



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

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

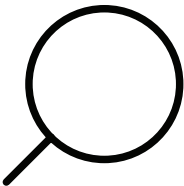


Citizens continue to learn about vital civic matters from newspaper notices.

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

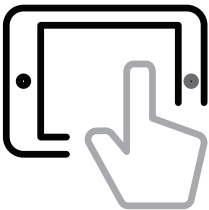
Verifying publication is difficult-to-impossible on the web.

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



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

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

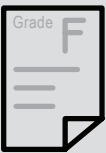


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 25001798CA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. PEGGY LEE INGLIS, et al., Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure granted at hearing on June 3, 2026 and entered in Case No. 25001798CA of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and PEGGY LEE INGLIS; UNKNOWN SPOUSE OF PEGGY LEE INGLIS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; ROTONDA WEST ASSOCIATION, INC., are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com , beginning at 11:00 a.m. on September 23, 2026 on the following described property set forth in said Final Judgment, to wit: LOT 159, ROTONDA WEST PEBBLE BEACH, ACCORD- ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 13A THROUGH 13L, INCLUSIVE, OF THE PUBLIC	RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly known as: 171 Mark Twain Ln, 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 the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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 in Charlotte, Florida this, 13th day of July, 2026 As Clerk of Circuit Court CHARLOTTE County, Florida /s/ Brittany Lackey Deputy Clerk July 24, 31, 2026 26-00912T
FIRST INSERTION	

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25000134CA
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST,
SERIES 2020-2,
Plaintiff, vs.
LAURA ANN TROTT COOK A/K/A
LAURA A. TROTT-COOK, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated December 19, 2025, and entered
in 25000134CA of the Circuit Court
of the TWENTIETH Judicial Circuit
in and for Charlotte County, Florida,
wherein FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST,
SERIES 2020-2 is the Plaintiff and
LAURA ANN TROTT COOK A/K/A
LAURA A. TROTT-COOK; CHAD
R. COOK; CHARLOTTE COUNTY,
FLORIDA are the Defendant(s).
ROGER D. EATON as the Clerk of the
Circuit Court will sell to the highest
and best bidder for cash at www.charlotte.realforeclose.com, at 11:00
AM, on August 14, 2026, the following
described property as set forth in said
Final Judgment, to wit:
LOT 14, BLOCK 278, PORT
CHARLOTTE SUBDIVISION,
SECTION 8, ACCORDING TO
THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 4,
PAGE(S) 16A THROUGH 16Y
AND 16Z1 THROUGH 16Z7,
INCLUSIVE, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
Property Address: 3011 TAMA-
RIND ST, 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 in accordance
with Florida Statutes, Section
45.031.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
Dated this 16 day of July, 2026.
ROGER D. EATON
As Clerk of the Court
By: Brittany Lackey
As Deputy Clerk
Submitted by:
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-177496 - MaM
July 24, 31, 2026

26-00896T

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. 25001501CA MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL, Plaintiff, vs. DALE D NICE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 28, 2026 in Civil Case No. 25001501CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL is Plaintiff and Dale D Nice, 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 17th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 13, Block C, Alta Vista Subdivi-	sion, according to the plat thereof recorded in Plat Book 3, Page 40, of the Public Records of Charlotte County, Florida, LESS road right of way. Address: 6002 Safford St, Punta Gorda, FL 33950 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 notific- ation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 07/20/2026. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) B. Lackey 25-12795FL July 24, 31, 2026 26-00906T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA 2026CA000042 AXOS BANK, Plaintiff, VS. DEBRA ARNOTT; UNKNOWN SPOUSE OF DEBRA ARNOTT; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 6, 2026 in Civil Case No. 2026CA000042, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, AXOS BANK is the Plaintiff, and DEBRA ARNOTT; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and CHARLOTTE COUNTY, FLORIDA are Defendants. The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on August 31, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 23, BLOCK 2794, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED	IN PLAT BOOK 5, PAGES 35A THRU 35F, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on 07/15/2026. CLERK OF THE COURT Roger D. Eaton (SEAL) B. Lackey Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delay Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1710-002B Ref# 20810 July 24, 31, 2026 26-00890T
FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25000359CA SELECT PORTFOLIO SERVICING, INC. Plaintiff, VS. ISABELLE MICHELLE RAPHAEL A/K/A ISABELLE RAPHAEL A/K/A ISABELLE MICHELLE REILLY A/K/A ISABELLE REILLY, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for July 23, 2026 dated the 15th day of July, 2026, and entered in Case No. 25000359CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Select Portfolio Servicing, Inc. is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, CHRISTOPHER RAPHAEL A/K/A CHRISTOPHER ADAM RAPHAEL, ISABELLE MICHELLE RAPHAEL A/K/A ISABELLE RAPHAEL A/K/A ISABELLE MICHELLE REILLY A/K/A ISABELLE REILLY AND WILMINGTON SAVINGS FUND SOCIETY, FSb, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF FIGURE TRUST 2023-HE2 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 AM on the 16th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 38, Block 4680, Port Charlotte Subdivision Section Seventy Nine, according to the map or plat there-	of as recorded in Plat Book 6, Page 43A through 43J, Public Records of Charlotte County, Florida. 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 07/17/2026. Roger D. Eaton Clerk of The Circuit Court (SEAL) By: 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 25FLA04-0008 July 24, 31, 2026 26-00895T

