
PUBLIC SALES / ESTATE ---

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000729 IN RE: ESTATE OF CRAIG SCOTT CAMPBELL Deceased. The administration of the estate of Craig Scott Campbell, deceased, whose date of death was February 15, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands	against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

FIRST INSERTION	
Notice to Proceed and Permit For Construction or Other Activities Pursuant to Section 161.053, Florida Statutes PERMIT NUMBER: CH000783 PERMITTEE Colony Don Pedro Phases IV and V c/o Timothy Krebs 1460 S. McCall Rd. Edgewater Center Suite 4A Englewood / FL / 34223 NOTICE TO PROCEED AND PERMIT FOR CONSTRUCTION OR OTHER ACTIVITIES PURSUANT TO SECTION 161.053, FLORIDA STATUTES FINDINGS OF FACT: An application for authorization to conduct the activities seaward of the coastal construction control line that are indicated in the project description, was filed by the applicant/permittee named herein on May 14, 2026, and was determined to be complete pursuant to rule on June 4, 2026. CONCLUSIONS OF LAW: After considering the merits of the proposal and any written objections from affected persons, the Department finds that upon compliance with the permit conditions, the activities indicated in the project description of this permit are of such a nature that they will result in no significant adverse impacts to the beach/dune areas or to adjacent properties; that the work is not expected to adversely impact nesting sea turtles, their hatchlings, or their habitat; that the work is expendable in nature and/or is appropriately designed in accordance with Section 62B-33.005, Florida Administrative Code. Based on the foregoing considerations, the Department approves the application; authorizes construction and/or activities at the location indicated below in strict accordance with the project description, the approved plans (if any) and the General Permit Conditions which are by this reference incorporated herein, and any additional conditions shown below, pursuant to Section 161.053(4), Florida Statutes. EXPIRATION DATE: July 22, 2029 LOCATION: Between approximately 219 feet and 300 feet south of the Department of Environmental Protection's reference monument R-37, in Charlotte County. Project address: 301 S. Gulf Blvd., Placidia. PROJECT DESCRIPTION: Reconstruction of a Swimming pool Facility East of the Existing Pool 1. Location relative to control line: 222 feet and 224 feet seaward, north and south sides, respectively. 2. Exterior dimensions: 18 feet in the shore-normal direction by 49 feet in the shore-parallel direction. 3. Type of foundation: Existing concrete footing. Other Structures/Activity: 1. A 6-foot-high aluminum fence is to be constructed around the pool deck and pool facility as shown on the approved plans. 2. Installation of two exterior light fixtures at the location depicted on the approved plans. See Special Permit Condition 3. SPECIAL PERMIT CONDITIONS: 1. Prior to commencement of construction activity authorized by this permit, a preconstruction conference shall be held at the site among the contractor, the owner or authorized agent, and a staff representative of the Department to establish an understanding among the parties as to the items specified in the special and general conditions of the permit. The proposed locations of the structures shall be staked out for the conference. Erin Luaces at (813)-957-7381 to schedule a conference. 2. All fill material shall be obtained from a source landward of the control line and shall consist of sand which is similar to that already on the site in both grain size and coloration. This fill material shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative of the Department during the preconstruction conference.	3. All lighting shall be installed and maintained as depicted in the approved lighting schematic. There may be a decrease in the wattage of each approved lamp and a decrease in the total number of each approved fixture without submitting a modified lighting plan for review and approval. However, if a lamp is changed to a different type, manufacturer or catalog number for any reason, or if the location of any fixture is changed it shall be submitted for review and approval by the Department prior to installation. No additional lighting is authorized. 4. Permittee shall submit compliance reports as specified in Special and General Permit Conditions of this permit. General Permit Condition 1(r) pertain to a written report which must be submitted to the Department of Environmental Protection at specified times. The form for the report: 1(r) Final Certification (DEP Form 73-115B) is available by clicking on the following link http://www.dep.state.fl.us/beaches/forms.htm#CCCL. The form may be submitted electronically. GENERAL PERMIT CONDITIONS: (1) The following general permit conditions shall apply, unless waived by the Department or modified by the permit: (a) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by the Department as part of the permit. Deviations therefrom, without written approval from the Department, shall be grounds for suspension of the work and revocation of the permit pursuant to section 120.60(7), F.S., and shall result in assessment of civil fines or issuance of an order to alter or remove the unauthorized work, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized without prior written approval from the Department. A copy of the notice to proceed shall be conspicuously displayed at the project site. Approved plans shall be made available for inspection by a Department representative. (b) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles, their nests and habitat, or adjacent property and structures. (c) The permittee shall allow any duly identified and authorized member of the Department to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of the Department until all construction or activities authorized or required in the permit have been completed and all project performance reports, certifications, or other documents are received by the Department and determined to be consistent with the permit and approved plans. (d) The permittee shall hold and save the State of Florida, the Department, and its officers and employees harmless from any damage, no matter how occasioned and no matter what the amount, to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage. (e) The permittee shall allow the Department to use all records, notes, monitoring data, and other information relating to construction or any activity under the permit, which are submitted, for any purpose necessary except where such use is otherwise specifically forbidden by law. (f) Construction traffic shall not occur and building materials shall not be stored on vegetated areas seaward of the control line unless specifically authorized by the permit. If the Department determines that this requirement is not being met, positive control measures, such as temporary fencing, designated access roads, adjustment of construction sequence, or other requirements, shall be provided by the permittee at the direction of the Department. Temporary construction fencing shall not be sited within marine turtle nesting habitats. (g) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed topography or vegetation shall be restored as prescribed in the permit with suitable fill material or revegetated with appropriate beach and dune vegetation. When required for mitigation, dune vegetation will be considered successfully established if within 180 days of planting, a minimum of 80 percent of

