025CC002081000101  
CASE NO.: 25002081CC  
**MHI ROOFING FLORIDA, LLC.,**  
A Florida limited liability company  
DBA HANDYMAN ROOFING  
Plaintiff, vs.  
**FL COMMUNITY STABILITY  
INITIATIVE, LLC, as TRUSTEE OF  
THE 20255 MACON LANE LAND  
TRUST DATED JUNE 17, 2025**  
Defendant,  
NOTICE IS GIVEN that, pursuant  
to a Uniform Final Judgment of  
Foreclosure dated the 8th day of June,  
2026 in CASE NO.: 25-002081-CC of  
the County Court of Charlotte County,  
Florida, in which MHI ROOFING  
FLORIDA, LLC. is the Plaintiff  
and FL COMMUNITY STABILITY  
INITIATIVE, LLC, as TRUSTEE OF  
THE 20255 MACON LANE LAND  
TRUST DATED JUNE 17, 2025, are the  
Defendants. Roger D. Eaton, Charlotte  
County Clerk of Court, will sell to the  
highest and best bidder for cash online  
at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com)  
on August 5, 2026 at 11:00 a.m. or as  
soon possible thereafter, the following  
described property set forth in the  
Order of Final Judgment:  
Lots 14 and 15, Block 463, PORT

CHARLOTTE SUBDIVISION  
SECTION EIGHTEEN, according  
to the Plat thereof recorded in Plat  
Book 5, Page(s) 8A through 8E  
of the public records of Charlotte  
County, Florida  
Aka: 20255 Macon Lane, Port  
Charlotte, Florida 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 sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing  
or voice impaired, call 711.  
Dated this the 06/22/2026 day of  
June, 2026

ROGER D. EATON,  
CLERK OF COURT  
CHARLOTTE COUNTY, FLORIDA  
(SEAL) B. Lackey  
Deputy Clerk  
June 26; July 3, 2026 26-00767T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO.: 2026-CA-000436  
**LAKEVIEW LOAN SERVICING,  
LLC,**  
Plaintiff, v.  
**ERISED HERNANDEZ, et al.,**  
Defendants.  
TO: Erised Hernandez  
13532 Sedgwick Avenue  
Port Charlotte, FL 33953  
Erised Hernandez  
3910 75th St. W., Apt. 2104  
Bradenton, FL 34209  
Erised Hernandez  
16011 38th Ct. E  
Parrish, FL 34219  
Jennifer Borges  
13532 Sedgwick Avenue  
Port Charlotte, FL 33953  
Jennifer Borges  
3910 75th St. W., Apt. 2104  
Bradenton, FL 34209  
Jennifer Borges  
16011 38th Ct. E  
Parrish, FL 34219  
Denise Samp  
13531 KetrIDGE Avenue  
Port Charlotte FL 33953  
Denise Samp  
13532 Sedgwick Ave.  
Port Charlotte, FL 33953  
Denise Samp  
7556 Nichols St., Apt. A  
Utica, MI 48317  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following described property in Char-  
lotte County, Florida:  
Lot 4, Block 2336, PORT  
CHARLOTTE SUBDIVISION  
SECTION THIRTY EIGHT,

according to the plat thereof as  
recorded in Plat Book 5, Page 42-  
A, Public Records of Charlotte  
County, Florida.  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, on Anthony R. Smith,  
Esquire, the Plaintiff's attorney, whose  
address is Tiffany & Bosco, P.A., 1201 S.  
Orlando Ave, Suite 430, Winter Park,  
FL 32789, on or before thirty (30) days  
from the date of first publication of this  
Notice, and file the original with the  
Clerk of this Court either before service  
on the Plaintiff's attorney or imme-  
diately thereafter; or a default will be  
entered against you for the relief dem-  
anded 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 provi-  
sion of certain assistance. Please contact  
the Administrative Services Manager,  
whose office is located at 350 E. Marion  
Avenue, Punta Gorda, Florida 33950,  
and whose telephone number is (941)  
637-2110 or [jembury@ca.cjis20.org](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.  
IN WITNESS WHEREOF, I have  
hereunto set my hand and affixed the  
official seal of said Court at Charlotte  
County, Florida, this 23 day of June  
2026.  
Roger D. Eaton  
as Clerk of the Circuit Court  
of Charlotte County, Florida  
By: B. Lackey (SEAL)  
DEPUTY CLERK  
June 26; July 3, 2026 26-00766T

