

## CHARLOTTE COUNTY LEGAL NOTICES

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

## FIRST INSERTION

**NOTICE TO CREDITORS OF FORMAL ADMINISTRATION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 26-000512-CP**  
**IN RE: ESTATE OF ROSE PECK, deceased**

The administration of the estate of ROSE PECK, deceased, whose date of death was February 18, 2026, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address 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 the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE 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 the 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 3, 2026.

**Personal Representative:**

**Susan Pennisi**

28133 Seasons Tide Avenue

Bonita Springs, Florida 34135

Attorney for the

Personal Representative:

Anne E. Moore, FL Bar #110621

Anne E. Moore PLLC

3579 S. Access Rd., Ste. A

Englewood, FL 34224

Tel: (941) 662-5750

Fax: (941) 237-5200

Primary Email:

anne@attorneyanne.com

Secondary Email:

staff@attorneyanne.com

July 3, 10, 2026

26-00786T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 26-609-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF MARINA VIRGINIA GOSSART Deceased.**

The administration of the estate of MARINA VIRGINIA GOSSART, deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 East 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 July 3, 2026.

**Personal Representative:**

**MARK T. GOSSART**

1431 Sea Gull Ct.

Punta Gorda, Florida 33950

Attorney for Personal Representative:

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

July 3, 10, 2026

26-00797T

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Firebelly Burger Co. located at 42106 Lake Timber 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 29th day of June, 2026.

FRESHLY PREPPED, LLC

July 3, 2026

26-00795T

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice of Public Auction for monies due on storage units. The auction will be held on JULY 23, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction will be held online at, [StorageTreasures.com/auctions](https://StorageTreasures.com/auctions)

23950 Veterans Blvd Port Charlotte, FL 33954

NAME	UNIT	BALANCE
<b>Brian Weir</b>	<b>2156</b>	<b>425.8</b>
<b>HELENA GARRETT-LAMBERT</b>	<b>1011</b>	<b>229.9</b>
<b>Tammy Gillet</b>	<b>1003</b>	<b>311.7</b>
<b>JOSHUA PEREZ</b>	<b>3009</b>	<b>527.8</b>
<b>Lauren Ball</b>	<b>2049</b>	<b>257.8</b>

July 3, 10, 2026

26-00781T

## FIRST INSERTION

**FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Firelight Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	July 23, 2026
TIME:	1:30 p.m.
LOCATION:	4161 Tamiami Trail, Building 5, Unit 501 Port Charlotte, Florida 33952

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://firelightcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting 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 and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	26-00801T
July 3, 10, 2026	

## FIRST INSERTION

**FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Firelight East Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	July 23, 2026
TIME:	1:30 p.m.
LOCATION:	4161 Tamiami Trail, Building 5, Unit 501 Port Charlotte, Florida 33952

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://firelighteastcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting 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 and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	26-00800T
July 3, 10, 2026	

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 26000595CP**  
**Division: Probate**  
**IN RE: ESTATE OF THOMAS E. HENRY a/k/a THOMAS EDWARD HENRY, Deceased.**

The administration of the estate of Thomas E. Henry a/k/a Thomas Edward Henry, deceased, whose date of death was March 10, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice.

All creditors of the decedent and other persons having claims or demands against the decedent's estate upon 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 THE 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 the decedent and other persons having claims or demands against the 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 UNDER SECTION 733.702, FLORIDA STATUTES, 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 July 3, 2026.

**Personal Representative:**

**Michael J. Henry Sr.**

529 Ehret Road

Fairless Hills, PA 19030

Attorney for Personal Representative:

Will W. Sunter, Esq.

Florida Bar Number 11448

Farr Law Firm P.A.

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941) 639-1158

Fax: (941) 639-0028

Email: wsunter@farr.com /

ctout@farr.com

July 3, 10, 2026

26-00796T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA**  
**CASE NO.: 26000598CP**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF JACOB ALAN JONES, Deceased.**

The administration of the estate of JACOB ALAN JONES, deceased, whose date of death was June 1, 2026, is pending in the Twentieth Judicial Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

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

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

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

The publishing newspaper is Business Observer - Charlotte County.

The date of first publication of this notice is July 3, 2026.