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE No. 26000466CP Division Probate IN RE: ESTATE OF DANIEL GOLDA AKA DANIEL S. GOLDA Deceased The administration of the estate of DANIEL GOLDA AKA DANIEL S. GOLDA, deceased, whose date of death was December 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950 The names and addresses of the personal representative and the personal representative's attorney are set forth below.	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 s. 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 31, 2026. Personal Representative: DANIEL DARBY GOLDA Attorney for Personal Representative: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary E-Mail: office@leslielohnlaw.com July 31; Aug. 7, 2026 26-00932T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000731CP Division Probate IN RE: ESTATE OF DAVID WILLIAM PRICE Deceased. The administration of the estate of DAVID WILLIAM PRICE, deceased, whose date of death was June 4, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, 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 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 THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 31, 2026. Personal Representative: JOHN C. PRICE 6855 Brindle Heath Way, Unit F Alexandria, Virginia 22315 Attorney for Personal Representative: NICOLE S. PEET, ESQUIRE Florida Bar Number: 1025612 Farr Law Firm P.A. 2937 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 484-1996 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: jpainchaud@farr.com July 31; Aug. 7, 2026 26-00930T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-704-CP Division PROBATE IN RE: ESTATE OF SHARON A. SMARC A/K/A SHARON AUSTIN SMARC A/K/A SHARON R. SMARC A/K/A SHARON RUTH SMARC Deceased. The administration of the estate of SHARON A. SMARC A/K/A SHARON AUSTIN SMARC A/K/A SHARON R. SMARC A/K/A SHARON RUTH SMARC, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF	THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 31, 2026. Personal Representative: Michael A. Smarc 30 Stone Drive Cape Elizabeth, Maine 04092 Attorney for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net July 31; Aug. 7, 2026 26-00929T

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Business Observer

LV10184

PUBLIC SALES / ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000648CP
Division Probate
IN RE: ESTATE OF
JOHN E. OLSON
Deceased.

The administration of the estate of John E. Olson, deceased, whose date of death was June 9, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Richard Douglas Olson
2238 119th Place
Blue Island, Illinois 60406
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Secondary E-Mail:
a4@dunkinshirley.com
July 31; Aug. 7, 2026 26-00941T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE
26000707CP
IN RE: ESTATE OF:
ELAINE M. BODIE Deceased

The administration of the estate of ELAINE MARIE BODIE, deceased, whose date of death was December 14, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 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 was or shall be: July 31, 2026

