

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 26 000540 CP
In re: the Estate of AARON T. MASON, Deceased; LINDA MANTARRO, Petitioner

The administration of the testate estate of AARON T. MASON, deceased, whose date of death was April 29, 2026, and the last four digits of whose social security number are 1359, is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name of the personal representative is LINDA MANTARRO. The name and address of the personal representative's attorney and registered agent 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 date of first publication of this notice is July 17, 2026.

DATED this 9th day of July, 2026.

/S/ RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897
raygrimm@outlook.com
FLA. BAR NO. 0488798
Attorney and Registered Agent for Personal Representative
July 17, 24, 2026

26-00841T

FIRST INSERTION

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the North Loop Community Development District (“**District**”) will hold a public hearing on **August 11, 2026, at 4:00 p.m., and at the Punta Gorda Charlotte Library, 401 Shreve Street, Punta Gorda, Florida 33950** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (“**Proposed Budget**”) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://www.northloopcdd.com/>.

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

Any person requiring special accommodations at this meeting 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.

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

District Manager
Andy Mendenhall
July 17, 2026

26-00838T

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the Southwest Florida Water Management District (“District”) issued, on March 14, 2006, an Environmental Resource Permit for the construction of a surface water management system to serve a 25.60-acre residential development known as Charleston Cay Apartments (“Project”). The Project consists of the construction of 13 apartment buildings, associated parking, and a surface water management system. The Project is located in Charlotte County, in Section 25, Township 40 South, Range 22 East and Section 30, Township 40 South, Range 23 East. The permit was issued to Wendover Holdings & Company, Inc. whose address is 1105 Kensington Park Drive, Suite 200, Altamonte Springs, FL 32714. The Permit No. is 44029567.000. Notice is also given that the District approved, on June 3, 2026, a transfer of the Project's Environmental Resource Permit No. 44029567.000 to Port Charlotte Chestnut, LLC, whose address is 67 Hunt St., STE 206, Agawam, MA 01001. The file(s) pertaining to the Project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the District's Sarasota Service Office, 78 Sarasota Center Boulevard, Sarasota, Florida 34240-9770 or by searching the permit number through the District's website at <https://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx>.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (“F.S.”), and Chapter 28-106, Florida Administrative Code (“F.A.C.”), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

July 17, 2026

26-00864T

FIRST INSERTION

WEST PORT EAST 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.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the West Port East Community Development District (“**District**”) will hold the following two public hearings and a regular meeting on **August 11, 2026 at 12:00 pm, at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950.**

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.

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 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 GF Assess-ments	Annual SRF As-essments	Annual O&M (GF and SRF) Assessment(1)
Residen-tial Unit	177	1.0	\$769.93	\$688.40	\$1,458.33

(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

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that on 07/31/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 SCHU mobile home bearing the vehicle identification numbers S185885A and S185885B and all personal items located inside the mobile home. Last Tenants: Caryn Louise Huizen, Mark Alan Huizen, and The Mark and Caryn Huizen Trust UTD 02/20/2018. Sale to be held at: Harbor View on the Bay, 4234 Manatee Loop, Punta Gorda, Florida 33980, 941-623-4242.

July 17, 24, 2026

26-00863T

FIRST 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 August 7, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13317 1973 Chriscraft Hull ID#: CCH5A0800673 DO#: 1197990 pleasure diesel fiberglass 41ft R/O Burnt Store Marina 3192 Matecumbe Key Rd Punta Gorda

July 17, 24, 2026

26-00855T

FIRST INSERTION

STARLING COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“**Board**”) of the Starling Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 5, 2026
TIME: 10:30 a.m.
LOCATION: 26789 Victoria Place
Punta Gorda, Florida 33955

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

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-684-CP
IN RE: ESTATE OF JANE S. BUEBEL, Deceased.

The administration of the estate of JANE S. BUEBEL, deceased, whose date of death was 05/28/2026, is pending in the Circuit Court of Charlotte County, FL, Probate Division, the address of which is 350 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF

District Manager
July 17, 2026

26-00879T

FIRST INSERTION

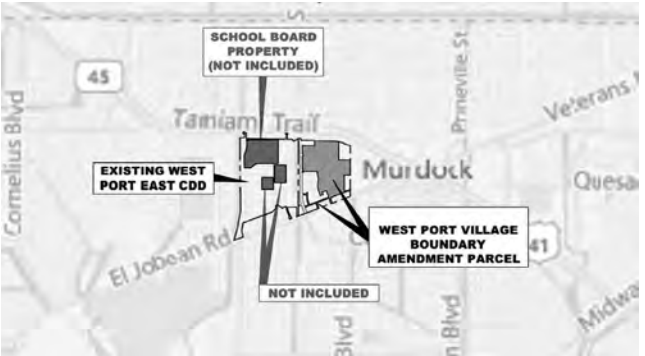
Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) 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.**

Additional Provisions

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 **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 17, 2026

26-00839T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No 26-578-CP
IN RE: ESTATE OF Genevieve Kay Smith Deceased.

The administration of the Estate of Genevieve Kay Smith, deceased, File Number 26-578-CP 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The date of first publication of this Notice is July 17, 2026.