**Personal Representative**

**JEREMY ALAN JONES**

Address: 511 Sharon Circle

Port Charlotte, Florida 33952

Attorney for Personal Representative

Peter S. Strobis, Esq.

(pstrobis@floridatrustlaw.com)

Florida Bar No: 1018214

HUTH, PRATT &

MILHAUSER, PLLC

2500 North Military Trail, Suite 460

Boca Raton, Florida 33431

Telephone: (561) 222-1111

Facsimile: (561) 392-3535

July 3, 10, 2026

26-00790T

## FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 26-000505-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF PAMELA JEAN GARANT, A/K/A PAMELA J. GARANT, A/K/A PAMELA GARANT, 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 Pamela Jean Garant, a/k/a Pamela J. Garant, a/k/a Pamela Garant, deceased, File Number 26-000505-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 February 20, 2026; that the total value of the estate is \$0.00, by Exempt Property Orders, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Mark Maxwell	4676 S. 4000 W Roy, UT 84067

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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is July 3, 2026.

**Person Giving Notice:**

**Mark Maxwell**

4676 S. 4000 W Roy, UT 84067

Attorney for Person Giving Notice

Cheyenne R. Young

Florida Bar Number: 0515299

WOTITZKY, WOTITZKY & YOUNG, P.A.

1107 W. Marion Avenue, Unit #111

Punta Gorda, FL 33950

Telephone: (941) 639-2171

Fax: (941) 639-8617

E-Mail: cyoung@wotitzkylaw.com

Secondary E-Mail:

jackie@wotitzkylaw.com

July 3, 10, 2026

26-00798T



LV0627\_V13

**Who benefits from legal notices?**

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

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

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of SHARON KELSEY and EARL ANDERSON will, on July 22, 2026, at 10:00 a.m., at 701 Aqui Esta Drive, Lot #74, Punta Gorda, Charlotte County, Florida 33950; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 2004 MERI MOBILE HOME, VIN: FLHMBT145649422A, TITLE NO.: 0089791600, and VIN: FLHMBT145649422B, TITLE NO.: 0089791544 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-2414) July 3, 10, 2026 26-00802T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000631CP Division Probate IN RE: ESTATE OF IRMA LUCILLE SHEA, 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 IRMA LUCILLE SHEA, deceased, File Number 26000631CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950 that the decedent's date of death was

January 4, 2026; that the total value of the estate is \$0.00 (Exempt - Protected Homestead) and that the names and addresses of those to whom it has been assigned by such order are: Name: Address: Timothy Wayne Smith 29457 Turbak Rd., Punta Gorda, FL 33982 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 July 3, 2026. Person Giving Notice: Timothy Wayne Smith 29457 Turbak Rd. Punta Gorda, FL 33982 Attorney for Person Giving Notice: Ariana R. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560 Email address: afileman@filemanlaw.com July 3, 10, 2026 26-00806T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant E.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999 Sale Date July 24, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309 V13312 1985 Pierson Hull ID#: PEA71217F485 DO#: 991222 pleasure diesel fiberglass 30ft R/O Jeffrey S Sullender Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte V13313 1983 PCs Hull ID#: PCS731470783 DO#: 927324 inboard pleasure diesel fiberglass 37ft R/O Robert W Ernst & Tracey N Laporte Lienor: Save Cove 10450 Winborough Dr Pt Charlotte July 3, 10, 2026 26-00780T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1374-CP Division PROBATE IN RE: ESTATE OF MARGARET DOREEN MAY HUNT Deceased.

The administration of the estate of Margaret Doreen May Hunt, deceased, whose date of death was September 7, 2019, 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 PROBATE DIVISION FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 3, 2026. Personal Representative: Pamela Joiner Post Office Box 494249 Port Charlotte, Florida 33952-4249 Schwarz & Harris, P.A. Ellie K. Harris Florida Bar Number: 0021671 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net July 3, 10, 2026 26-00809T