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 26000058CC ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC. Plaintiff, v. JITENDRA SOOKHAI and NISHTA SOOKHAI, Defendants. TO: JITENDRA SOOKHAI and NISH- TA SOOKHAI LP 63 Churchill Roosevelt Hwy, Valsayn Trinidad, West Indies YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the fol- lowing described property in Charlotte County, Florida: Lot 868, in ROTONDA HEIGHTS, according to the Plat thereof, recorded in Plat Book 8, Pages 26-A through 26-Z, Pub- lic Records of Charlotte County, Florida. Which has the address of: 108 Spring Dr., Rotonda West, FL 33947. has been filed against you, and you are required to serve a copy of your writ-	ten defenses, if any, to it on Association Legal Services, LLC, Plaintiffs attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or imme- diately 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 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 on July 20, 2026. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: M. Hoffman As Deputy Clerk July 24, 31, 2026 26-00911T
FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25001738CA Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, vs. Michael Malinskiy; Anastasia Malinskiy; John R. Largent Defendants. TO: Anastasia Malinskiy Last Known Address: 21480 Shannon Ave, Port Charlotte, FL 33952 TO: Michael Malinskiy Last Known Address: 14137 Canadian Ave, Port Charlotte, FL 33953 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 7, BLOCK 1408, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, INCLUSIVE, PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written	defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before August 24, 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 provi- sion of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 17, 2026. Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk File # 25-F02930 July 24, 31, 2026 26-00899T
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25000857CA MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. FREDDIE M. WHITEHEAD, III A/K/A FREDDIE WHITEHEAD, III; LORNA IBBITSON; PATHWAYS FINANCIAL CREDIT UNION; Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated May 18, 2026, and entered in Case No. 25000857CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY (hereafter "Plaintiff"), is Plaintiff and FREDDIE M. WHITEHEAD, III A/K/A FREDDIE WHITEHEAD, III; LORNA IBBITSON; PATHWAYS FINANCIAL CREDIT UNION, 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 19TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1 AND 2, BLOCK 1412, PORT CHARLOTTE SECTION 27, ACCORDING TO THE MAP OR PLAT THEREOF AS RE- CORDED IN PLAT BOOK 5, PAGE 20, 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 dis- ability 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 assis- tance. Requests for accommodations may be presented on this form, in an-	other 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 sched- uled court appearance or other court activity. Upon request by a qualified individual with a disability, this docu- ment will be made available in an alter- nate format. If you need assistance in completing this form due to your dis- ability, 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 proced- imiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Jon Embury, Adminis- trative 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 se se ha programado es menos de 7 días; si usted tiene dis- capacitación del oído o de la voz, llame al 711. Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou paye, gen pwovizyon pou wjen kek ed. Tanpri kontakte Jon Embury, Admin- istrative 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 imedyat- man apre ou fin resevwa konvokasyon an si lò 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 07/20/2026. 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 RM20752-25NS/sap July 24, 31, 2026 26-00907T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND 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, 2026 26-00850T

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

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 the 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.