Personal Representative:
Marie Hurowitz,
401 Clintonville Rd, Apt 314,
North Haven, CT 06473
Attorney for Personal Representative:
Alexis A. Sitka, P. A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, FL 33915
Telephone: (239) 997-0078
Fax: (239) (239) 299-9917
Alexis@sitkalaw.com
July 31; Aug. 7, 2026 26-00939T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE
IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSES-
MENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COL-
LECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGU-
LAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Babcock Ranch Community Independent Special District ("District") will hold the following public hearings and regular meeting:

DATE:	August 27, 2026
TIME:	4:00 p.m.
LOCATION:	Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982

The first public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 189 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

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

Land Use	Total Units / Sq. Ft./ Acres	ERU Factor	Proposed Annual O&M Assessment*
Residential (Dwelling Units)			
Current Development Area - Platted/Developed	10,379	1.0000	\$681.33
Current Development Area - Platted/Developed no Bonds	1,391	0.9663	\$658.40
Current Development Area - Unplatted/Undeveloped	1,131	0.1023	\$69.70
Future Development Area	8,834	0.0620	\$42.22
Non-Residential (Sq. Ft.)			
Commercial			
Current Development Area - Developed	742.832	0.2969	\$202.27
Future Development Area	3,247,264	0.0232	\$15.84
Industrial			
Current Development Area - Developed	100.748	0.0792	\$53.94
Future Development Area	796.852	0.0062	\$4.22
Hotel	460	0.0310	\$21.12
Other (Acres)			
Electric Utility	888	0.0062	\$4.23
Plant Nursery	10	0.0620	\$42.22

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS

AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

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

For FY 2027, the District intends to have the applicable County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

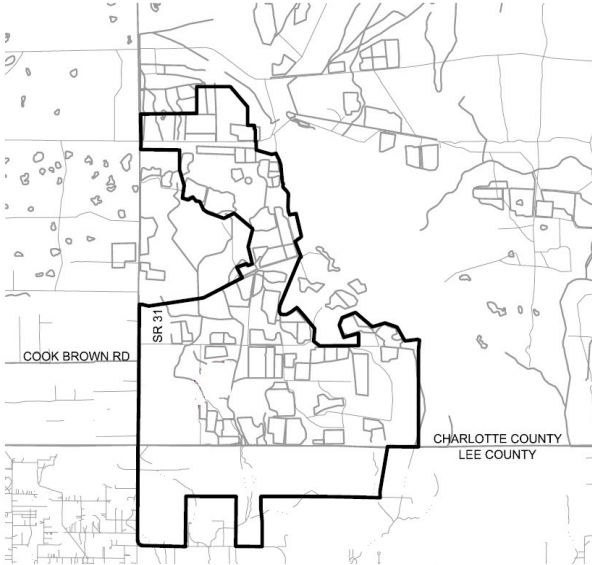
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 31; August 7, 2026 26-00938T

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YOUR
LEGAL
NOTICE

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

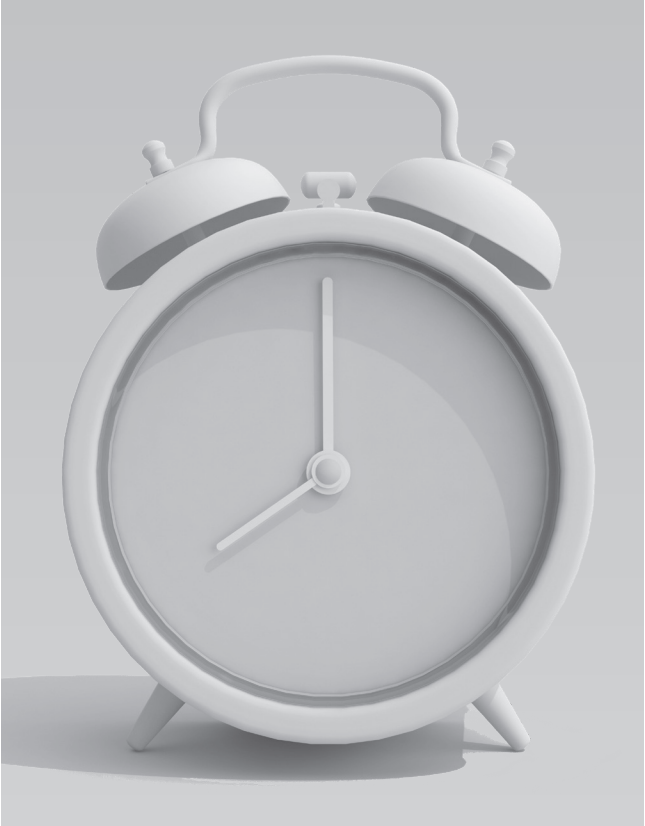
Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