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on May 18, 2026, modified an Individual Environmental Resource Permit (Permit Number 08-113697-P, Application Number 260319-62605) with conditions to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982 and Babcock Ranch Community Independent Special District at at 2300 Glades Road, Ste 410W, Boca Raton, FL 33431 for the Construction and Operation of a stormwater management (SWM) system serving 1,009.0 acres of residential development known as Tract H Bulk Fill and Spine Road DD11-14. This permit authorizes the construction of Spine Road DD11-14, bulk filling areas of Basins H-100 abd H-200, and a SWM system consisting of three (3), interconnected, wet detention ponds and seven (7) outfall structures, with discharge to the onsite wetland preserve areas located within Tract H of the Babcock Ranch Community, Charlotte County, Florida.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted

upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m.- 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal. July 3, 2026 26-00803T

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

Kristen Suit, District Manager West Port Community Development District July 3, 2026 26-00805T

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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**Business Observer** FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

**NOTICE OF REGULAR MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Trabue/Tuckers Cove Parcel area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Trabue/Tuckers Cove Parcel is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Trabue/Tuckers Cove Parcel lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Trabue/Tuckers Cove Parcel) and in the District's *District Engineer's Report - Phase VI Project Area, dated February 2022, as supplemented by the Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1, 2, 3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webbs Reserve; Lee County - Lee County Parcel 1, 2, and 3; Supplement to Phase VI Project Area Lee County - DiVosta Parcel - Phase 2; and Charlotte County - Tuckers Cove (Phase 1C & 1D), dated May 2024, as supplemented by the 2026 Supplemental Engineer's Report - Project Area: Charlotte County - Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County - Webbs Reserve (Phase 2 & 3), dated June 2026* prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the remaining portions of the Trabue/Tuckers Cove Parcel ("Improvements") are currently expected to include, but are not limited to, water, sanitary sewer, irrigation water supply systems, power distribution systems, telecommunication systems, stormwater management systems and roadways, open space (parks), water features and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Trabue/Tuckers Cove Parcel is \$83,216,075.10.

The District intends to impose assessments on benefited lands within the Trabue/Tuckers Cove Parcel in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VI, dated February 24, 2022, as supplemented by the Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels, dated May 29, 2024, as supplemented and amended by the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve, dated June 4, 2026*, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage as described in the Assessment Report, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$79,798,524.43 in debt allocated to the remaining portions of the Trabue/Tuckers Cove Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
<b>Tucker's Cove</b>			
20'	\$28,215.79	\$2,273.81	\$2,418.95
40'	\$45,251.75	\$3,646.68	\$3,879.44
52'	\$53,237.35	\$4,290.21	\$4,564.05
62'	\$60,158.20	\$4,847.93	\$5,157.38
70'	\$65,481.94	\$5,276.95	\$5,613.78
Twin Villa	\$40,992.76	\$3,303.46	\$3,514.32

\*Excludes costs of collection and early payment discount allowance  
\*\*Includes costs of collection and early payment discount allowance

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2026-33  
[TRABUE/TUCKERS COVE PARCEL]**

**A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") has previously determined through Resolutions 2022-29, 2022-30 and 2022-40 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") benefitting the lands known as Tuckers Cove, formerly known as Trabue (the "Lands") described in the District's *District Engineer's Report - Phase VI Project Area, dated February 2022, as supplemented by the Engineer's Report for Phase VII - Project Area and Supplement to Phase VI Project Area dated May 29, 2024, amended October 2024* (together the "Original Report"); and

**WHEREAS**, a portion of the Improvements were previously allocated and described in subsequent supplemental reports and funded by multiple prior series of District bonds (the "Series 2022 and Series 2024 Bonds"); and

**WHEREAS**, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2007-306, *Laws of Florida*, as amended (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 2007-306, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District desires to supplement the Original Report as outlined in the *2026 Supplemental Engineer's Report - Project Area: Charlotte County - Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County - Webbs Reserve (Phase 2 & 3))* dated June 2026, (the "Supplemental Report" and together with the Original Report the "Engineer's Report"), attached hereto as **Exhibit A** and incorporated herein by reference, to describe the remaining master improvements anticipated to be constructed within the Lands not previously included in the Series 2022 and Series 2024 Bond project areas (the "Remaining Lands") to account for the current development plan and product type; and