FOURTH 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, 2026 26-00804T

SECOND 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 16ZI 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, 2026 26-00848T

SECOND 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

FOURTH INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26000712CA YOUNG LEE, Plaintiff, V. KATSUYA WADA, ESTATE OF KATSUYA WADA, UNKNOWN HEIRS OF KATSUYA WADA and UNKNOWN SPOUSE OF KATSUYA WADA, Defendant. TO: KATSUYA WADA 15020 ELWOOD AVE PORT CHARLOTTE, FLORIDA 33953 ESTATE OF KATSUYA WADA 15020 ELWOOD AVE PORT CHARLOTTE, FLORIDA 33953 UNKNOWN HEIRS OF KATSUYA WADA 15020 ELWOOD AVE PORT CHARLOTTE, FLORIDA 33953 UNKNOWN SPOUSE OF KATSUYA WADA 15020 EL WOOD AVE PORT CHARLOTTE, FLORIDA 33953 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:	PCH 032 2456 0002 PORT CHARLOTTE SEC 32 BLK2456 LT 2. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 16 day of June , 2026. Clerk of the Circuit Court By: /s/ As Deputy Clerk July 3, 10, 17, 24, 2026 26-00808T

SECOND INSERTION	
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

SECOND INSERTION	
Notice of Public Sale	
Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999 Sale Date 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

SECOND 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 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

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

SECOND 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, 2026 26-00844T

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



--- ESTATE ---			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000628 IN RE: ESTATE OF ROBERT IRVIN HUEY, Deceased.		er 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	
The administration of the estate of ROBERT IRVIN HUEY, deceased, whose date of death was January 8, 2025, 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 oth-		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 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. LINDA LOU HUEY Personal Representative 22439 New York Avenue Port Charlotte, FL 33952 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: ntservice@hnh-law.com July 17, 24, 2026		26-00881T	

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA File No. 26-CP-638 Division: Probate IN RE: ESTATE OF CHRISTINE A. HENDERSON Deceased.		er 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-	
The administration of the estate of Christine A. Henderson, deceased, whose date of death was September 10, 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 oth-		viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026.	
Personal Representatives: Tara Vallese Amanda Fraunces Attorneys for Personal Representatives: Janet M. Strickland, FL Bar No. 137472 Neva K. Torres, FL Bar No. 1049725 Attorneys for Personal Representative Law Office of Strickland & Torres, P.A. 2340 Periwinkle Way, Suite J-1 Sanibel, FL 33957 Telephone: (239) 472-3322 E-Mail: jms@sanibellaw.net Secondary E-Mail: neva@sanibellaw.net July 17, 24, 2026		26-00882T	

SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-134-CP Division Probate IN RE: ESTATE OF CHARLOTTE MARIE KRUGER A/K/A CHARLOTTE KRUGER-THOMPSON 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 Charlotte Marie Kruger a/k/a Charlotte Kruger-Thompson, deceased, File Number 26-134-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was July 18, 2025; that the total value of the estate is \$[exempt] and that the names and addresses of those to whom it has been assigned by such order are: Steven L. Kruger 4305 Knollwood Drive Punta Gorda, Florida 33982 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar Number: 96026 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: kimberly@kuhnslawfirm.com July 17, 24, 2026	Theodore J. Kruger 237 SW Wolfork Avenue Lamont, FL 32336 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: Steven L. Kruger 4305 Knollwood Drive Punta Gorda, Florida 33982	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000527CP Division Probate IN RE: ESTATE OF THOMAS DANTE BALBONI A/K/A TOM BALBONI Deceased. The administration of the estate of Thomas Dante Balboni also known as Tom Balboni, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the 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	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 17, 2026. /s/Carol A. Nahass Carol A. Nahass Personal Representative 9111 Melody Circle Port Charlotte, FL 33981 /s/Mark Martella Mark Martella Attorney for Personal Representative Email Addresses: mark@martellalaw.com
		The administration of the estate of CAROLYN RAE VALLARTA, f/k/a CAROLYN RAE MICKEY, deceased, whose date of death was February 26, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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	
		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 17, 2026. Personal Representative: TERESA D. BROADUS P.O. Box 27104 El Jobean, Florida 33927 Attorney for Personal Representative: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413 MARY A. BYRSKI 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 17, 24, 2026 26-00880T	
		SECOND INSERTION	

Steven L. Kruger

4305 Knollwood Drive

Punta Gorda, FL 33982

Gerald D. Kruger, Jr.

3338 Moravia Avenue

North Port, FL 34286

Teresa D. Barker

18134 Summerdown Avenue

Port Charlotte, FL 33948

Florida Bar Number: 96026

425 Cross Street, Ste. #312

Punta Gorda, Florida 33950

Telephone: (941) 205-8000/

Fax: (941) 205-8001

E-Mail: jeff@kuhnslawfirm.com

Secondary E-Mail:

kimberly@kuhnslawfirm.com

July 17, 24, 2026

26-00876T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2026-CP-00590

IN RE: ESTATE OF

KRISTINE ANN SWENS,

Deceased.