## 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.: 25000895CA  
**PENNYMAC LOAN SERVICES,  
LLC,**  
Plaintiff, vs.  
**BERNARD J. DIPALMA A/K/A  
BERNARD JOSEPH DIPALMA;  
CHARLOTTE COUNTY,  
FLORIDA; UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND  
ALL OTHERS WHO MAY CLAIM  
AN INTEREST IN THE ESTATE  
OF BERNARD J. DIPALMA  
A/K/A BERNARD JOSEPH  
DIPALMA; UNKNOWN SPOUSE  
OF BERNARD J. DIPALMA AKA  
BERNARD JOSEPH DIPALMA;  
UNKNOWN TENANT**  
Defendants.  
NOTICE IS HEREBY GIVEN pursuant  
to an Order or Final Judgment entered  
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  
16 day of July, 2026, the following  
described property as set forth in said  
Final Judgment, to wit:  
Lot 16, Block 2776, PORT CHAR-  
LOTTE SUBDIVISION, SEC-  
TION THIRTY-THREE, accord-  
ing to the map or plat thereof, as  
recorded in Plat Book 5, Page(s)  
35A through 35F, of the Public Re-  
cords of Charlotte County, Florida.  
PROPERTY ADDRESS: 2503  
CONWAY BLVD, PORT CHAR-  
LOTTE, FL 33952

IF YOU ARE A PERSON CLAIM-  
ING A RIGHT TO FUNDS REMAIN-  
ING AFTER THE SALE, YOU MUST  
FILE A CLAIM WITH THE CLERK  
NO LATER THAN THE DATE THAT  
THE CLERK REPORTS THE FUNDS  
AS UNCLAIMED. IF YOU FAIL TO  
FILE A CLAIM, YOU WILL NOT BE  
ENTITLED TO ANY REMAINING  
FUNDS. AFTER THE FUNDS ARE  
REPORTED AS UNCLAIMED, ONLY  
THE OWNER OF RECORD AS OF  
THE DATE OF THE LIS PENDENS  
MAY CLAIM THE SURPLUS.  
If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, Admin-  
istrative 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 imme-  
diately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
Dated this day of 06/17/2026.  
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)  
25-02517  
June 26; July 3, 2026 26-00753T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CASE NO.: 26000257CA  
**EF MORTGAGE, LLC,**  
Plaintiff, v.  
**DGC DEVELOPMENT CORP; et al,**  
Defendant(s).  
To the following Defendant(s):  
DGC DEVELOPMENT CORP  
(Last Known Address: Oliveira, Gus-  
tavo 601 N Magnolia Avenue, ORLAN-  
DO, FL 32801)  
YOU ARE NOTIFIED that an action  
to foreclose based on boundaries estab-  
lished by acquiescence, on the following  
described property:  
LOT 28, BLOCK 5086, PORT  
CHARLOTTE SUBDIVISION  
SECTION NINETY FIVE, AC-  
CORDING TO THE MAP  
OR PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 10,  
PAGES 1-A THROUGH 1Z-9,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF CHARLOTTE  
COUNTY, FLORIDA.  
PROPERTY ADDRESS: 13224  
EUREKA CIR, PORT CHAR-  
LOTTE, 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 | Ber-  
ger LLP, Attorney for Plaintiff, whose  
address is 10800 Biscayne Blvd., Suite  
201, Miami, FL 33161 7/27/2026, a

date which is within thirty (30) days af-  
ter the first publication of this Notice in  
the Business Observer and file the origi-  
nal with the Clerk of this Court either  
before service on Plaintiff's attorney or  
immediately thereafter; otherwise a de-  
fault 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 lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
This notice is provided pursuant to  
Administrative Order No. 2010-08  
WITNESS my hand and the seal of  
this Court this 19 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 26; Jul. 3, 2026 26-00757T