**WHEREAS**, the District hereby determines that benefits will accrue to the Remaining Lands, the amount of those benefits, and that special assessments will be made against the Remaining Lands in proportion to the benefits received as originally set forth in the *Master Special Assessment Methodology Report for Phase VI, dated February 24, 2022, as [supplemented and amended] in the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve dated June 4, 2026*, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied on the Remaining Lands will not exceed the benefit to the Remaining Lands.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:**

- Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- Assessments shall be levied against the Remaining Lands to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office and District Local Records Office. **Exhibit B** is also on file and available for public inspection at the same locations.
- The total estimated cost of the Improvements is \$83,216,075.10 (the "Estimated Cost").
- The Assessments against the lands within the District, inclusive of the Remaining Lands, will defray approximately \$79,798,524.43 which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve
- The manner in which the Assessments shall be apportioned and paid, including the Assessments against the Remaining Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied against the Remaining Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed against the Remaining Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes* and Chapter 2007-306, *Laws of Florida*, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, inclusive of the Remaining Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other person interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Charlotte County and Lee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

**13.** This Resolution shall become effective upon its passage  
**PASSED AND ADOPTED** this 4th day of June, 2026.

**ATTEST:** **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**  
/s/ Craig Wrathell Secretary/Assistant Secretary /s/ William Vander May III Chair/Vice Chair, Governing Board

**Exhibit A:** *2026 Supplemental Engineer's Report - Project Area: Charlotte County - Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County - Webbs Reserve (Phase 2 & 3))* dated June 2026

**Exhibit B:** *Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve* dated June 4, 2026  
July 3, 10, 2026 26-00793T

**SAVE TIME**  
E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

**NOTICE OF REGULAR MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Webbs Reserve Parcel area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Webbs Reserve Parcel is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Webbs Reserve Parcel lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Webbs Reserve Parcel) and in the District's *District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1, 2, 3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webbs Reserve; Lee County - Lee County Parcel 1, 2, and 3; Supplement to Phase VI Project Area Lee County - DiVosta Parcel - Phase 2; and Charlotte County - Tuckers Cove (Phase 1C & 1D)*, dated May 2024, as supplemented by the 2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3)), dated June 2026, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, *Florida Statutes*, and Chapter 2007-306, *Laws of Florida*, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the remaining portions of the Webbs Reserve Parcel ("Improvements") are currently expected to include, but are not limited to, water, sanitary sewer, irrigation water supply systems, power distribution systems, telecommunication systems, stormwater management systems and roadways, open space (parks), water features and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Webbs Reserve Parcel is \$36,719,924.90.

The District intends to impose assessments on benefited lands within the Webbs Reserve Parcel in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels*, dated May 29, 2024, as supplemented and amended by the *Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve*, dated June 4, 2026, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage as described in the Assessment Report, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$31,243,401.94 in debt allocated to the remaining portions of the Webbs Reserve Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
<b>Webbs Reserve</b>			
52'	\$53,237.35	\$4,290.21	\$4,564.05
70'	\$65,481.94	\$5,276.95	\$5,613.78
30-Unit	\$29,280.54	\$2,359.61	\$2,510.23
16-Unit	\$31,410.03	\$2,531.22	\$2,692.79
12-Unit	\$31,410.03	\$2,531.22	\$2,692.79
Coach	\$40,460.38	\$3,260.56	\$3,468.68

\*Excludes costs of collection and early payment discount allowance  
\*\*Includes costs of collection and early payment discount allowance

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2026-35 [WEBBS RESERVE PARCEL]**

**A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") has previously determined through Resolutions 2024-64, 2024-65 and 2024-78 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") benefitting the lands known as Webbs Reserve (the "Lands") described in the *District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1, 2, 3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webbs Reserve; Lee County - Lee County Parcel 1, 2, and 3; Supplement to Phase VI Project Area Lee County - DiVosta Parcel - Phase 2; and Charlotte County - Tuckers Cove (Phase 1C & 1D)*, dated May 2024, (the "Original Report"); and

**WHEREAS**, a portion of the Improvements were previously allocated and described in subsequent supplemental reports and funded by a prior series of District bonds (the "Series 2024 Bond"); and