Attorney for Petitioner: Petitioner: /s/ Derek Hancock
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email: contact@nathandoughertylaw.com
July 17, 24, 2026

26-00856T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-684-CP
IN RE: ESTATE OF JANE S. BUEBEL, Deceased.

The administration of the estate of JANE S. BUEBEL, deceased, whose date of death was 05/28/2026, is pending in the Circuit Court of Charlotte County, FL, Probate Division, the address of which is 350 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 or demands with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

Personal Representatives:
Scott E. Daub
10287 Mt Vernon Rd
Auburn, CA 95603
Attorney for Personal Representative: John Charles Heekin
PO Box 494307
Port Charlotte, FL 33949
941-627-0333
Fla Bar No. 274267
jcheekin@jcheekin.com
July 17, 24, 2026

26-00854T

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business Observer
LV10184

--- ESTATE ---	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000229CP IN RE: ESTATE OF THOMAS C BROWN, Deceased. The administration of the estate of THOMAS C BROWN, Deceased, whose date of death was December 9, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is July 17, 2026. MARY BAER, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, Florida 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com July 17, 24, 2026 26-00853T

FIRST INSERTION															
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000644-CP Division: PROBATE IN RE: ESTATE OF KIMBERLY R. MOONEY, A/K/A KIMBERLY MOONEY 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 Kimberly R. Mooney, a/k/a Kimberly Mooney, File Number 26-000644-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 December 20, 2024; that the total value of the estate is \$7,000.00 and that the names and addresses of those to whom it has been assigned by such order are: <table><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Ross E. Fisher</td><td>2845 S 300 W.</td></tr><tr><td>Kokomo, IN 46902</td><td></td></tr><tr><td>Keava E. Mooney</td><td>4338 N. 215 E.</td></tr><tr><td>Winamac, IN 46996</td><td></td></tr><tr><td>Jade E. Mooney</td><td>3704 S. Co Road 325 E.</td></tr><tr><td>Logansport, IN 46947</td><td></td></tr></tbody></table>	Name	Address	Ross E. Fisher	2845 S 300 W.	Kokomo, IN 46902		Keava E. Mooney	4338 N. 215 E.	Winamac, IN 46996		Jade E. Mooney	3704 S. Co Road 325 E.	Logansport, IN 46947		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 17, 2026. Person giving notice: Ross E. Fisher 2845 S. 300 W. Kokomo, IN 46902 Attorney for Person Giving Notice Cheyenne R. Young, Esq. Florida Bar Number: 0515299 Wotitzky, Wotitzky & Young, P.A. Attorneys at Law 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 17, 24, 2026 26-00865T
Name	Address														
Ross E. Fisher	2845 S 300 W.														
Kokomo, IN 46902															
Keava E. Mooney	4338 N. 215 E.														
Winamac, IN 46996															
Jade E. Mooney	3704 S. Co Road 325 E.														
Logansport, IN 46947															

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 08-2026-CP-00053 Division: Probate IN RE: THE ESTATE OF CHERYL FAYE LARSON, Deceased. The administration of the estate of Cheryl Faye Larson also known as Sherry Faye Larson, 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	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. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026. Personal Representative Lawrence L. Larson 2383 Cardinal Dr. New Richmond, WI 54017 THE HINSON LAW FIRM, P.A. Matthew H. Hinson, Esq. Florida Bar No. 94017 Kathryn E. Stanfill, Esq. Florida Bar No. 1002636 300 West Adams St., Suite 500 Jacksonville, FL 32202 Phone: 904-527-1700 Fax: 904-355-8088 Matt@HinsonLawPA.com Kathryn@HinsonLawPA.com Attorney for Personal Representative July 17, 24, 2026 26-00870T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000678-CP Division: Probate IN RE: ESTATE OF THOMAS E. BERGERON a/k/a THOMAS EDWARD BERGERON Deceased. The administration of the estate of Thomas E. Bergeron a/k/a Thomas Edward Bergeron, deceased, whose date of death was May 24, 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 § 732.221. The date of first publication of this notice is July 17, 2026 Personal Representative: Chris Bridges 8999 S.W. 18th Street Miramar, Florida 33025 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com July 17, 24, 2026 26-00866T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000633 IN RE: ESTATE OF JOHN FRANCIS VIOLKA, Deceased. The administration of the estate of JOHN FRANCIS VIOLKA, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 10 East Jefferson St., Quincy, FL 32351. 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. 732.221, 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 17, 2026. TINA VIOLKA Personal Representative 1119 Anheim Street Port Charlotte, FL 33953 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: ntsservice@hnh-law.com July 17, 24, 2026 26-00857T