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25001254CA  
LAKEVIEW LOAN SERVICING,  
LLC,**  
Plaintiff, vs.  
**CARLYNN K. SHARE A/K/A  
CARLYNN SHARE AND  
CAMERON L. WHITE A/K/A  
CAMERON WHITE, et al.**  
Defendant(s).  
NOTICE IS HEREBY GIVEN  
pursuant to a Final Judgment of  
Foreclosure dated June 01, 2026, and  
entered in 25001254CA of the Circuit  
Court of the TWENTIETH Judicial  
Circuit in and for Charlotte County,  
Florida, wherein LAKEVIEW LOAN  
SERVICING, LLC is the Plaintiff  
and CARLYNN K. SHARE A/K/A  
CARLYNN SHARE; CAMERON L.  
WHITE A/K/A CAMERON WHITE;  
FLORIDA HOUSING FINANCE  
CORPORATION; THE UNITED  
STATES OF AMERICA ON BEHALF  
OF THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT 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 22, 2026,  
the following described property as set  
forth in said Final Judgment, to wit:  
LOT 2, BLOCK 487, PORT  
CHARLOTTE SUBDIVISION,  
SECTION 9, ACCORDING TO  
THE MAP OR PLAT THEREOF,

AS RECORDED IN PLAT BOOK  
4, PAGE(S) 19-A THRU 19-D,  
OF THE PUBLIC RECORDS OF  
CHARLOTTE COUNTY, FLORIDA.  
Property Address: 22250 WEST-  
CHESTER BLVD, PORT CHAR-  
LOTTE, 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 in ac-  
cordance with Florida Statutes, Section  
45.031.  
If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
Dated this day of 06/23/2026.  
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  
25-334471 - MaM  
June 26; July 3, 2026 26-00770T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 26000225CA  
**NOTECRAFT CAPITAL  
SPECIAL OPPORTUNITIES FUND  
I, LLC,**  
Plaintiff, vs.  
**THE UNKNOWN SPOUSE, HEIRS,  
DEVISEES, BENEFICIARIES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHER  
PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
LAPPIN FAMILY REVOCABLE  
TRUST, DATED MAY 2, 2001, et al.,**  
Defendant(s).  
TO: THE UNKNOWN SPOUSE,  
HEIRS, DEVISEES, BENEFICIA-  
RIES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES  
AND ALL OTHER PARTIES CLAIM-  
ING AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE LAPPIN  
FAMILY REVOCABLE TRUST, DAT-  
ED MAY 2, 2001  
Whose last known residence(s) is/are  
3915 Barnegat Drive, Punta Gorda, FL  
33950.  
YOU ARE HEREBY required to  
file your answer or written defenses,  
if any, in the above proceeding with  
the Clerk of this Court, and to  
serve a copy thereof upon Plaintiff's  
attorney, Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A., PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160, facsimile  
(727) 240-4972, or email to [service@dwaldmanlaw.com](mailto:service@dwaldmanlaw.com),  
within thirty (30) days of the first  
publication of this Notice, 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, Admin-  
istrative 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 imme-  
diately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
DATED at Charlotte County this 19  
day of June, 2026.  
Clerk of the Circuit Court  
(SEAL) By B. Lackey  
Deputy Clerk  
June 26; Jul. 3, 2026 26-00758T