The administration of the estate of KRISTINE ANN SWENS, deceased, whose date of death was May 20, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Justice Center 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

NOTICE TO CREDITORS

(summary administration)

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 26-000634-CP

Division: Probate

IN RE: ESTATE OF

RODNEY H. WALTMAN, SR.

a/k/a RODNEY H. WALTMAN

Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

NOTICE TO CREDITORS

(summary administration)

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 26-000634-CP

Division: Probate

IN RE: ESTATE OF

RODNEY H. WALTMAN, SR.

a/k/a RODNEY H. WALTMAN

Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

mark@martellalaw.com

tara@martellalaw.com

Florida Bar No. 0024021

Martella Law Firm, PLLC

18245 Paulson Drive, Suite 131

Port Charlotte, FL 33954

Telephone: (941) 867-6865

July 17, 24, 2026

26-00884T

Email Addresses:

mark@martellalaw.com

tara@martellalaw.com

Florida Bar No. 0024021

Martella Law Firm, PLLC

18245 Paulson Drive, Suite 131

Port Charlotte, FL 33954

Telephone: (941) 867-6865

July 17, 24, 2026

26-00884T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION

File No. 26000509CP

Division Probate

IN RE: ESTATE OF

JOHN F. RAFFERTY JR. A/K/A

JOHN FRANCIS RAFFERTY

Deceased.

The administration of the estate of John F. Rafferty Jr. A/K/A John Francis Rafferty, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION

File No. 26000509CP

Division Probate

IN RE: ESTATE OF

JOHN F. RAFFERTY JR. A/K/A

JOHN FRANCIS RAFFERTY

Deceased.

The administration of the estate of John F. Rafferty Jr. A/K/A John Francis Rafferty, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

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 17, 2026.

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 17, 2026.

pend in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center 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

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 Rodney H. Waltman, Sr., a/k/a Rodney H. Waltman, deceased, File Number 26-000634-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was April 24, 2026; that the total value of the non-exempt assets of the estate is \$11,271.90 and that the names and addresses of those to whom it has been assigned by such order are:

Nancy O. Waltman
445 Comstock Street
Port Charlotte, Florida 33954

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

BARRED.

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

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

Person Giving Notice:
Nancy O. Waltman
445 Comstock Street
Port Charlotte, Florida 33954
Attorney for Person Giving Notice: Jeffrey Briscoe
Florida Bar No. 0127501
3440 Conway Blvd., Suite 1A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
Email: jeff@jeffbriscoe.com
July 17, 24, 2026

26-00873T

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS JULY 17, 2026.

Personal Representative:
Donna Rafferty
47 Northgate Drive
Albany, New York 12203
Attorney for Personal Representative: Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail: anne@wellbaumlaw.com
July 17, 24, 2026

26-00874T

SAVE TIME

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025CA001498
Freedom Mortgage Corporation, Plaintiff, vs. James M. Karr, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA001498 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and James M. Karr; Elizabeth K. Karr; Rotonda West Association, Inc. 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 118, ROTONDA WEST, BROADMOOR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK

8, PAGE(S) 18A THROUGH 18L, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
TAX ID: 412013352004
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.
Roger Eaton
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk
File # 25-F01598
July 17, 24, 2026 26-00859T

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 26-000646-CP Division: PROBATE IN RE: ESTATE OF CAROLYN RAE VALLARTA, f/k/a CAROLYN RAE MICKY Deceased.		The administration of the estate of CAROLYN RAE VALLARTA, f/k/a CAROLYN RAE MICKY, deceased, whose date of death was February 26, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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	

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000509CP Division Probate IN RE: ESTATE OF JOHN F. RAFFERTY JR. A/K/A JOHN FRANCIS RAFFERTY Deceased.		The administration of the estate of John F. Rafferty JR. A/K/A John Francis Rafferty, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V12

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V23

ESTATE

SECOND 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

SECOND 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:

Name	Address
Ross E. Fisher	2845 S 300 W.
Kokomo, IN 46902	
Keve 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-582-CP
Division Probate
IN RE: ESTATE OF
NICHOLAS ARENA
Deceased.

The administration of the estate of Nicholas Arena, deceased, whose date of death was April 8, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is July 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000605CP
Division Probate
IN RE: ESTATE OF
JOAN ANN KENCH
A/K/A JOAN A. KENCH
Deceased.