FIRST INSERTION	
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 17, 2026. Personal Representative: Suzanne M. Leonard 4109 Westbury Ridge Erie, Pennsylvania 16506 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com July 17, 24, 2026 26-00852T	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000310CP Division Probate IN RE: ESTATE OF ROBERT E. FREDRICH Deceased. The administration of the estate of Robert E. Fredrich, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 17, 2026. Personal Representative: Brunhild Mihailovic Francisco 2196 Appaloosa Dr. Folsom, California 95630 Attorney for Personal Representative: Forrest G. Miller Attorney for Petitioner Florida Bar Number: 1028360 Miller Legacy Legal, PLLC 3282 Tamiami Trl., Ste 36 Port Charlotte, Florida 33952 Telephone: (941) 500-4380 E-Mail: forrest@millerll.com Secondary E-Mail: fmilleresq@outlook.com July 17, 24, 2026 26-00868T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000680CP Division Probate IN RE: ESTATE OF INGA M. DOWD (A/K/A INGEBOG DOWD) Deceased. The administration of the estate of INGA M. DOWD (A/K/A INGEBOG DOWD), deceased, whose date of death was March 12, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. 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 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 17, 2026. Personal Representative: ALBERT (AJ) STICKLEY III 237 Nokomis Avenue South Venice, Florida 34285 Attorney for Personal Representative: ALBERT STICKLEY III, ESQUIRE Florida Bar Number: 0051605 Farr Law Firm P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 484-1996 Fax: (941) 497-7636 E-Mail: astickley@farr.com Secondary E-Mail: jpainchaud@farr.com July 17, 24, 2026 26-00851T

Q&A

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.

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ACTIONS / SALES

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, STATE OF FLORIDA CIVIL DIVISION Case No. 26000872CC WATERFORD ESTATES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. PAUL A. ROUSH, WATERFORD ESTATES NEIGHBORHOOD II ASSOCIATION, INC., and UNKNOWN TENANT, Defendants. (Last Known Address) TO: PAUL A. ROUSH (OWNER) at 7585 W Lenox Circle, Punta Gorda, FL 33950; UNKNOWN TENANT (DEFENDANT) at 7585 West Lenox Circle, Punta Gorda, FL 33950. YOU ARE NOTIFIED that an action for damages not exceeding \$50,000.00 and to foreclose a Claim of Lien on the following property in Charlotte County, Florida: Lot 240, WATERFORD ESTATES, according to the plat as recorded in Plat Book 20, Pages 1-A through 1-Z-9, of the Public Records of Charlotte County, Florida. Property Address: 7585 West
Lenox Circle, Punta Gorda, FL 33950 has been filed against you, and you are required to file written defenses with the Clerk of the court and to serve a copy within twenty (20) days after the first date of publication on Knox Levine, P.A., the attorney for Plaintiff, whose address is 36354 U.S. 19 N., Palm Harbor, FL 34684, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 9 day of July 2026. Roger D. Eaton Clerk of the County Court (SEAL) BY: M. Hoffman Deputy Clerk Charlotte County July 17, 24, 2026 26-00843T

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25001286CA Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Karen A. Webb a/k/a Karen Ann Webb a/k/a Karen Webb, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25001286CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Karen A. Webb a/k/a Karen Ann Webb a/k/a Karen Webb, Deceased; Sherry Lee Rennick a/k/a Sherry L. Rennick a/k/a Sherry Rennick as Personal Representative of the Estate of Karen A. Webb a/k/a Karen Ann Webb a/k/a Karen Webb, Deceased; Sherry Lee Rennick a/k/a Sherry L. Rennick a/k/a Sherry Rennick; James Carter Webb a/k/a James C. Webb; David Michael Webb a/k/a David M. Webb a/k/a David Webb; Jacalyn Roberts; Florida Housing Finance Corporation are the Defendants, that I will sell to
the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 31st day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 58 AND NORTH 1/2 OF LOT 59, PURDY'S ACLINE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX ID: 412328205009 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 07/13/2026. Roger Eaton As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk File # 25-F02291 July 17, 24, 2026 26-00867T

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25001238CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. DEBORAH JEANNE PULS A/K/A DEBORAH J. PULS A/K/A DEBORAH JEANNE BRIGHAM A/K/A DEBORAH JEANNE HOBSON A/K/A DEBORAH BRIGHAM, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 1st day of July, 2026, and entered in Case No. 25001238CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DEBORAH JEANNE PULS A/K/A DEBORAH J. PULS A/K/A DEBORAH JEANNE BRIGHAM A/K/A DEBORAH JEANNE HOBSON A/K/A DEBORAH BRIGHAM, AQUA FINANCE, INC., GOODLEAP, LLC and UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 14th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 15, Block 1563, Port Charlotte Subdivision, Section 15, as per plat thereof, recorded in Plat Book 5, Page 4A through 4E, of the Public Records of Charlotte County, Florida. Property address: 416 Torrington
St, 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 07/10/2026. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk Submitted by: Tromberg, Miller, Morris & Partners, PLLC ATTORNEY FOR PLAINTIFF 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@TMPPLLC.COM 25FL373-0493 July 17, 24, 2026 26-00858T

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2024-CA-001026 MIDFIRST BANK, Plaintiff, v. ANDREY VLADIMEROVICH GLADKOV, et al., Defendants. NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on August 13, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 11, Block 3626, PORT CHARLOTTE SUBDIVISION SECTION SIXTY TWO, according to plat thereof as recorded in Plat Book 5, Page 76-A through 76-E, of the Public Records of Charlotte County, Florida. Property Address: 10348 Kidron Ave A & B, Englewood, FL 34224 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and official seal of this Honorable Court this day of 07/08/2026. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey DEPUTY CLERK July 17, 24, 2026 26-00840T