following described property, to wit:  
LOT 35, BLOCK B, UNIT 2, RIV-  
IERA LAGOONS, ACCORD-  
ING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK  
7, PAGE 10 OF THE PUBLIC  
RECORDS OF CHARLOTTE  
COUNTY, FLORIDA. PARCEL  
IDENTIFICATION NUMBER:  
412317354020  
A/K/A 3915 BARNEGAT  
DRIVE, PUNTA GORDA, FL  
33950  
If you fail to file your response or answer,  
if any, in the above proceeding with the  
Clerk of this Court, and to serve a copy  
thereof upon the Plaintiff's attorney,  
Damian G. Waldman, Esq., Law Offices  
of Damian G. Waldman, P.A., PO Box  
5162, Largo, FL 33779, telephone (727)  
538-4160, facsimile (727) 240-4972,  
or email to [service@dwaldmanlaw.com](mailto:service@dwaldmanlaw.com),  
within thirty (30) days of the first  
publication of this Notice, 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, Admin-  
istrative 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 imme-  
diately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
DATED at Charlotte County this 19  
day of June, 2026.  
Clerk of the Circuit Court  
(SEAL) By B. Lackey  
Deputy Clerk  
June 26; Jul. 3, 2026 26-00758T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CASE NO.: 26000266CA  
**EF MORTGAGE, LLC,**  
Plaintiff, v.  
**A-LAKE REAL STATE LLC; et al,**  
Defendant(s).  
To the following Defendant(s):  
A-LAKE REAL STATE LLC  
(Last Known Address: BENDAYAN,  
MATIAS J 601 N MAGNOLIA AVE Ste  
200, ORLANDO, FL 32801)  
YOU ARE NOTIFIED that an action  
to foreclose based on boundaries estab-  
lished by acquiescence, on the following  
described property:  
LOT 6, BLOCK 4598, PORT  
CHARLOTTE SUBDIVISION  
SECTION EIGHTYFIVE, ARE-  
SUBDIVISION, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 6, PAGES 60A  
THROUGH 60Q, INCLUSIVE,  
OF THE PUBLIC RECORDS  
OF CHARLOTTE COUNTY,  
FLORIDA.  
PROPERTY ADDRESS: 13297  
ALLEN TOWN AVE, 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 7/24/2026,  
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.  
This notice is provided pursuant to  
Administrative Order No. 2010-08  
If you are a person with a disability  
who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110  
or [jembury@ca.cjis20.org](mailto:jembury@ca.cjis20.org), at least 7  
days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.  
WITNESS my hand and the seal of  
this Court this 18 day of June, 2026.  
ROGER EATON  
As Clerk of the Court  
By B. Lackey (SEAL)  
As Deputy Clerk  
June 26; July 3, 2026 26-00748T

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25001297CA  
SELECT PORTFOLIO SERVICING,  
INC.,**  
Plaintiff, vs.  
**JUSTIN MARVIN HUNT AND  
ANISSA MARIE HUNT, et al.**  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated May 06, 2026, and entered in  
25001297CA of the Circuit Court of  
the TWENTIETH Judicial Circuit  
in and for Charlotte County, Florida,  
wherein SELECT PORTFOLIO  
SERVICING, INC. is the Plaintiff  
and JUSTIN MARVIN HUNT;  
ANISSA MARIE HUNT; UNKNOWN  
SPOUSE OF JUSTIN MARVIN  
HUNT; TRENTON DEALEN  
WILSON; SECTION 20 PROPERTY  
OWNER'S ASSOCIATION, INC are  
the Defendant(s). ROGER D. EATON  
as the Clerk of the Circuit Court will  
sell to the highest and best bidder for  
cash at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com),  
at 11:00 AM, on July 27, 2026,  
the following described property as set  
forth in said Final Judgment, to wit:  
LOT 33, BLOCK 518, PUNTA  
GORDA ISLES, SECTION  
TWENTY, ACCORDING TO  
THE PLAT AS RECORDED  
IN PLAT BOOK 11, PAGES 2-A