**WHEREAS**, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2007-306, *Laws of Florida*, as amended (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 2007-306, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District desires to supplement the Original Report as outlined in the 2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3))

dated June 2026, (the "Supplemental Report" and together with the Original Report the "Engineer's Report"), attached hereto as **Exhibit A** and incorporated herein by reference, to describe the remaining master improvements anticipated to be constructed within the Lands not previously included in the Series 2024 Bond project area (the "Remaining Lands") to account for the current development plan and product type; and

**WHEREAS**, the District hereby determines that benefits will accrue to the Remaining Lands, the amount of those benefits, and that special assessments will be made against the Remaining Lands in proportion to the benefits received as originally set forth in the *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels*, dated May 29, 2024, as supplemented and amended by the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve, dated June 4, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied on the Remaining Lands will not exceed the benefit to the Remaining Lands.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:**

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessments shall be levied against the Remaining Lands to defray a portion of the cost of the Improvements.

3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office and District Local Records Office. **Exhibit B** is also on file and available for public inspection at the same locations.

4. The total estimated cost of the Improvements is \$36,719,924.90 (the "Estimated Cost").

5. The Assessments against the Remaining Lands within the District will defray approximately \$31,243,401.94 which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the Remaining Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Assessments shall be levied against the Remaining Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Assessments are levied and confirmed against the Remaining Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes* and Chapter 2007-306, *Laws of Florida*, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the Remaining Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other person interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Charlotte County and Lee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage

**PASSED AND ADOPTED** this 4th day of June, 2026.

**ATTEST:**  
/s/ Craig Wrathell  
Secretary/Assistant Secretary

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**  
/s/ William Vander May III  
Chair/Vice Chair, Governing Board

**Exhibit A:** 2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3)) dated June 2026

**Exhibit B:** Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve dated June 4, 2026

July 3, 10, 2026

26-00794T



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

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

Rarely do consumers specifically search online for public notices.

**Q How much do legal notices cost?**

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

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

**CASE NO. 25001439CA MIDFIRST BANK, Plaintiff, vs. ANGELA DAVIS, et al., Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 27, 2026 in Civil Case No. 25001439CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein MIDFIRST BANK is Plaintiff and Angela Davis, 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 22nd day of July, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1856, of BABCOCK RANCH COMMUNITY, PHASE 2D, according to the Plat thereof, as re-

corded in Plat Book 24, Page 23, of the Public Records of Charlotte County, Florida.  
Address: 43572 Treadway Drive, Punta Gorda, FL 33982

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 06/26/2026.  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: (SEAL) B. Lackey  
25-13687FL  
July 3, 10, 2026 26-00791T

## FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION:**

**CASE NO.: 26000528CA BD CAPITAL SE LLC, Plaintiff, vs. DGC & VECCHIATO LLC, A Florida Limited Liability Company, et al, Defendants.**

To: DGC & VECCHIATO LLC, A Florida Limited Liability Company  
601 N MAGNOLIA AVE STE 200  
ORLANDO, FL 32801  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose mortgage covering the following real and personal property described as follows, to-wit:  
LOT 7, BLOCK 4360, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY-ONE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 27-A THROUGH 27-L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando De-

luca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before July 24, 2026 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 18 day of June, 2026.

CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: B. Lackey  
Deputy Clerk  
DELUCA LAW GROUP PLLC  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
service@delucalawgroup.com  
26-07123-1  
July 3, 10, 2026 26-00787T

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**

**Case No. 26000349CA Trust Bank Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raymond Edgar Mason a/k/a Raymond E. Mason, Deceased; et al Defendants.**

TO: Unknown Spouse of Karen A. Mason  
Last Known Address: 750 Fontana Dr., Punta Gorda, FL 33950  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 80, RIVIERA LAGOONS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 5A AND 5B, 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 Orlando F.

Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 30, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on June 24, 2026.  
Roger Eaton  
As Clerk of the Court  
By B. Lackey (SEAL)  
As Deputy Clerk

File # 26-F00462  
July 3, 10, 2026 26-00783T

## 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**

**2025 CA 000869 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. JEAN CLAUDE CAROTI; UNKNOWN SPOUSE OF JEAN CLAUDE CAROTI; CORNING CREDIT UNION; SOLAR MOSAIC LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 23, 2026 in Civil Case No. 2025 CA 000869, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the Plaintiff, and JEAN CLAUDE CAROTI; CORNING CREDIT UNION and SOLAR MOSAIC LLC are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on August 5, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 556, PORT CHARLOTTE SUBDIVISION, SECTION THIRTEEN, AC-

CORding TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, 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.