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25000550CA CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF J.P. MORGAN MORTGAGE TRUST 2024-VISI, Plaintiff, vs. EXTREME EQUITY PARTNERS LLC; JAIDYN NICOLE ADKINS; JERRY JOSEPH ADKINS; ANDREA D. ADKINS; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed June 11, 2026 and entered in Case No. 25000550CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF J.P. MORGAN MORTGAGE TRUST 2024-VISI is Plaintiff and JAIDYN NICOLE ADKINS; JERRY JOSEPH ADKINS; ANDREA D. ADKINS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; EXTREME EQUITY PARTNERS LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; 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 August 7, 2026, the following
described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 3261 REPLAT OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 29-A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 07/09/2026. ROGER D. EATON As Clerk of said Court B: (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.: 25-00454 BSI July 17, 24, 2026 26-00846T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 2025 001472 CA GENERAL CONSTRUCTION & DEVELOPMENT LLC, a Florida limited liability company, Plaintiff, vs. ALLAN LEPPERT, individually, and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants Defendant. TO: ALLAN LEPPERT, individually, and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants an interest in the property herein described: YOU ARE NOTIFIED that an action to Quiet Title pursuant to Fla. Stat. § 65.081 on the following properties in Charlotte County, Florida: Parcel 1 ("Parcel 1"): Lots 1 & 2, Block 108, Unit 7 of TROPICAL GULF ACRES, as per Plat found of record in Plat Book 3, Pages 99A thru 99F, of the Public Records of Charlotte County, Florida. Parcel 2 ("Parcel 2"): Lot 3, Block 108, Unit No.7, of TROPICAL GULF ACRES, as per Plat found of record in Plat Book 3, Page 99F, 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: J. DERRICK MAGINNESS FBN: 026487 TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 1819 Main Street, Suite 610 Sarasota, Florida 34236 Telephone: (941) 954-4691 dmaginness@trenam.com 1819 Main Street, Suite 610, Sarasota, Florida 34236, Ph: (941) 954-4691 and Fax (941) 954- 2128, the plaintiffs' attorney, on or before August 14, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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: 7/9/2026 ROGER D. EATON CLERK OF CIRCUIT COURT (SEAL) By: M. Hoffman As: Deputy Clerk 4923-4501-1386, v. 1 July 17, 24, 31; Aug. 7, 2026 26-00845T

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-001544 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. FUTURE ESTATE INVESTMENTS CORP INC. A/K/A FUTURE ESTATE INVESTMENTS CORP, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 7, 2026 in Civil Case No. 25-CA-001544 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is Plaintiff and Future Estate Investments Corp Inc. a/k/a Future Estate Investments Corp, 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 7th day of August, 2026
at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 76, Block 2134, of PORT CHARLOTTE SUBDIVISION, SECTION THIRTY SEVEN, according to the Plat thereof, as recorded in Plat Book 5, Page 41, of the Public Records of Charlotte County, Florida. Address: 18632 Alphonse Circle, Port Charlotte, FL 33948 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 07/10/2026. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) B. Lackey 25-13371FL July 17, 24, 2026 26-00872T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26000541CA LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. JON C LAMB AND SARA ROSANNA LAMB A/K/A SARA LAMB, ET AL., DEFENDANT(S). TO: Sara Rosanna Lamb Last Known Address: 16129 Bluestem Lane, Punta Gorda, FL 33982 Current Residence: UNKNOWN TO: Sara Rosanna Lamb Last Known Address: 1147 Jonah Dr, North Port, FL 34289 Current Residence: UNKNOWN TO: Sara Rosanna Lamb Last Known Address: 3611 Mckamy Oaks, TRL Arlington, TX 76017 Current Residence: UNKNOWN TO: Sara Rosanna Lamb Last Known Address: 4301 Tanglewood Estates Dr, # 105 Leander, TX 78641 Current Residence: UNKNOWN TO: Sara Rosanna Lamb Last Known Address: 11108 Sparkleberry Dr, Fort Myers, FL 33913 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 265, Babcock Ranch Community Phase 1B1, according to plat thereof as recorded in Plat Book 22, Page 10A through 10Z1, 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 Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 8-14-2026, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 9 day of July, 2026. ROGER D. EATON As Clerk of Court (SEAL) By B. Lackey As Deputy Clerk 26-001060 July 17, 24, 2026 26-00842T

FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 26000729CA NEXUS NOVA LLC, Plaintiff, vs. ALEXANDRA POZDNYAK; ELLINA A. VERARTTIA/K/A ELLINA A. VERATTI; MADISON RE, LLC; GULF COVE POINT PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF ALEXANDRA POZDNYAK; UNKNOWN SPOUSE OF ELLINA A. VERARTTIA/K/A ELLINA A. VERATTI, Defendants. TO: ALEXANDRA POZDNYAK; 1305 ALGIERS ST PUNTA GORDA, FL 33980 UNKNOWN SPOUSE OF ALEXANDRA POZDNYAK; 1305 ALGIERS ST PUNTA GORDA, FL 33980 YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, LOT 7, BLOCK 5360, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 10-A THROUGH 10-C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Also known as 13100 S MCCALL RD #111, PORT CHARLOTTE,
FL 33981. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before August 17, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on July 10, 2026. ROGER D. EATON CLERK OF THE CIRCUIT COURT (SEAL) By: B. Lackey DEPUTY CLERK SOLOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Suite 302 Boca Raton, FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff July 17, 24, 2026 26-00862T

