

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	Additional Provisions
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") for the North Loop Community Development District ("District") will hold the following two public hearings and a regular meeting on August 11, 2026, at 4:00 p.m., and at the Punta Gorda Charlotte Library, 401 Shreve Street, Punta Gorda, Florida 33950.	The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment (1)
SF 35'	144	0.7	\$1,198.01
SF 50'	224	1.0	\$1,711.45

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

July 10, 2026	26-00831T
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FIRST INSERTION
STARLING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") for the Starling Community Development District ("District") will hold the following public hearings and regular meeting: DATE: August 5, 2026 TIME: 10:30 AM LOCATION: 26789 Victoria Place Punta Gorda, Florida 33955

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

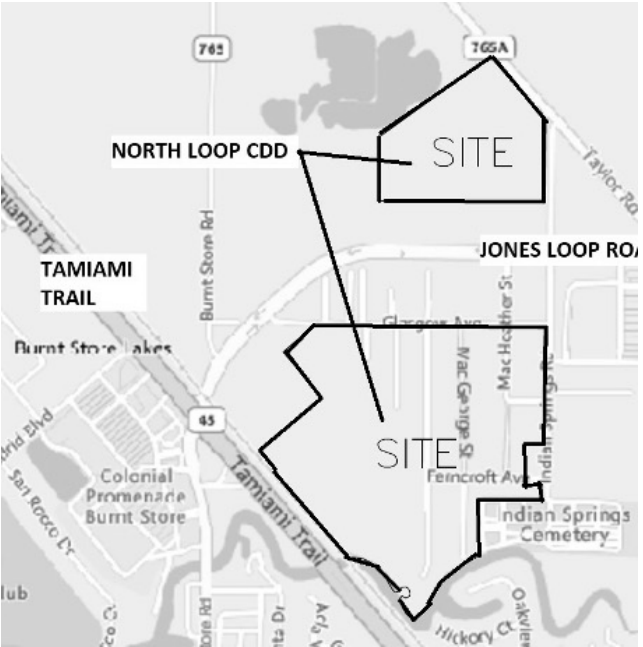
Land Use	Total Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	764	1.0	\$118.83

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the charlotte County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does



July 10, 2026 26-00831T

Additional Provisions
not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 **District Manager's Office**"), during normal business hours, or by visiting the District's website at independencedd.net The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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	
July 10, 2026	26-00829T

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice Is Hereby Given that Steve T MD PLLC, a Limited Liability Company, 4150 E Beltline Ave NE, Grand Rapids, MI 49525, desiring to engage in business under the fictitious name of Gameday Men's Health Bonita Springs, with its principal place of business in the State of Florida in the County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. July 10, 2026 26-00811T	Fictitious Name Notice Notice Is Hereby Given that Steve T MD PLLC, a Limited Liability Company, 4150 E Beltline Ave NE, Grand Rapids, MI 49525, desiring to engage in business under the fictitious name of Gameday Men's Health North Naples, with its principal place of business in the State of Florida in the County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. July 10, 2026 26-00810T

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the West Port Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") of the District on **August 11, 2026, at 12:30 p.m. at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950**, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

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

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

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

Kristen Suit, District Manager West Port Community Development District July 10, 2026	26-00830T
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FIRST INSERTION
NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 26-000009-CP IN RE: ESTATE OF VICTORIA L. PEREIDA, a/k/a, VICTORIA LEE PEREIDA, Deceased. The Administration of the Estate of Victoria Lee Pereida, a/k/a Victoria L. Pereida, deceased, 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 Estate is testate. The names and addresses of the personal representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an Order of Final Discharge of the Personal Representative or 1 year after service of the notice of administration. A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived. An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201—732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules. The date of first publication of this notice is July 10, 2026 Personal Representative: /s/ Lucas Pena Lucas Pena, Petitioner Attorney for Personal Representative: /s/ Alexis B. Diaz Alexis Bucelo Diaz, Esq. BUCELO DIAZ LAW PLLC 2645 Executive Park Drive, Suite 643 Weston, FL 33331 Telephone: (954) 399-1910 Email Address: adiatz@bucelodiaz.com Florida Bar No. 86918 July 10, 17, 2026 26-00814T

PUBLIC SALES / ESTATE ---

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 Heavenly Home Bakes located at 21391 Bachmann Blvd, in the County of Charlotte, in the City of Port Charlotte, Florida 33954 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Charlotte, Florida, this 03 day of July, 2026. Leann Audra Mcalpine July 10, 2026	
	26-00822T

FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION Case No. 2026-000625-CP IN RE: THE ESTATE OF MACARIO MONSERATE, JR. 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 MACARIO MONSERATE JR., deceased, File Number 2026-000625-CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, Probate Division, 350 E Marion Avenue, Punta Gorda FL 33950.; that the decedent's date of death was December 13, 2025; that the total value of the estate is \$ 18,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address NIDA MONSERATE	
2934 Newport DR Rockwall TX 75032 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 10, 2026 Person Giving Notice Nida Monserate Attorney for Person Giving Notice: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL Bar # 164247 July 10, 17, 2026	26-00835T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000626-CP Division: PROBATE IN RE: ESTATE OF GERTRUD MARIA LEGG, A/K/A GERTRUD M. LEGG, Deceased. The administration of the estate of Gertrud Maria Legg, a/k/a Gertrud M. Legg, deceased, whose date of death was May 23, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: Terry M. Legg 31669 Far Away Lane Bulverde, TX 78163 Attorney for Personal Representative: 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 10, 17, 2026	26-00812T

FIRST INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA File No. 2026-CP-000591 Division PROBATE IN RE: ESTATE OF JUDITH ANN YOUNG, a/k/a JUDITH A. YOUNG, a/k/a J. A. YOUNG 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 JUDITH ANN YOUNG, also known as JUDITH A. YOUNG and J.A. YOUNG, deceased, File Number 2026-cp-000591; by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950, that the decedent's date of death was May 8, 2026; that the total value of the estate is \$44,264.17 and that the names of those to whom it has been assigned by such order are: Name Address Creditors: NONE Beneficiary: LINDA M. GUERRETTE 1 Riverview Blvd., Bldg. 9, Apt. 103 Methuen, MA 01844 EDWARD MCMAHON 101 Sprague Avenue Lowell, MA 01852 KRISTIN NALI 16 Cook Street, Unit 2 Charlestown, MA 02129 STEVEN L. GUERRETTE 69 Spring St. Stoneham, MA 02180 CHERYL PICCIRILLI	
1088 Dixon Lane Rydal, PA 19046 CALLIE BEAUPARLANT 139 Stepping Stones Rd. Chatham, MA 02633 COLE BEAUPARLANT 139 Stepping Stones Rd. Chatham, MA 02633 CADE BEAUPARLANT 500 Lake Dillon Dr. P.O. Box 2522 Dillon, CO 80435 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 10, 2026. Person Giving Notice: Kristin Nali c/o 2390 Tamiami Trail North, #204 Naples, FL 34103 Attorney for Person Giving Notice: Charles M. Kelly, Jr., Esq. Attorney for Petitioner Email: service@flinttrust.com Secondary Email: ckelly@flinttrust.com Florida Bar No. 364495 Kelly, Passidomo & Alba, LLP 2390 Tamiami Trail North, Suite 204 Naples, FL 34103 Telephone: (239) 261-3453 July 10, 17, 2026	26-00833T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 26-000009-CP IN RE: ESTATE OF VICTORIA L. PEREIDA, a/k/a, VICTORIA LEE PEREIDA, Deceased. The Administration of the Estate of Victoria Lee Pereida, a/k/a Victoria L. Pereida, deceased, whose date of death was December 14, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF	
THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. The date of first publication of this notice is July 10, 2026 Personal Representative: /s/ Lucas Pena Lucas Pena, Petitioner Attorney for Personal Representative: /s/ Alexis B. Diaz Alexis Bucelo Diaz, Esq. BUCELO DIAZ LAW PLLC 2645 Executive Park Drive, Suite 643 Weston, FL 33331 Telephone: (954) 399-1910 Email Address: adiaz@bucelodiaz.com Florida Bar No. 86918 July 10, 17, 2026	26-00813T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000442CP Division Probate IN RE: ESTATE OF CURTIS L. MAYER, Deceased. The administration of the estate of Curtis L. Mayer, deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-	
viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Signed on 2 this day of July, 2026. MICHAELA FRANCO Senior Estate Administrator BMO HARRIS BANK N.A. 320 S. Canal St., 12th Floor Chicago, IL 60606 /s/ JoAnne K. Searles JoAnne K. Searles Attorney for Personal Representative Florida Bar No. 0030591 SHUTTS & BOWEN LLP 1858 Ringling Blvd., Suite 300 Sarasota, FL 34236 Telephone: (941) 552-3773 Primary E-mail: jksCourts@Shutts.com Secondary E-mail: CSuchanek@shutts.com July 10, 17, 2026	26-00827T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 26-000645-CP Division: PROBATE IN RE: ESTATE OF HEINZ RUDOLPH DAHLMANN Deceased. The administration of the estate of HEINZ RUDOLPH DAHLMANN, deceased, whose date of death was May 5, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: KRISTEN A. DAHLMANN 55 Fairhaven Rd. Concord, Massachusetts 01742 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 10, 17, 2026	26-00825T