THROUGH 2-Z-42, OF THE  
PUBLIC RECORDS OF CHAR-  
LOTTE COUNTY, FLORIDA.  
Property Address: 27441 NATAL  
DRIVE, PUNTA GORDA, FL  
33983  
Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
lis pendens must file a claim in ac-  
cordance 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 provi-  
sion of certain assistance. Please contact  
Jon Embury, Administrative Services  
Manager, whose office is located at 350  
E. Marion Avenue, Punta Gorda, Florida  
33950, and whose telephone number  
is (941) 637-2110, at least 7 days before  
your scheduled court appearance, or  
immediately upon receiving this notifi-  
cation if the time before the scheduled  
appearance is less than 7 days; if you are  
hearing or voice impaired, call 711.  
Dated this day of 06/23/2026.  
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  
25-319031 - MaM  
June 26; July 3, 2026 26-00769T

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CASE NO.: 26000234CA  
**MARSHALL REDDICK  
MORTGAGE FUND, LLC,**  
Plaintiff, v.  
**LEWIS MAGUIRE HOMES LLC;  
et al,**  
Defendant(s).  
To the following Defendant(s):  
SUPERIOR FABRICATION INC  
(Last Known Address: 2701 SE AIR-  
PORT ROAD, ARCADIA, FL 34266)  
YOU ARE NOTIFIED that an action  
to foreclose based on boundaries estab-  
lished by acquiescence, on the following  
described property:  
LOT 2, THUNDERATION,  
A SUBDIVISION ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 19, PAGE 2A  
THROUGH 2D, OF THE PUB-  
LIC RECORDS OF CHAR-  
LOTTE COUNTY, FLORIDA.  
LOTS 3,4,6,7,8 AND 9, AND  
TRACT C, THUNDERATION,  
A SUBDIVISION ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 19, PAGES  
2A THROUGH 2D, OF THE  
PUBLIC RECORDS OF CHAR-  
LOTTE COUNTY, FLORIDA.  
PARCEL # 422012152004,  
422012152005, 422012152006,  
422012152008, 422012152009,  
422012152010, 422012152011,  
422012152012  
12421 CORAL VISTA CIRCLE,  
PLACIDA, FL 33946  
12431 CORAL VISTA CIRCLE,  
PLACIDA, FL 33946  
12441 CORAL VISTA CIRCLE,  
PLACIDA, FL 33946  
12461 CORAL VISTA CIRCLE,  
PLACIDA, FL 33946  
12471 CORAL VISTA CIRCLE,

PLACIDA, FL 33946  
12481 CORAL VISTA CIRCLE,  
PLACIDA, FL 33946  
12491 CORAL VISTA CIRCLE,  
PLACIDA, FL 33946 AND;  
12501 PLACIDA ROAD, PLA-  
CIDA, FL 33946  
PROPERTY ADDRESS: 12421  
CORAL VISTA CIRCLE, PLA-  
CIDA, FL 33946  
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 7/24/26,  
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.  
This notice is provided pursuant to  
Administrative Order No. 2010-08  
If you are a person with a disability  
who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Administrative  
Services Manager, whose office is lo-  
cated at 350 E. Marion Avenue, Punta  
Gorda, Florida 33950, and whose  
telephone number is (941) 637-2110  
or [jembury@ca.cjis20.org](mailto:jembury@ca.cjis20.org), at least 7  
days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.  
WITNESS my hand and the seal of  
this Court this 18 day of June, 2026.  
ROGER EATON  
As Clerk of the Court  
By B. Lackey (SEAL)  
As Deputy Clerk  
June 26; July 3, 2026 26-00749T

SUBSEQUENT INSERTIONS

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

SECOND 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 decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 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  
KUHN'S 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

SECOND 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.

**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

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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise 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 - 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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise 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 - 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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise 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 Fay- lawn chairs, fans, boxes, Fishing poles, TV trays, Power tools, cooler, propane tank, grill, sofa, plastic fish, totes; Vaughn, Mike-Ty, 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

THIRD 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

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

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 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.