ACTIONS / SALES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25001583CA
MCLP ASSET COMPANY, INC.
Plaintiff(s), vs.
CARPENTER COMPANIES
FLORIDA LLC; COMPANIES
FLORIDA; BURNT STORE
LAKES PROPERTY OWNER`S
ASSOCIATION, INC.; BRENDA
FAIR CLEANING, INC.;
HONC INDUSTRIES; THE
UNKNOWN TENANT IN
POSSESSION
Defendant(s).
NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on July 8, 2026
in the above-captioned action, the Clerk
of Court will sell to the highest and
best bidder for cash at [www.charlotte.
realforeclose.com](http://www.charlotte.realforeclose.com) in accordance with
Chapter 45, Florida Statutes on the
31st day of August, 2026 at 11:00 AM
on the following described property
as set forth in said Final Judgment of
Foreclosure or order, to wit:

LOT 3, BLOCK 932, PUNTA
GORDA ISLES SECTION 21,
A SUBDIVISION, ACCORD-
ING TO THE PLAT THEREOF,
RECORDEDIN PLAT BOOK
13, PAGE 1A, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
Property address: 17331 Cape
Horn Boulevard, Punta Gorda, FL
33955

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

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

In accordance with Rule of General
Practice and Judicial administration
2.515, the undersigned represents that
the legal authorities identified herein
exist and are accurately cited.

Roger D Eaton
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
07/10/2026BY: (SEAL) B. Lackey
Deputy Clerk

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-009094-2
July 17, 24, 2026 26-00860T

FIRST INSERTION

NOTICE OF ACTION
(AS TO UNKNOWN PARTY OR
PARTIES IN POSSESSION 13219)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-000767-CA
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
AS TRUSTEE FOR VELOCITY
COMMERCIAL CAPITAL LOAN
TRUST 2024-6
Plaintiff, vs.
TMRE HOLDINGS, LLC,
a Florida limited liability
company; VALENTIN TARASOV,
individually; SOUTH GULF COVE
HOMEOWNERS ASSOCIATION,
INC., a Florida not for profit
corporation; UNKNOWN PARTY
OR PARTIES IN POSSESSION
13217; and UNKNOWN PARTY OR
PARTIES IN POSSESSION 13219
Defendants
TO: UNKNOWN PARTY OR PARTIES
IN POSSESSION 13219
13219 Blytheville Ave
PORT CHARLOTTE, FL 33981
YOU ARE NOTIFIED that a foreclo-
sure action on the following properties
located in Charlotte County, Florida
have been filed against you:
LEGAL DESCRIPTION
Lot 1, Block 4621, Port Charlotte
Subdivision, Section 85, accord-
ing to the map or plat thereof as
recorded in Plat Book 6, Page
60, Public Records of Charlotte
County, Florida.

Address: 13217 Blytheville Ave.
or 13219 Blytheville Ave., Port
Charlotte, Florida 33981
Parcel ID: 412129334001

You are required to file written
defenses with the Clerk of this Court
and to serve a copy within thirty (30)
days after the first publication of this
Notice in the Business Observer 8-14-
2026, on Paul A. Giordano, Esq.,
Attorney for Plaintiff, whose address
is Roetzel & Andress, 1617 Hendry
Street, Suite 400, Fort Myers, Florida
33901 pgiordano@ralaw.com, serve.
pgiordano@ralaw.com; otherwise, a
default will be entered against you for
the relief demanded in the Complaint.

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

WITNESS my hand and seal of the
Court on the 9 day of July, 2026.

Roger Eaton
Clerk of the Circuit Court,
Charlotte County
(SEAL) By: M. Hoffman
Deputy Clerk
July 17, 24, 2026 26-00847T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 26000401CA
JACOB HOY,
Plaintiff, v.
TC 09, LLC a/k/a PENDER
NEWKIRK CUST. TC 09 LLC,
MICHAEL H. SHELTON SR,
ESTATE OF MICHAEL H.
SHELTON SR, UNKNOWN HEIRS
OF MICHAEL H. SHELTON SR,
JENNIFER R. SHELTON, ESTATE
OF JENNIFER R. SHELTON and
UNKNOWN HEIRS OF JENNIFER
R. SHELTON,
Defendant.
TO:
MICHAEL H. SHELTON SR
621 BRUSHY MOUNTAIN DRIVE
BLAND, VIRGINIA 24315
ESTATE OF MICHAEL H. SHELTON
SR
621 BRUSHY MOUNTAIN DRIVE
BLAND, VIRGINIA 24315
UNKNOWN HEIRS OF MICHAEL H.
SHELTON SR
621 BRUSHY MOUNTAIN DRIVE
BLAND, VIRGINIA 24315
JENNIFER R. SHELTON
621 BRUSHY MOUNTAIN DRIVE
BLAND, VIRGINIA 24315
ESTATE OF JENNIFER R. SHELTON
621 BRUSHY MOUNTAIN DRIVE
BLAND, VIRGINIA 24315
UNKNOWN HEIRS OF JENNIFER R.
SHELTON
621 BRUSHY MOUNTAIN DRIVE
BLAND, VIRGINIA 24315
YOU ARE NOTIFIED that an action
to quiet title on the following property
in Charlotte County, Florida:
THE FOLLOWING DE-

SCRIBED LAND, SITUATE,
LYING, AND BEING IN
CHARLOTTE COUNTY,
FLORIDA, TO WIT:
BSH 000 000V 0021 BAY
SHORES BLK V LT 21 AND
E1/2 OF LOT 20.