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mrs. Cleaning Co. located at 3280 TAMAMI TRAIL STE 36 in the City of PORT CHARLOTTE, Charlotte, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of July, 2026 INTERDYNAMIS LLC VANESSA DE ALMEIDA PIANA July 10, 2026	
26-00823T	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-565-CP Division Probate IN RE: ESTATE OF THOMAS F. O'DONNELL Deceased. The administration of the estate of THOMAS F. O'DONNELL, deceased, whose date of death was November 6, 2024, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: PATRICIA A. O'DONNELL-HOLLANDER 7 Sterling Place Lancaster, New York 14086 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 July 10, 17, 2026	26-00826T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000383CP Division Probate IN RE: ESTATE OF MICHAEL DOUGLAS KINSMAN Deceased. The administration of the estate of Michael Douglas Kinsman, deceased, whose date of death was March 11, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10th, 2026. Personal Representative: Catherine Champion 3618 Holden Drive St. Cloud, Florida 34772 Attorney for Personal Representative: T. Thomas Shirley, Attorney Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com Secondary E-Mail: a4@dunkinshirley.com July 10, 17, 2026	26-00824T



Q What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Who benefits from legal notices?

A 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.

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.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-650-CP
Division Probate
IN RE: ESTATE OF
THOMAS WAYNE HEAD
a/k/a THOMAS W. HEAD
Deceased.
The administration of the Estate of Thomas Wayne Head a/k/a Thomas W. Head, 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 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 10, 2026.
Personal Representative:
Kimberly K. Anderson
1007 Greenwich Park
Nashville, TN 37215
Attorney for Personal Representative:
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
July 10, 17, 2026 26-00832T

FIRST INSERTION

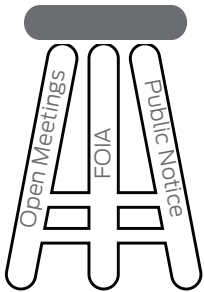
NOTICE OF PARTITION SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO. 26000570CA
EIP IV FL CALOOS LAND CO.,
LLC, a Delaware limited liability
company,
Plaintiff, v.
TRUIST BANK, AS TRUSTEE
OF THE TRUST ESTABLISHED
BY THE LAST WILL AND
TESTAMENT OF ETHEL HALE
CARLTON DATED AUGUST 28,
1973,
Defendant.
NOTICE is hereby given that, pursuant to the Final Judgment of Partition and Quieting Title (the "Final Judgment") entered on July 6, 2026 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of Court will sell at public sale to the highest and best bidder for cash via the internet at www.charlotte.realforeclose.com at 11:00 a.m. on October 5, 2026 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Judgment:
DESCRIPTION OF THE REAL PROPERTY:
The oil, gas, and minerals under or upon the real property which is legally described as follows:
The South 1/2 and the Northeast 1/4 of Section 34, Township 40 South, Range 27 East, Charlotte County, Florida, Less and Except the Right of Way for State Road S-74.
and
All the land described in the Re-subdivision of Tamiami Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page(s) 24 1/2, of the Public Records of Charlotte County, Florida. Description being the entire lands as originally plated, which include lots vacated by Resolution Number 2008-159, and recorded in Official Records Book 3345, Page 2043, as well as the lots that were not vacated by said Resolution.
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: 07/08/2026
ROGER D. EATON
CLERK OF CIRCUIT COURT &
COMPTROLLER
By: (SEAL) B. Lackey
Deputy Clerk
July 10, 17, 2026 26-00837T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 26000389CA
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR
COLT 2024-7 MORTGAGE LOAN
TRUST,
Plaintiff, vs.
DGC DEVELOPMENT, A
FLORIDA CORPORATION
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court for CHARLOTTE County shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 27 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 17, BLOCK 2080, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 23-A THROUGH 23-F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 16483 HILLSBOROUGH BLVD, PORT CHARLOTTE, FL 33954
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this day of 07/02/2026.
ROGER D. EATON
Clerk Of The Circuit Court
By: (SEAL) B. Lackey
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-05656
July 10, 17, 2026 26-00820T