11/20/2026, 1:20

--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA COUNTY CIVIL DIVISION CASE NO.: 26000340CC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PALISADES MORTGAGE LOAN TRUST 2021-RTL 1, Plaintiff, v. GEORGES REALTY, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY, et al., Defendants. TO: BRANDI NICOLE THOMAS Last Known Address: 18439 Arline Ave, Unit A, Artesia, CA 90701 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Char- lotte County, Florida: LOT 28, BLOCK 2705, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY ONE, AC- CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 26, PUB- LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA including the buildings, appur- tenances, and fixture located thereon. Property Address: 17307 Elmwood Avenue, Port Charlotte, FL 33948 (the "Property"). filed against you and you are required		to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plain- tiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Ra- ton, FL 33487 on or before 8/27, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the Complaint or petition filed herein. 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 this Court at Charlotte, Florida on this 23 day of July, 2026. ROGER D. EATON CHARLOTTE COUNTY CLERK OF COURT (SEAL) By: M. Hoffman Deputy Clerk 25-000655-1 July 31; Aug, 7, 2026 26-00924T	
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. 24000530CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2024, and entered in 24000530CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JAMIE BARNES A/K/A JAMIE STRATICO; STATE OF FLORIDA; UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A JAMIE N. STRATICO; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com, at 11:00 AM, on August 17, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 29, BLOCK 552, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A-2Z42, OF THE PUBLIC RECORDS OF		CHARLOTTE COUNTY, FLOR- IDA. Property Address: 26166 PAY- SANDU DR, PUNTA GORDA, FL 33983 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor- dance with Florida Statutes, Section 45.031. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 24 day of July, 2026. ROGER D. EATON As Clerk of the Court (SEAL) By: M. Hoffman 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 23-173487 - MaM July 31; Aug, 7, 2026 26-00933T	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000724CA EF MORTGAGE, LLC, Plaintiff, v. MAD MAX MUNOZ LLC, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 8, 2026 and entered in Case No. 25000724CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein FRANKLIN EMMANUEL MATEO, MAD MAX MUNOZ LLC, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose. com on September 3, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 3832, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 6, PAGES 28-A THROUGH 28-H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA and commonly known as: 12168 GROUSE AVENUE, PORT CHARLOTTE, FL 33981 (the "Property"). ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in or-		der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled 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 07/23/2026. As Clerk of the Circuit Court Charlotte County, Florida (SEAL) B. Lackey DEPUTY CLERK GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol, Esq. Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidotiberger.com FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 July 31; Aug, 7, 2026 26-00925T	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25000598CA SNYDER REAL ESTATE, LLC, Plaintiff, vs. EDWARD S. BENCSIK; ET. AL, Plaintiff(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered in Case No. 25000598CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein SNYDER REAL ESTATE, LLC is the Plaintiff and EDWARD S. BENCSIK; ET. A are Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 o'clock A.M. on the 31st day of August, 2026, the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: Lot 14, Block 216, Port Charlotte Subdivision, Section 8, as per the Plat thereof at Plat Book 4, Pages 16A-16Y and 16-Z-1 thru 16-Z-7 of the Public Records of Charlotte		County, Florida. Property ID No. 402220101014, a/k/a: 13109 ROCK CREEK DRIVE, 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 07/22/2026 Roger D. Eaton As Clerk of the Court and Comptroller (SEAL) By: B. Lackey As Deputy Clerk July 31; August 7, 2026 26-00923T	
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. 25001202CA NATIONS DIRECT MORTGAGE, LLC, Plaintiff, vs. MAKAYLA CATHERINE BACKHAUS A/K/A MAKAYLA BACKHAUS AND JERRAD FENN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2026, and entered in 25001202CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NATIONS DIRECT MORTGAGE, LLC is the Plaintiff and MAKAYLA CATHERINE BACKHAUS A/K/A MAKAYLA BACKHAUS; JERRAD FENN 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 17, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 3, CHARLOTTE HIGHLANDS, ACCORDING TO PLAT THEREOF AS RECORD- ED IN PLAT BOOK 5, PAGE 59, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR- IDA. TOGETHER WITH THAT CERTAIN 2005 BEACON MOBILE HOME, IDENTI-		FICATION NUMBERS FL- FL470A31401BH31 AND FL- FL470B31401BH31, WHOSE TTITLES HAVE BEEN RETRIED. Property Address: 5238 SWAY- ING PALM DRIVE, PUNTA GORDA, FL 33982 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor- dance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose of- fice is located at 350 E. Marion Av- enue, 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 notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 27 day of July, 2026. ROGER D. EATON As Clerk of the Court (SEAL) By: M. Hoffman 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 24-240686 - MaM July 31; Aug, 7, 2026 26-00936T	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2026000770CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. JOAN MORRIS-PRETTIPAUL; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JOAN MORRIS-PRETTIPAUL, Defendants. TO: JOAN MORRIS-PRETTIPAUL, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, suc- cessors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defen- dant and all claimants, persons or		parties natural or corporate whose exact status is unknown, claiming under any of the above named or de- scribed defendants or parties who are claiming to have any right, title or in- terest in and to the lands hereafter de- scribed; and UNKNOWN SPOUSE OF JOAN MORRIS-PRETTIPAUL: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida: Lot 17, Block 2571, Port Char- lotte Subdivision, Section Twen- ty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22A through 22G, inclusive, of the Public Records of Charlotte County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault will be entered against you for the relief demanded in the Complaint. If you are a person with a 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 this Court July 28, 2026. ROGER D. EATON CLERK OF THE COURT By: (SEAL) B. Lackey Deputy Clerk July 31; Aug, 7, 2026 26-00940T	