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

DATED this 10 day of June 2026
Clerk of the Circuit Court
By: /s/
As Deputy Clerk
July 17, 24, 31; Aug. 7, 2026
26-00878T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT, IN AND TWENTIETH
JUDICIAL CIRCUIT, IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001151CA
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
JAMES BRIDGMAN, UNKNOWN
SPOUSE OF JAMES BRIDGMAN,
ET AL.,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant
to Agreed Order Vacating Foreclosure
Sale and Certificate of Sale, Directing
Clerk of Court to Refund Third Party
Purchaser Proceeds and Rescheduling
Foreclosure Sale dated the 9th day of
July, 2026, and entered in Case No.
25001151CA, of the Circuit Court of
the Twentieth Judicial Circuit in and
for Charlotte County, Florida, wherein
Freedom Mortgage Corporation is the
Plaintiff and JAMES BRIDGMAN
AND UNITED STATES OF AMERICA
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT are defendants.
Roger D. Eaton as the Clerk of the
Circuit Court shall sell to the highest
and best bidder for cash at [www.
charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) at 11:00
A.M. on the 24th day of August, 2026,
the following described property as set
forth in said Final Judgment, to wit:
Lot 18, Block 980, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION SEVENTEEN, according
to the Map or Plat thereof, as re-
corded in Plat Book 5, Pages 6-A
through 6-D, inclusive, of the Pub-
lic Records of Charlotte County,
Florida.

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

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

Dated this day of 07/15/2026.

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

Submitted by:
Tromberg, Miller, Morris & Partners,
PLLC ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
25FL373-0356
July 17, 24, 2026 26-00883T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
(15011 Ingraham Boulevard, Port
Charlotte, FL 33981)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-001252
TRYON STREET ACQUISITION
TRUST I,
Plaintiff, v.
FUTURE ESTATE INVESTMENTS
CORP., EDWIN TORRES, et al.,
Defendants.
Notice is given that pursuant to the
Final Judgment of Foreclosure and
Damages dated July 8 , 2026 entered
in Case No. 2025-CA-1252 of the
Circuit Court of the Twentieth Judicial
Circuit in and for Charlotte County,
Florida, in which TRYON STREET
ACQUISITION TRUST I, and
FUTURE ESTATE INVESTMENTS
CORP., et. al., is the Defendants, the
Clerk of the Circuit Court will sell to
the highest and best bidder for cash
to be conducted in an online sale at
<http://www.charlotte.realforeclose.com>
beginning at 11:00 a.m. on September
9, 2026, in accordance with Chapter
45 Florida Statutes, the following-
described property set forth in said
Final Judgment of Foreclosure and
Damages:
Lot 23, Block 4478, PORT CHAR-
LOTTE SUBDIVISION, SEC-
TION EIGHTY- ONE, according
to the plat thereof, recorded in Plat
Book 6, Pages 51a through 51p, of
the Public Records of Charlotte
County, Florida.
Together with all rents, issues and
profits.
Property Address: 15011 Ingra-
ham Boulevard, Port Charlotte, FL
33981

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, 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 im-
mediately upon receiving this notif-
ication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 9th day of July 2026.

07/09/2026
(SEAL) B. Lackey
CLERK OF COURT
CHARLOTTE COUNTY, FLORIDA
/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
July 17, 24, 2026 26-00849T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 25001261CA
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
LISA FIELD; ROBERT J. FIELD;
UNKNOWN SPOUSE OF LISA
FIELD; UNKNOWN SPOUSE OF
ROBERT J. FIELD,
Defendants.
NOTICE OF SALE IS HEREBY GIVEN
pursuant to an Order on Plaintiff's
Motion to Cancel and Reset Sale entered
on July 7, 2026 and the Final Judgment
of Foreclosure entered on May 22, 2026
in Case No. 25001261CA of the Circuit
Court of the Twentieth Judicial Circuit,
in and for Charlotte County, Florida,
wherein FREEDOM MORTGAGE
CORPORATION is Plaintiff and
LISA FIELD, ROBERT J. FIELD, and
UNKNOWN SPOUSE OF ROBERT
J. FIELD are Defendants, the Office of
Roger D. Eaton, Charlotte County Clerk
of the Court, will sell to the highest and
best bidder for cash online at [https://
www.charlotte.realforeclose.com](https://www.charlotte.realforeclose.com),
beginning at 11:00 a.m. EST on the 21st
day of August, 2026, in accordance with
Section 45.031(10), Florida Statutes,
the following described property as set
forth in said Final Judgment, to wit:
LOT 79, BLOCK 29, PORT
CHARLOTTE SUBDIVISION
SECTION FOUR, AS PER PLAT

THEREOF, RECORDED IN
PLAT BOOK 3, PAGE 87A, OF
THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLOR-
IDA.
Also known as: 540 Palmetto Dr
NE, Port Charlotte, FL 33952
together with all existing or subse-
quently erected or affixed buildings,
improvements and fixtures.