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

-- ACTIONS / SALES --	
FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26-000163-CA Home Pros Funding, LLC, Plaintiff, v. E-Development Group, Corp., Sunrise Contractors of Florida, LLC, Sinclair Structural Corporation, Inc., UnknownTenant #1, Unknown Tenant #2, and Unknown Tenant #3, Defendants. TO: The last known addresses of: E-Development Group Corp, c/o Pablo Acre, Registered Agent 4300 Biscayne Blvd., #202, Miami, Florida 33137 YOU ARE HEREBY NOTIFIED that an action for Mortgage Foreclosure on the following properties in Charolette County, Florida: LOT 43, BLOCK 3119, OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 64A THROUGH 64F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A/K/A 22217 TENNYSON AVENUE, PORT CHARLOTTE, FLORIDA 33954 LOT 23, BLOCK 4202, OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY-EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 72A THROUGH 72J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A/K/A 8051 WALBERT STREET, PORT CHARLOTTE, FLORIDA 33981 LOT 32, BLOCK 4273, OF PORT CHARLOTTE SUBDIVISION FIFTY-EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 72A THROUGH 72J,	OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A/K/A 14074 WHITTIER LANE, PORT CHARLOTTE, FLORIDA 33981 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WILLIAM A. TRECO, ESQUIRE, Plaintiff's attorney, whose address is: 499 NW 70 Avenue, Suite 112, Plantation, FL 33317 on or before 8-7-2026 (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. This notice shall be published once a week for two (2) consecutive weeks in the Business Observer. WITNESS my hand and the seal of said court at Charlotte County, Florida on this 2 day of July, 2026. (SEAL) ROGER D. EATON Clerk of Circuit Court By: Brittany Lackey As deputy clerk Submit bill to: William A. Treco, Esq. 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 (954) 565-3232 Florida Bar No. 89409 July 10, 17, 2026 26-00816T
FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 250001685CA THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff, vs. UNKNOWN HEIRS OF ANDREW R. HALCIK; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; GALE HALSEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW R. HALCIK; MOMENTUM SOLAR LLC A/K/A MOMENTUM SOLAR; JULIO C. AQUIRRE GARAY; WALQUIRIA RIVERA; KATHRYN ONEY; GALE HALSEY; Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated June 8, 2026, and entered in Case No. 25001685CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF ANDREW R. HALCIK; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; GALE HALSEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW R. HALCIK; MOMENTUM SOLAR LLC A/K/A MOMENTUM SOLAR; JULIO C. AQUIRRE GARAY; WALQUIRIA RIVERA; KATHRYN ONEY; GALE HALSEY, are defendants. Roger D. Eaton, Clerk of the Circuit Court for CHARLOTTE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.charlotte.realforeclose.com at 11:00 a.m., on the 5TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 36, BLOCK 519, PUNTA GORDA ISLES, SECTION 20, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2A THROUGH 2-Z-42, 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 an individual with a disability who needs an accommodation in order to participate in a court proceed-	NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26000223CA REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs. JEAN JUNIOR FELIX, UNKNOWN SPOUSE OF JEAN JUNIOR FELIX, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment dated June 30, 2026, entered in Case No.: 26000223CA of the Circuit Court in and for Collier County, Florida, wherein, JEAN JUNIOR FELIX, UNKNOWN SPOUSE OF JEAN JUNIOR FELIX, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2 are the Defendants, that I, will sell to the highest and best bidder for cash, on November 2, 2026, at 11:00 a.m., on the above prescribed date at www.charlotte.realforeclose.com, on the following described real property as set forth in the Summary Judgment: Legal: LOT 21, BLOCK 735, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 14A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ALSO KNOWN AS 780 RED BAY STREET, PORT CHARLOTTE, FL 33948. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. NOTICE: THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. Wayne E. Klinkbeil Florida Bar #0040037 E-mail: wayne@mkpalegal.com P.O. Box 3108 Orlando, FL 32802 (407)422-1966 (Phone) (407)932-4750 (Fax) Carlos J. Melendez Florida Bar #0047752 E-mail: melendez@mkpalegal.com Alberto J. Melendez Florida Bar #1002511 E-mai: alberto@mkpalegal.com Melendez & Klinkbeil, P.A. 20 S. Rose Avenue, Suite 2 Kissimmee, FL 34741 (407)932-1650 (Phone) July 10, 17, 2026 26-00834T