WITNESS my hand and the seal of the court on 06/30/2026.

CLERK OF THE COURT  
Roger D. Eaton  
(SEAL) B. Lackey  
Deputy Clerk

ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delay Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1190-1590B Ref# 20303  
July 3, 10, 2026 26-00807T

## FIRST INSERTION

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

**COUNTY CIVIL DIVISION CASE NO.: 26000339CC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PALISADES MORTGAGE LOAN TRUST 2021-RTL 1, Plaintiff, v. GEORGES REALTY, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY, et al., Defendants.**

TO: BRANDI NICOLE THOMAS  
Last Known Address: 18439 Arline Ave, Unit A, Artesia, CA 90701  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Charlotte County, Florida:

LOT 2, BLOCK 2705, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 26, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon.  
Property Address: 17314 Quincy Avenue, Port Charlotte, FL 33948 (the "Property").  
filed against you and you are required to

serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before 7/30/26, 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 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 seal of this Court at Charlotte, Florida on this 25 day of June, 2026.

ROGER D. EATON  
CHARLOTTE COUNTY  
CLERK OF COURT  
(SEAL) BY: M Hoffman  
Deputy Clerk

25-000652-1  
July 3, 10, 2026 26-00788T

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**

**Case No. 26000597CA Wells Fargo Bank, N.A. Plaintiff, vs. Judith G. Quinn a/k/a Judith Gardner Quinn a/k/a Judith Quinn a/k/a Judith Gardner, as Trustee of the Judith Gardner Quinn Inter Vivos Trust dated February 23, 2016; et al Defendants.**

TO: Judith G. Quinn a/k/a Judith Gardner Quinn a/k/a Judith Quinn a/k/a Judith Gardner, as Trustee of the Judith Gardner Quinn Inter Vivos Trust dated February 23, 2016, Judith G. Quinn a/k/a Judith Gardner Quinn a/k/a Judith Quinn a/k/a Judith Gardner and Unknown Spouse of Judith G. Quinn a/k/a Judith Gardner Quinn a/k/a Judith Quinn a/k/a Judith Gardner Last Known Address: 2175 Beacon Drive, Port Charlotte, FL 33952  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 6, BLOCK 4843, PORT CHARLOTTE GOLF COURSE SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 33A THROUGH 33G, INCLUSIVE,

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before August 4, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 6-29-2026.  
Roger Eaton  
As Clerk of the Court  
By B. Lackey (SEAL)  
As Deputy Clerk

File # 26-F00819  
July 3, 10, 2026 26-00799T

## 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.

WITNESS my hand and seal of said Court on 06/24/2026.

Roger Eaton  
Circuit and County Clerk of Court  
By: (SEAL) B. Lackey  
as Deputy Clerk  
July 3, 10, 2026 26-00782T

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**

**CASE NO. 26000739CA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MELISSA SUE STANTON, et al. Defendant(s).**

TO: MELISSA SUE STANTON, UNKNOWN SPOUSE OF MELISSA SUE STANTON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 2, BLOCK 1389, PORT CHARLOTTE SUBDIVISION, SECTION 28, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 21A AND 21B, 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

8-6-2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 25 day of June, 2026.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
26-408763  
July 3, 10, 2026 26-00789T

## FIRST INSERTION

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

**Case No.: 25001169CC CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., A Florida not-for-profit corporation, Plaintiff, v.**

**AARON DIDONATO; CHARLOTTE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; and UNKNOWN TENANTS #1 and #2, the name being fictitious to account for parties in possession, Defendants.**

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

The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte.

realforeclose.com at 11:00 a.m. on the 27th day of July, 2026, the following described properties as set forth in said Final Judgment, to wit:

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

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

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

Dated this 24 day of June, 2026.