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION		
NOTICE OF PUBLIC SALE The following personal property of LINDA ROSE TROEMEL will, on August 5, 2026, at 10:00 a.m., at 5601 Duncan Road, Lot #97, Punta Gorda, Charlotte County, Florida 33982; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1993 HIGH MOBILE HOME, VIN: FLFLN79A10375HP, TITLE NO.: 0063261527, and		
VIN: FLFLN79B10375HP, TITLE NO.: 0063261528 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-2307) July 24, 31, 2026		26-00914T

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO: 26-000440-CP IN RE: ESTATE OF RITA ANDERSON Deceased, The administration of the estate of Rita Anderson, deceased, whose date of death was February 11, 2026, and whose social security number is XXX-XX-4313 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 the decedent's estate on whom a copy of this notice is required to be served must file their claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OF 30 DAYS AFTER THE		
DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE COIDE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH ARE BARRED. The date of first publication of this notice is July 24, 2026. Personal Representative: Melissa Fiorino 53 Natures View Circle Pawleys Island, SC 29585 Attorney for Personal Representative: Mariela C. D'Alessio Attorney for Petitioner mariela@dalessio-law.com Florida Bar No: 89523 D'Alessio Law, LLC 6 North Park Drive, Suite 108 Hunt Valley, MD 21030 (410) 600-3721 July 24, 31, 2026		26-00893T

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000656 In Re: Estate of JAMES WILLIAM DELANY Deceased. The administration of the estate of JAMES WILLIAM DELANY, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 de-		
mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 24, 2026. JACLYN DELANY Personal Representative 1603 Sunset Preserve Way Port Charlotte, Florida 33953 FLORIDA ESTATE PLANNING ATTORNEY, PLLC By: David G. Jones, Esq. Attorney for the Personal Representative Florida Bar No. 1010525 Office: 18070 S. Tamiami Trail, Suite 11, Fort Myers, Florida 33908 Tel.: (239) 227-8830 E-mail: david@estateplanningswfl.com July 24, 31, 2026		26-00910T

THIRD INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case Number: 26001110CC 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