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 250001685CA THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff, vs. UNKNOWN HEIRS OF ANDREW R. HALCIK; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; GALE HALSEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW R. HALCIK; MOMENTUM SOLAR LLC A/K/A MOMENTUM SOLAR; JULIO C. AQUIRRE GARAY; WALQUIRIA RIVERA; KATHRYN ONEY; GALE HALSEY; Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated June 8, 2026, and entered in Case No. 25001685CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF ANDREW R. HALCIK; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; GALE HALSEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW R. HALCIK; MOMENTUM SOLAR LLC A/K/A MOMENTUM SOLAR; JULIO C. AQUIRRE GARAY; WALQUIRIA RIVERA; KATHRYN ONEY; GALE HALSEY, are defendants. Roger D. Eaton, Clerk of the Circuit Court for CHARLOTTE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.charlotte.realforeclose.com at 11:00 a.m., on the 5TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 36, BLOCK 519, PUNTA GORDA ISLES, SECTION 20, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2A THROUGH 2-Z-42, 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 an individual with a disability who needs an accommodation in order to participate in a court proceed-	ing or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this day of 07/02/2026. Roger D. Eaton CLERK OF THE CIRCUIT COURT BY (SEAL) B. Lackey As Deputy Clerk Van Ness Law Firm, PLC 1239 E. Newport Center Drive Suite #110 Deerfield Beach, Florida 33442 Phone (954) 571-2031 Pleadings@vanlawfl.com TF21371-25/sap July 10, 17, 2026 26-00818T
FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25000548CA ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, Plaintiff, vs. ARIA HOMES, LLC; VREJ JOHN ISAIA; ROTUNDA WEST ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on May 27, 2026 in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, ROGER D. EATON, the Clerk of Court will on July 27, 2026 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte.realforeclose.com the following described property situated in Charlotte County, Florida: LOT 799, ROTONDA-WEST	OAKLAND HILLS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A THROUGH 15K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 66 Oakland Hills Court, Rotonda West, FL 33947 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: 07/02/2026 ROGER D. EATON Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk Attorney for Plaintiff: MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 servicefl@mtglaw.com July 10, 17, 2026 26-00821T

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26000100CA PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. CHARLOTTE COUNTY, FLORIDA; BRANDON M CAIN; MONIQUE CAIN; THE UNKNOWN HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF THOMAS M. CAIN AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS TO: BRANDON M CAIN LAST KNOWN ADDRESS: 8518 SUMMER HAVEN CT LOUISVILLE KY 40258 CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF THOMAS M. CAIN AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real property described as follows: Lot 11, Block 2753, PORT CHARLOTTE SUBDIVISION, Section 33, according to the Plat thereof, as recorded in Plat Book 5, Page(s) 35A through 35F, Inclusive, of the Public Records of Charlotte County, Florida.. Property address: 2239 Bragg Court, Port Charlotte, FL 33952 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this the 2 day of July, 2026. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: B. Lackey Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-014082-1 July 10, 17, 2026 26-00817T	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. 26000791CA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2025-1 MORTGAGE LOAN TRUST, Plaintiff, vs. DGC DEVELOPMENT CORP, et al. Defendant(s). TO: DGC DEVELOPMENT CORP, whose business address is unknown THE CORPORATION IS HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 20, BLOCK 2080, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 23-A THROUGH 23-F, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 8/7/2026 / (30 days from Date of First Publication Charlotte, Florida 33953 Parcel ID #: 402104110004 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 2nd day of July 2026. Charlotte County Clerk of Court By: (SEAL) M Hoffman As Deputy Clerk Date: 7/7/2026 Respectfully submitted, Brown & Kimpton, P.A. /s/ Colton L. Chrimmes Barbara M. Brown, Esq. FBN: 641863 Colton L. Chrimmes, Esq. FBN: 1011767 29750 US Hwy 19 N Suite 205 Clearwater, FL 33761 Office (813) 528-4044 Facsimile (727) 827-2805 Email: eservice@brownkimptonlaw.com Attorney for Plaintiff July 10, 17, 2026 26-00836T
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 260002203CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, Plaintiff, vs. MCCALL RENTAL LLC; EDNA M. MCQUESTEN; GREGORY W. MCQUESTEN; DWAIN A. BLACK; HALEY SPRING BLACK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 23, 2026 and entered in Case No. 260002203CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II is Plaintiff and EDNA M. MCQUESTEN; GREGORY W. MCQUESTEN; DWAIN A. BLACK; HALEY SPRING BLACK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MCCALL RENTAL LLC; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on July 27, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 230, PORT	CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 16A TO 16Y TO 16Z1 TO 16Z7 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No.2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 07/02/2026. ROGER D. EATON As Clerk of said Court By (SEAL) B. Lackey As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 26-00098 BSI V6.20190626 July 10, 17, 2026 26-00819T