The administration of the estate of Joan Ann Kench a/k/a Joan A. Kench, deceased, whose date of death was May 8, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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:
Robin D. Kobren
294 Old Furnace Rd.
Riegelsville, Pennsylvania 18077
Attorney for Personal Representative:
Forrest G. Miller, Esq.
Miller Legacy Legal, PLLC
Attorney for Robin D. Kobren
Florida Bar Number: 1028360
3282 Tamiami Trl Ste 36
Port Charlotte, Florida 33952
Telephone: (941) 500-4380
E-Mail: forrest@millerrl.com
E-Mail: fmilleresq@outlook.com
July 17, 24, 2026 26-00869T

SECOND 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:
ntservice@hnh-law.com
July 17, 24, 2026 26-00857T

SECOND 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:
Brunhilde 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@millerrl.com
Secondary E-Mail:
fmilleresq@outlook.com
July 17, 24, 2026 26-00868T

SECOND 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 INGBORG DOWD)
Deceased.

The administration of the estate of INGA M. DOWD (A/K/A INGBORG 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 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:
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.

lv18237_v34

ACTIONS / SALES

SECOND 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 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

SECOND 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

SECOND 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

SECOND 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 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.

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

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

SECOND 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 order
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 notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 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

SECOND 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,
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 order
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 notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated: 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

SECOND 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

SECOND 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 Belierive
3109 Felda Street
Port Charlotte, FL 33948
Karen Belierive
101 Reedy View Dr., Apt. 317
Greenville, SC 29601
Karen Belierive
1154 Cielo Ct. North
Venice, FL 34275
Karen Belierive
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 order
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 notifi-
cation 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

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 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@TMPPLL.COM 25FL373-0493	
July 17, 24, 2026	26-00858T

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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

SECOND 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. VERARTTI A/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. VERARTTI A/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
SOKOLOF 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

MAN'S RIGHTS

By Ayn Rand

A special reprinting
of a classic essay
on freedom.

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

If one wishes to advocate a free society — that is, capitalism — one must realize that it's indispensable foundation is the principle of individual rights. If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth."

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the

late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union .

All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-



ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man’s nature.

Source of our rights

The Declaration of Independence stated that men “are endowed by their Creator with certain unalienable rights.” Whether one believes that man is the product of a Creator or of nature, the issue of man’s origin does not

of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence.

Thus the government’s function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America’s political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America’s inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country’s wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated “rights” that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these “printing-press rights” negate authentic rights.

Meaning of ‘rights’

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new “rights” and of slave labor camps.

The “gimmick” was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration “will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of “rights” when you read the list which that platform offers:

- “1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.
- “2. The right to earn enough to provide adequate food and clothing and recreation.
- “3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.
- “4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.
- “5. The right of every family to a decent home.
- “6. The right to adequate medical care and the opportunity to achieve and enjoy good health.
- “7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.
- “8. The right to a good education.”