All other 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. 01000363  
Icard, Merrill, Cullis, Timm,  
Furen & Ginsburg PA  
2035 Main St Ste 600  
Sarasota, FL 34237  
Telephone: (941) 366-8100  
June 19, 26, 2026 26-00706T

SECOND 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

SECOND 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. 732.2211, 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 06/19/2026.

**Personal Representative:**  
**Teresita L. San Jose**  
8835 Sampaloc 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

SECOND 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. 732.2211, 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 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

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.



## --- ESTATE ---

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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-robison.com  
Secondary E-Mail:  
lyndsey.black@gray-robison.com  
June 19, 26, 2026 26-00707T

## SECOND 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

## SECOND 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 ---

SECOND 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

**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-HBI,  
PLAINTIFF, VS.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, 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, ASSIGNEES, 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION  
CASE NO. 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.  
Dated this day of 06/11/2026.  
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

SECOND INSERTION

**NOTICE TO CREDITORS (summary administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26000112CP  
Division Probate  
IN RE: ESTATE OF MARY ANN BALLEW Deceased.  
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Ann Ballew, deceased, File Number 26000112CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was October 9, 2025; that the total value of the estate is \$66,906.77 and that the names and addresses of those to whom it has been assigned by such order are:  
Name Address  
Shelly Ann Mayhew 506 Stonebury Drive Simpsonville, SC 29680  
Ryan Patrick Ruley 2 Doar Street Oak Bluffs, MA 02557  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk.  
The date of first publication of this Notice is June 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 Sleetor  
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

THIRD 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 1 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

**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com  
LV10177

## --- 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. 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

## SECOND 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 QUIJANO, 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

## 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.: 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

## SECOND INSERTION

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

**Case No.: 26000263CA**  
**LAKEVIEWLOAN 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

## 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 QUIJANO, 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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 ---

SECOND INSERTION

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

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

Dated 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

SECOND 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 fol-  
lowing 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

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

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 disabili-  
ty 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 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 B. Lackey (SEAL)  
As Deputy Clerk

SECOND 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 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 COUN-  
TY, 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 accor-  
dance with Florida Statutes, Section  
45.031.

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

Dated 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

SECOND 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 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, PUNT GOR-  
DA, 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 accor-  
dance with Florida Statutes, Section  
45.031.

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

Dated 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

SECOND 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 4, Thunderation, a subdivi-  
sion according to the map or plat  
thereof, as recorded in Plat Book

19, Pages 2A through 2D, of the  
Public Records of Charlotte Coun-  
ty, Florida.

12441 CORAL VISTA CIR, PLA-  
CIDA, 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 accor-  
dance with Florida Statutes, Section  
45.031.

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

Dated 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  
5609958v1  
June 19, 26, 2026 26-00708T

SECOND 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 2, Thunderation, a subdivi-  
sion according to the map or plat  
thereof, as recorded in Plat Book

19, Pages 2A through 2D, of the  
Public Records of Charlotte Coun-  
ty, Florida.

12421 CORAL VISTA CIR, PLA-  
CIDA, 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 accor-  
dance with Florida Statutes, Section  
45.031.

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

Dated 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  
5609981v1  
June 19, 26, 2026 26-00709T

SECOND 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 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 COUN-  
TY, 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 accor-  
dance with Florida Statutes, Section  
45.031.

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

Dated 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  
5609938v1  
June 19, 26, 2026 26-00713T

SECOND 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 3, Thunderation, a subdivi-  
sion according to the map or plat  
thereof, as recorded in Plat Book

19, Pages 2A through 2D, of the  
Public Records of Charlotte Coun-  
ty, Florida.  
12431 CORAL VISTA CIR, PLA-  
CIDA, 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 accor-  
dance with Florida Statutes, Section  
45.031.

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

Dated 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

**PUBLISH  
YOUR  
LEGAL NOTICE**

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

- Simply email your notice to [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



## --- ACTIONS / SALES ---

## SECOND 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

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

## SECOND 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

## 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. 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

/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

## SECOND 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.

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.

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