ROGER D. EATON  
Clerk of Court  
BY: (SEAL) M. Hoffman  
Deputy Clerk

033043.0987  
July 3, 10, 2026 26-00784T

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

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

**Business Observer**

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
**CASE NO.: 26000712CA**

**YOUNG LEE,**  
**Plaintiff, v.**  
**KATSUYA WADA, ESTATE OF**  
**KATSUYA WADA, UNKNOWN**  
**HEIRS OF KATSUYA WADA**  
**and UNKNOWN SPOUSE OF**  
**KATSUYA WADA,**  
**Defendant.**  
TO:  
KATSUYA WADA  
15020 ELWOOD AVE  
PORT CHARLOTTE, FLORIDA  
33953  
ESTATE OF KATSUYA WADA  
15020 ELWOOD AVE  
PORT CHARLOTTE, FLORIDA  
33953  
UNKNOWN HEIRS OF KATSUYA  
WADA  
15020 ELWOOD AVE  
PORT CHARLOTTE, FLORIDA  
33953  
UNKNOWN SPOUSE OF KATSUYA  
WADA  
15020 ELWOOD AVE  
PORT CHARLOTTE, FLORIDA  
33953

YOU ARE NOTIFIED that an action  
to quiet title on the following property  
in Charlotte County, Florida:  
THE FOLLOWING DE-  
SCRIBED LAND, SITUATE,  
LYING, AND BEING IN CHAR-  
LOTTE COUNTY, FLORIDA,  
TO WIT:

PCH 032 2456 0002 PORT  
CHARLOTTE SEC 32 BLK2456  
LT 2.

has been filed against you and that you  
are required to serve a copy of your  
written defenses, if any, to it on The  
Law Office of C.W. Wickersham, Jr.,  
P.A., Plaintiffs attorney, at 2720 Park  
Street, Suite 205, Jacksonville, Florida,  
32205, Phone Number: (904) 389-  
6202, not less than 28 days of the first  
date of publication of this Notice, and  
file the original with the Clerk of this  
Court, at 350 E. Marion Ave, Punta  
Gorda, Florida 33950 before service  
on Plaintiff or immediately thereafter.  
If you fail to do so, a Default may  
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 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, 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.

DATED this 16 day of June , 2026.  
Clerk of the Circuit Court  
By: /s/  
As Deputy Clerk  
July 3, 10, 17, 24, 2026 26-00808T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF  
THE TWENTIETH JUDICIAL  
CIRCUIT OF FLORIDA IN AND FOR  
CHARLOTTE COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 25000851CA**

**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**JOHN MICHAEL FREY, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant  
to a Summary Final Judgment of  
Foreclosure entered June 8, 2026 in  
Civil Case No. 25000851CA of the  
Circuit Court of the TWENTIETH  
JUDICIAL CIRCUIT in and for  
Charlotte County, Punta Gorda,  
Florida, wherein NATIONSTAR  
MORTGAGE LLC is Plaintiff and John  
Michael Frey, 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 20th day of July, 2026  
at 11 :00 AM on the following described  
property as set forth in said Summary  
Final Judgment, to-wit:

Lot 9, Block 2799, Port Charlotte  
Subdivision, Section 33, a Subdivi-  
sion according to the Plat thereof

as recorded in Plat Book 5, Pages  
35A through 35F, of the Public Re-  
cords of Charlotte County, Florida.  
Address: 21482 Meehan Avenue,  
Port Charlotte, FL 33952

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

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is 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 06/25/2026.  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: (SEAL) B. Lackey

25-12285FL  
July 3, 10, 2026 26-00792T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
**CASE NO. 26000803CA**

**TAMARA SMITH,**  
**Plaintiff, v.**  
**DHARMENDRA SOOKHAI, and all**  
**persons claiming an interest under**  
**Defendant,**  
**Defendant.**