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA File No. 26-000689-CP Division Probate IN RE: ESTATE OF SHARYN ANN STEARNS a/k/a SHARYN A. STEARNS a/ka SHARYN JOHNSON a/k/a SHARYN BARNES a/k/a SHARYN BARNES STEARNS a/k/a SHARYN B. STEARNS a/k/a SHARYN STEARNS Deceased. The administration of the estate of Sharyn Ann Stearns a/k/a Sharyn A. Stearns a/ka Sharyn Johnson a/k/a Sharyn Barnes a/k/a Sharyn Barnes Stearns a/k/a Sharyn B. Stearns a/k/a Sharyn Stearns, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF		
THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 24, 2026. Personal Representative: Scott W. Johnson a/k/a Scott Johnson 445 Scarlet Sage Punta Gorda, Florida 33955 Attorney for Personal Representative: Brett H. Sifrit, Esq. Attorney Florida Bar Number: 105564 Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: jjacobson@farr.com; probate@farr.com July 24, 31, 2026		26-00909T

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000722 Division: Probate IN RE: ESTATE OF DAVID M. DERMER, JR. a/k/a DAVID MICHAEL DERMER, JR. Deceased. The administration of the estate of David M. Dermer, Jr. a/k/a David Michael Dermer, Jr., deceased, whose date of death was on or about July 15, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 24, 2026. Personal Representative: Amanda Beverly 10660 SW Madison Ave. Arcadia, FL 34269 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com July 24, 31, 2026		26-00918T

THIRD 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 located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 10 day of June 2026 Clerk of the Circuit Court By: /s/ As Deputy Clerk July 17, 24, 31; Aug. 7, 2026		26-00878T

SECOND INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 08/13/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.		
433 2413 2700	Kat Lorini FRANK FUCARINO Patricia Robinson	Furniture, Totes Boxes Tools, Totes, Pet Carrier
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. July 24, 31, 2026		
		26-00885T

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-428-CP Division Probate IN RE: ESTATE OF DOUGLAS E. ROWE A/K/A DOUGLAS EUGENE ROWE Deceased. The administration of the estate of Douglas E. Rowe a/k/a Douglas Eugene Rowe, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 24, 2026. Personal Representative: Bonita A. Rowe 24500 Airport Road, Apt. 1234 Punta Gorda, Florida 33950 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 KUHN'S LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: kimberly@kuhnslawfirm.com July 24, 31, 2026		26-00919T



Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

To publish your legal notice Email:

legal@businessobserverfl.com

LV18237_V20

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000671CP Division Probate IN RE: ESTATE OF TERRY W. SCHRIEBER Deceased. The administration of the estate of Terry W. Schrieber, deceased, whose date of death was June 14, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000602CP Division Probate IN RE: ESTATE OF DAVID V. EDMONDS Deceased. The administration of the estate of David V. Edmonds, deceased, whose date of death was May 5, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000632CP Division Probate IN RE: ESTATE OF KIM M. MURPHY LAURIA Deceased. The administration of the estate of Kim M. Murphy Lauria, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000602CP Division Probate IN RE: ESTATE OF DAVID V. EDMONDS Deceased. The administration of the estate of David V. Edmonds, deceased, whose date of death was May 5, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000653 Division PROBATE IN RE: ESTATE OF THOMAS E. MADIGAN, JR. Deceased. The administration of the Estate of Shaun Madigan, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33650. 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. 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-688-CP Division Probate IN RE: ESTATE OF JOHN C. BASS a/k/a JOHN CROFTON BASS Deceased. The administration of the Estate of John C. Bass a/k/a John Crofton Bass, deceased, whose date of death was April 30, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-594CP Division Probate IN RE: ESTATE OF ROBERT E. ZABLOCKI, Deceased. The administration of the estate of ROBERT E. ZABLOCKI, deceased, whose date of death was March 18, 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.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000592-CP Division: PROBATE IN RE: ESTATE OF LINDSEY RAY COFFMAN, A/K/A LINDSEY R. COFFMAN, Deceased. The administration of the estate of Lindsey Ray Coffman, a/k/a Lindsey R. Coffman, deceased, whose date of death was October 31, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000592-CP Division: PROBATE IN RE: ESTATE OF LINDSEY RAY COFFMAN, A/K/A LINDSEY R. COFFMAN, Deceased. The administration of the estate of Lindsey Ray Coffman, a/k/a Lindsey R. Coffman, deceased, whose date of death was October 31, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000687 IN RE: ESTATE OF PATRICIA CAROL COSCHIGNANO A/K/A PATRICIA COSCHIGNANO A/K/A PATRICIA C. COSCHIGNANO Deceased. The administration of the estate of Patricia Carol Coschignano A/K/A Patricia C. Coschignano, deceased, whose date of death was June 11, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000670-CP Division: PROBATE IN RE: ESTATE OF LAURA HILES SUCCOP JONES, A/K/A LAURA H. JONES, A/K/A LAURA JONES, Deceased. The administration of the estate of Laura Hiles Succop Jones, a/k/a Laura H. Jones, a/k/a Laura Jones, deceased, whose date of death was March 2, 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000687 IN RE: ESTATE OF PATRICIA CAROL COSCHIGNANO A/K/A PATRICIA COSCHIGNANO A/K/A PATRICIA C. COSCHIGNANO Deceased. The administration of the estate of Patricia Carol Coschignano A/K/A Patricia C. Coschignano, deceased, whose date of death was June 11, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