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

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, 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 im-
mediately upon receiving this notif-
ication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated: 07/10/2026

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

File No.: 25-02039
July 17, 24, 2026 26-00861T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
JUDICIAL CIRCUIT, IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001282CA
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
LINDSAY DALTON AND TYLER
DALTON, ET AL.,
DEFENDANT(S).
TO: Tyler Dalton
Last Known Address: 8122 Shore Lake
Dr, Englewood, FL 34224
Current Residence: UNKNOWN
TO: Tyler Dalton
Last Known Address: 53 Boundary
Blvd Unit B, Botonda West, FL 33947
Current Residence: UNKNOWN
TO: Tyler Dalton
Last Known Address: 330 Market St, S
East Canton, OH 44730
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 39, OF PALM LAKE AT
COCO BAY, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 26,
PAGE 19A, 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 Tromberg,
Miller, Morris & Partners, PLLC,
Attorney for Plaintiff, whose address is
600 West Hillsboro Boulevard, Suite
600, Deerfield Beach, FL 33441, on
or before August 19, 2026, within or
before a date at least thirty (30) days
after the first publication of this Notice
in the Business Observer, 1970 Main
Street, 3rd Floor, Sarasota, FL 34236
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 provi-
sion of certain assistance. Please contact
Jon Embury, Administrative Services
Manager, whose office is located at 350
E. Marion Avenue, Punta Gorda, Florida
33950, and whose telephone number
is (941) 637-2110, at least 7 days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.

WITNESS my hand and the seal of
this Court this 14 day of July, 2026.

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

25FL373-0653
July 17, 24, 2026 26-00877T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2026-CA-000450
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
STEVEN J. FILKINS, et al.,
Defendants.
TO: Karen Believer
3109 Felda Street
Port Charlotte, FL 33948
Karen Believer
101 Reedy View Dr., Apt. 317
Greenville, SC 29601
Karen Believer
1154 Cielo Ct. North
Venice, FL 34275
Karen Believer
823 S. Church St., Apt. 1204
Greenville, SC 29601
Susan L. Board
3109 Felda Street
Port Charlotte, FL 33948
Susan L. Board
101 Reedy View Dr., Apt. 317
Greenville, SC 29601
Susan L. Board
823 S. Church St., Apt. 1204
Greenville, SC 29601
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property in Char-
lotte County, Florida:
Correct Legal Description
(Mortgage):
Lots 27 and 28, Block 281, PORT
CHARLOTTE SUBDIVISION
SECTION EIGHT, according to
the Plat thereof, as recorded in
Plat Book 4, Page(s) 16A through
16Y and 16Z1 through 16Z7, of
the Public Records of Charlotte
County, Florida.
AND
Lot 26, Block 281, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION EIGHT, according to
the plat thereof, as recorded in
Plat Book 4, Pages 16A through
16Y and 16Z1 through 16Z7, of
the Public Records of Charlotte
County, Florida.
AND
Lot 6, Block 281, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION EIGHT, according to
the plat thereof, as recorded in
Plat Book 4, Page 16A through 16Z7,
of the Public Records of Char-
lotte County, Florida.
Correct Legal Description (Lot 6
Vesting Deed):
Lot 6, Block 281, PORT CHAR-
LOTTE SUBDIVISION SEC-

TION EIGHT, according to the
plat thereof, as recorded in Plat
Book 4, Page 16A through 16Z7,
of the Public Records of Char-
lotte County, Florida.
Correct Legal Description (Lot
26 Vesting Deed):
Lot 26, Block 281, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION EIGHT, according to the
plat thereof, as recorded in
Plat Book 4, Page(s) 16A through
16Y and 16Z1 through 16Z7, of
the Public Records of Charlotte
County, Florida.
Correct Legal Description (Lot
27 & 28 Vesting Deed):
Lots 27 and 28, Block 281, PORT
CHARLOTTE SUBDIVISION
SECTION EIGHT, according to
the Plat thereof, as recorded in
Plat Book 4, Page(s) 16A through
16Y and 16Z1 through 16Z7, 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, on Anthony R. Smith,
Esquire, the Plaintiff's attorney, whose
address is Tiffany & Bosco, P.A., 1201 S.
Orlando Ave, Suite 430, Winter Park,
FL 32789, on or before thirty (30) days
from the date of first publication of
this Notice, and file the original with
the Clerk of this Court either before
service on the Plaintiff's attorney or
immediately thereafter; or 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notif-
ication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Charlotte
County, Florida, this 13 day of July,
2026.

Roger D. Eaton
as Clerk of the Circuit Court of
Charlotte County, Florida
By: B. Lackey (SEAL)
DEPUTY CLERK
July 17, 24, 2026 26-00871T

Q&A

Who benefits from legal notices?