TO: DHARMENDRA SOOKHAI,  
15059 Buswell Avenue  
Port Charlotte, FL 33953

YOU ARE NOTIFIED that an action  
to quiet title on the following described  
property in Charlotte County, Florida:  
Lots 26 and 27, Block 2413,  
PORT CHARLOTTE SUBDI-  
VISION, Section 32, according  
to the map or plat thereof as re-  
corded in Plat Book 5, pages 29A  
through 29, Public Records of  
Charlotte County, Florida.  
Parcel Identification Number:  
402103355006  
Street Address: 15059 Buswell  
Avenue, Port Charlotte, FL  
33953

has been filed against you and you  
are required to serve a copy of your written  
defenses, if any, to it upon Law Office of  
Omar J. Arcia, P.A., Plaintiff's Attorney,  
whose address is 3350 S.W. 148th Ave.,  
Suite 110, Miramar, FL 33027, within

30 days after the date of the first publi-  
cation of this notice and file the original  
with the Clerk of this Court, otherwise  
a default will be entered against you for  
the relief demanded the complaint or  
petition.

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

Dated on June 30, 2026  
ROGER D. EATON, Clerk of Court  
(SEAL) Charlotte County  
350 E. Marion Avenue  
Punta Gorda, FL 33950  
By: B. Lackey  
Deputy Clerk

Law Office of Omar J. Arcia, P.A.  
3350 S.W. 148th Avenue, Suite 110  
Miramar, FL 33027  
Telephone: (954) 362-5830  
service@arcialawfirm.com  
July 3, 10, 17, 24, 2026 26-00804T

SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

FOURTH INSERTION

**NOTICE OF ACTION FOR**  
**VERIFIED PETITION FOR**  
**DISSOLUTION OF MARRIAGE**  
**AND OTHER RELATED RELIEF**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
FAMILY DIVISION  
**CASE NO.: 26000206DR**

**IN RE: THE MARRIAGE OF**  
**ERIC DANIEL SANTIAGO,**  
**Petitioner/Husband, and**  
**ALYSSA RIVERA SANTIAGO,**  
**Respondent/Wife.**  
TO: ALYSSA RIVERA SANTIAGO  
Unknown Whereabouts

YOU ARE NOTIFIED that an action  
for Verified Petition for Dissolution of  
Marriage and Other Related Relief has  
been filed against you and that you  
are required to serve a copy of your written  
defenses, if any, to it on Mariam A. Butt,  
Esq., attorney for Eric Daniel Santiago,  
whose address is 2600 S. Douglas Road,  
Suite 502, Coral Gables, FL 33134, on  
or before 7-10-2026, and file the original  
with the clerk of this Court at 350  
E. Marion Avenue Punta Gorda, FL  
33950, before service on Petitioner or  
immediately thereafter. If you fail to do

so, a default may be entered against you  
for the relief demanded in the petition.

The action is asking the court to de-  
cide 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 Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily 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, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing 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. 26000567 CP**  
**IN RE: ESTATE OF**  
**JEAN ANN KOUYOU MGIAN,**  
**Deceased.**

The administration of the estate of  
JEAN ANN KOUYOU MGIAN, de-  
ceased, File Number 26000567 CP, is  
pending in the Circuit Court for Char-  
lotte 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 repre-  
sentative's attorney are set forth below.

All creditors of the decedent and oth-  
er 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, in-  
cluding unliquidated, contingent and un-  
liquidated 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 FOREV-  
ER 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

FOURTH 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, DE-  
VISEES, GRANTEES, ASSIGNEES,  
LISENORS, CREDITORS, TRUST-  
EES, 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, Ro-  
tonda West, FL 33947 whose current  
residence and the residences of all un-  
known parties claiming by, through,  
under, or against her are unknown,  
and the ages of any such unknown  
parties are unknown but, on informa-  
tion 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 situ-  
ated in Osceola County, Florida:

LOT 2, BLOCK 4352, of PORT  
CHARLOTTE SUBDIVISION  
SECTION 71, a Subdivision ac-  
cording 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 be-  
fore 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 dis-  
ability who needs any accommoda-  
tion in order to participate in this  
proceeding, you are entitled, at no  
cost to you, to the provision of cer-  
tain 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 re-  
ceiving 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

# PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County  
name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

## Q&A

LV18237\_V13

### Who benefits from legal notices?

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

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

LV20878\_V21

## --- ESTATE ---

## SECOND 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

## SECOND 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: 903360  
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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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, 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

## SECOND 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 Gorseak**  
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](mailto:legal@businessobserverfl.com)

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**Business Observer**