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 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 to 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, ACCORDING 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 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 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

SECOND INSERTION	
NOTICE OF SALE, PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NUMBER: 2025 CA 1325 ANTHONY W. TRIPLET, Plaintiff, v. DANIEL JEREMIAH LUDWIG, LAURI CHAVEZ AND DIANE LUDWIG A/K/A DIANE BAILES LUDWIG A/K/A DIANA R. LUDWIG, if alive, and if dead, all persons or parties claiming an interest in the property as heirs, devisees, grantees, assigns, lienors, creditors, trustees, or other claiming by, through, under or against AND DIANE LUDWIG A/K/A DIANE BAILES LUDWIG A/K/A DIANA R. LUDWIG, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Partition dated July 8, 2026, and entered in Case No. 2025 CA 1325 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein ANTHONY W. TRIPLET, is Plaintiff, and DANIEL JEREMIAH LUDWIG, LAURI CHAVEZ AND DIANE LUDWIG A/K/A DIANE BAILES LUDWIG A/K/A DIANA R. LUDWIG, if alive, and if dead, all persons or parties claiming an interest in the property as heirs, devisees, grantees, assigns, lienors, creditors, trustees, or other claiming by, through, under or against AND DIANE LUDWIG A/K/A DIANE BAILES LUDWIG A/K/A DIANA R. LUDWIG, are Defendants, I will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 a.m. on the 9th day of	
September, 2026, all as provided by Chapter 45 of the Florida Statutes, the following described property as set forth in said Final Judgment, to wit:	Lot 20, Block 911 of PORT CHARLOTTE SUBDIVISION, Section 34, a Subdivision according to the Plat thereof, recorded in Plat Book 5 at Pages 38A through 38H 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 within 60 days after the sale.	If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated at Charlotte County Florida this day of 07/16/2026.	ROGER D. EATON
As Clerk, Circuit Court	By: Brittany Lackey (SEAL)
As Deputy Clerk	
James D. Gibson, Esquire	Counsel for Plaintiff
1800 Second Street Suite 777	Sarasota, Florida 34236
P: (941) 362-8880	F: (941) 362-8881
July 24, 31, 2026	26-00897T

SECOND 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 TAMARIND 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 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 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	

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. 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, 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 07/20/2026.	Deputy Clerk
CLERK OF THE CIRCUIT COURT	As Clerk of the Court
BY: (SEAL) B. Lackey	
25-12795FL	July 24, 31, 2026
26-00906T	

SECOND 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@alldridgepite.com	1710-002B
Ref# 20810	July 24, 31, 2026
26-00890T	

SECOND 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 MICHELLE REILLY A/K/A ISABELLE REILLY AND WILMINGTON SAVINGS FUND SOCIETY, FSF, 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
25FL404-0008	July 24, 31, 2026
26-00895T	

SECOND 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 following 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, Public 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 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 20, 2026.	Roger D. Eaton
CLERK OF THE CIRCUIT COURT (SEAL) By: M. Hoffman	As Deputy Clerk
July 24, 31, 2026	26-00911T

SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 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 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 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 provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org , at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED on 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	

SECOND 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; 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 RECORDED 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 disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in 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 scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org .	Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
Si ou se you moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou ka life san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rene 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	