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

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

LV18237_V13

PUBLIC SALES / ESTATE ---

SECOND 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 Personal 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

SECOND 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. 732.2211, 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: 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

SECOND 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. Personal 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

SECOND 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. 732.2211. 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

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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: 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

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000640CP Division Probate IN RE: ESTATE OF RITA S. FRANKOWSKI Deceased. The administration of the estate of Rita S. Frankowski, deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: Pamela M. O'Leary 226 E. Juniper Ave Wildwood, New Jersey 08260 Attorney for Personal Representative: Bryan K. Tippen, Esq., Attorney for P.R. Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. Olympia Ave, STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com July 10, 17, 2026	
		26-00828T

SECOND 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. 732.2211, 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: 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

SECOND 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. 732.2211, 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 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

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

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9026

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24001455CA CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. LISA CARPENTER A/K/A LISA M CARPENTER; THOMAS CORBETT; ACHIEVA CREDIT UNION; DEVORE CAPITAL CONTRACTING CONSULTING, INC; HUNTINGTON NATIONAL BANK Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Emergency Motion to Cancel and Reschedule Foreclosure Sale entered on July 9, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of August, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 6, BLOCK 3802, PORT CHARLOTTE SUBDIVISION SECTION 63, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 77A THROUGH 77G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. COMMONLY KNOWN AS: 11679	CLAREMONT DRIVE, PORT CHARLOTTE, FLORIDA 33981. Property address: 11679 Claremont Drive, Port Charlotte, FL 33981 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. In accordance with Rule of General Practice and Judicial administration 2.515, the undersigned represents that the legal authorities identified herein exist and are accurately cited. Dated this 9th day of July 2026. Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) B. Lackey Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com July 17, 24, 202626-00850T	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26000220CA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. SUZANNE E. OTTMAN, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF SHAWN S CAMERON A/K/A SHAWN SCOTT CAMERON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 8, BLOCK 272, PORT CHARLOTTE SUBDIVISION SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 16A THRU 16Y AND PLAT BOOK 4, PAGES 16Z1 THRU 16Z7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 18294 Avon Ave, Port Charlotte, FL 33948 has been filed against you and you are	required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Cassandra Jeffries, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 8-14-2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this 9 day of July, 2026. ROGER D. EATON CLERK OF COURT OF CHARLOTTE COUNTY (SEAL) By M. Hoffman As Deputy Clerk 25-15381FL July 17, 24, 202626-00848T	

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case Number: 2600110CC ROTONDA WEST ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BETH A. WARDELL; GALLOWAY ROOFING LLC; ALLSTAR HOME SERVICES FL LLC; CHARLOTTE COUNTY, FLORIDA; WALTER M. WARDELL, JR.; PATRICIA A. WARDELL; UNKNOWN TENANTS #1 and #2, the names being fictitious to account for parties in possession; and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants. TO: WALTER M. WARDELL, JR.; PATRICIA A. WARDELL; and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS. YOU ARE NOTIFIED that an action to foreclose homeowners' association liens recorded against the following real property located in Charlotte County, Florida:	PROPERTY ADDRESS: 19 Golfview Place, Rotonda West, FL 33947 PARCEL IDENTIFICATION NUMBER: 412027230011 LEGAL DESCRIPTION: Lot 1158; Rotonda West, Oakland Hills, as per plat thereof, recorded in Plat Book 8, Page 15A thru 15K, inclusive, of the Public Records of Charlotte County, Florida. has been filed in this Court, and you are required to serve your written defenses, if any, on Plaintiff's attorney: Will W. Sunter, Esq., Farr Law Firm P.A., 99 Nesbit Street, Punta Gorda, FL 33950, within twenty (20) days after service thereof, and file the original with the Clerk of Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, an order may entered for the relief demanded without further notice or hearing. 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 7/9/26. ROGER D. EATON, as Clerk of the Court (SEAL) BY: M. Hoffman as Deputy Clerk July 17, 24, 31; Aug. 7, 202626-00844T	

--- SALES / ESTATE / ACTIONS ---

THIRD INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 26000803CA TAMARA SMITH, Plaintiff, v. DHARMENDRA SOOKHAI, and all persons claiming an interest under Defendant, Defendant. TO: DHARMENDRA SOOKHAI, 15059 Buswell Avenue Port Charlotte, FL 33953 YOU ARE NOTIFIED that an action to quiet title on the following described property in Charlotte County, Florida: Lots 26 and 27, Block 2413, PORT CHARLOTTE 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, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated on June 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, 202626-00804T	

SECOND 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, 202626-00837T		

SECOND 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: adiaz@bucelodiaz.com Florida Bar No. 86918 July 10, 17, 202626-00814T		

SECOND 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, 202626-00832T

THIRD 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, 202626-00808T	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 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, 202626-00820T	

SECOND 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., Unknown Tenant #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 72I, 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
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25001685-CA 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 ankikape 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 ed. 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

SECOND INSERTION	
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	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION 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

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION 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 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 FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 26000203CA 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; DWAINA 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. 26000203CA, 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; DWAINA 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, 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