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

1/2026-8, 1/7

SUBSEQUENT INSERTIONS

SECOND INSERTION		SECOND INSERTION		SECOND 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			
SECOND INSERTION		SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE Pursuant F.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					
SECOND INSERTION		SECOND INSERTION		SECOND 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			
SECOND INSERTION		SECOND INSERTION		SECOND 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			
SECOND INSERTION		SECOND INSERTION		SECOND 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 EL WOOD AVE PORT CHARLOTTE, FLORIDA 33953 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 16 day of June , 2026. Clerk of the Circuit Court By: /s/ As Deputy Clerk July 3, 10, 17, 24, 2026 26-00808T			
SECOND INSERTION		SECOND INSERTION		SECOND 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			
SECOND INSERTION		SECOND INSERTION		SECOND 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			
SECOND INSERTION		SECOND INSERTION		SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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 Subdivision according to the Plat thereof		as recorded in Plat Book 5, Pages 35A through 35F, of the Public Records 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 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 06/25/2026. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) B. Lackey 25-12285FL July 3, 10, 2026 26-00792T			

--- PUBLIC SALES ---

SECOND 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 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 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**
Tucker’s Cove			
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

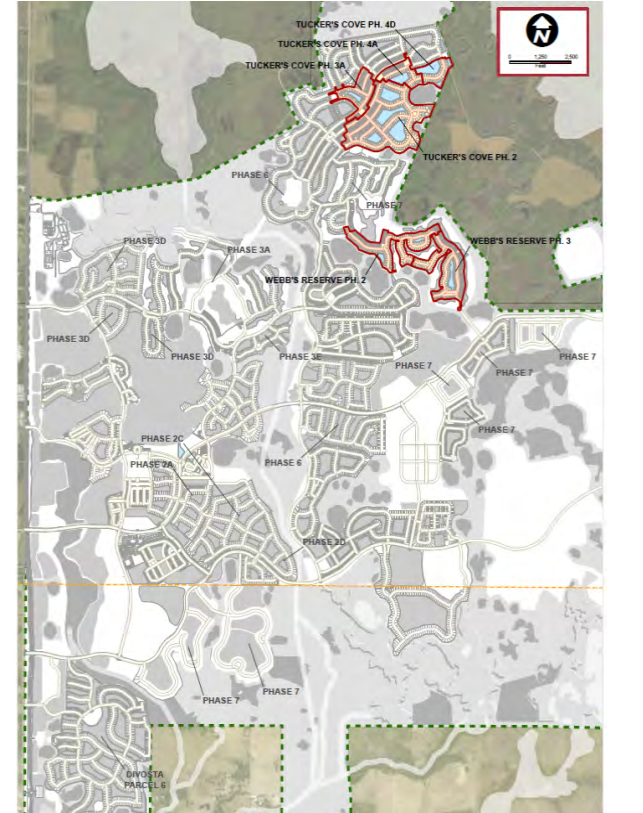
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, 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:

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 \$83,216,075.10 (the “Estimated Cost”).

5. 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

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.

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
<u>/s/ Craig Wrathell</u>	<u>/s/ William Vander May III</u>
Secretary/Assistant Secretary	Chair/Vice Chair, Governing Board

Exhibit A: 2026 Supplemental Engineer’s Report—Project Area: Charlotte County- Tucker’s 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	26-00793T
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SECOND 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

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 SUBDIVISION, Section 32, according to the map or plat thereof as recorded 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 publication 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin-

istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or 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 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

--- PUBLIC SALES ---

SECOND 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**
Webbs Reserve			
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 Webb’s 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
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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
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SECOND 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000564-CP
Division: Probate
IN RE: ESTATE OF
LINDA CLEMENS SASH
a/k/a LINDA SASH
Deceased.

The administration of the estate of Linda Clemens Sash a/k/a Linda Sash, deceased, whose date of death was February 26, 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 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 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The 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 § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211.

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

Personal Representative:
Diane Miller
18801 Ragan Circle
Villa Park, California 92861
Attorney for
Personal Representative:
Jeffrey Briscoe, Esq.
Florida Bar No. 127501
3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
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E-mail: jeff@jeffbriscoe.com
July 3, 10, 2026 26-00785T