A single question added to each of the above eight clauses would make the issue

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

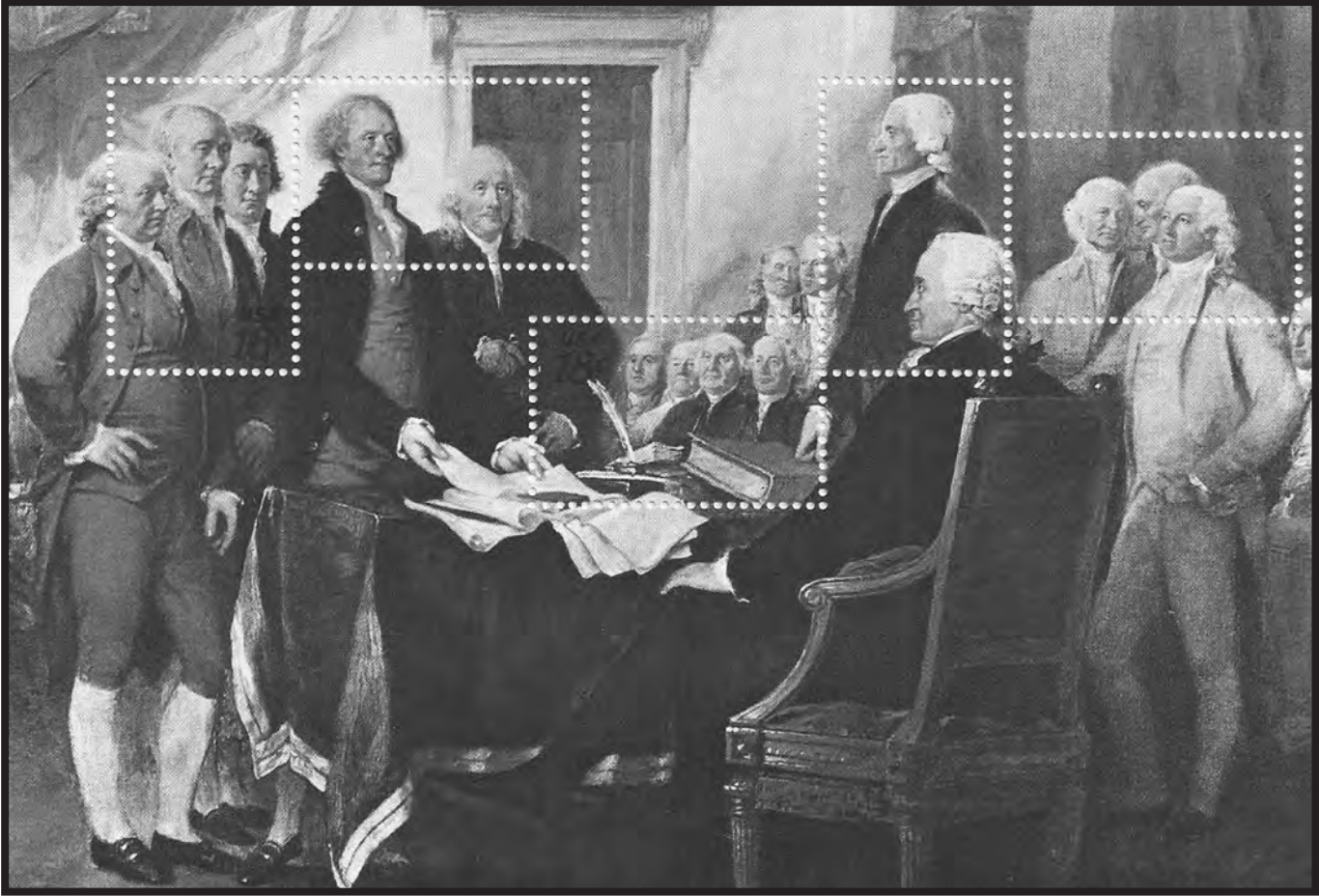
alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

“The source of man’s rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man’s nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational.” (*Atlas Shrugged*)

To violate man’s rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man’s rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that “to secure these rights, governments are instituted among men.” This provided the only valid justification





The Declaration of Independence laid down the principle that ‘to secure these rights, governments are instituted among men.’ This provided the only valid justification of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence. Thus the government’s function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged “right” of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as “the right to enslave.”

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one’s own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not

mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hall, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as “a right to a job” — there is only the right of free trade, that is: a man’s right to take a job if another man chooses to hire him. There is no “right to a home,” only the right of free trade: the right to build a home or to buy it.

There are no “rights to a ‘fair’ wage or a ‘fair’ price” if no one chooses to pay it, to hire a man or to buy his product. There are no “rights of consumers” to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no “rights” of special groups, there are no “rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn.”

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man’s only “economic rights” (they are, in fact, political rights) — and there can be no such thing as “an economic bill of rights.” But observe that



the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man's freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another's rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind's governments.

Potentially, a government is the most dangerous threat to man's rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man's deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

And then there is Newton N. Minow who declares: "There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas." It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend. "Censorship" is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one's own antagonists.

But according to such doctrines as the "economic bill of rights," an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a "right" to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the "right" to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the "distribution" of "economic rights" and select the recipients, when the owners' right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of "economic rights" includes the "right" of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about "economic rights," the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one's views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of "the right of free speech" is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: "Congress shall make no law . . . abridging the freedom of speech, or of the press ..." It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today's most crucial issues: political rights versus "economic rights." It's either-or. One destroys the other. But there are, in fact, no "economic rights," no "collective rights," no "public-interest rights." The term "individual rights" is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man's rights.

There is only one fundamental right
(all the others are its consequences or
corollaries): a man's right to his own life.
Life is a process of self-sustaining and
self-generated action; the right
to life means the right to engage in
self-sustaining and self-generated action
... Such is the meaning of the right to life,
liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual's refusal to finance an opponent is a violation of the opponent's right of free speech and an act of "censorship."

It is "censorship," they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is "censorship," they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is "censorship," they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

