

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000781CP Division Probate IN RE: ESTATE OF GARY DONALD OTWAY Deceased.	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 August 21, 2026.	
Personal Representative: Kellie M. Roblin 2918 Snow Ave SE Lowell, Michigan 49331 Attorney for Personal Representative: Bryan K. Tippen Esq., Attorney for P.R. Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. Olympia Ave, STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com August 21, 28, 2026	26-01025T	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 26 CP 000283 IN RE: ESTATE OF EARL PATRICK SHEPPARD a/k/a EARL P. SHEPPARD, Deceased.	THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED 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 IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in §732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under §732.2211. The date of the first publication of this Notice is August 21, 2026.	
Person Giving Notice: SUSAN S. DOODY Personal Representative 693 W. Hillcrest Road Palatine, IL 60074 Attorney for Personal Representative TIMOTHY J. CONNER Attorney for Personal Representative Fla. Bar #333158 CONNER LAW, P.A. 4488 N. Oceanshore Blvd. Palm Coast, FL 32137 Tel. 386-445-9322 Email: tjconner@connerlawpa.com August 21, 28, 2026	26-01024T	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000800 IN RE: ESTATE OF ELLEN MCCAULEY A/K/A ELLEN W. MCCAULEY Deceased.	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 August 21, 2026.	
Personal Representative: Barbara McCauley 1011 Francesca Ct Punta Gorda, Florida 33950 Attorney for Personal Representative: Jenny C. Hazel Attorney Florida Bar Number: 0163562 McCrory Law Firm 309 Tamiami Trail Punta Gorda, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: allee@mccrorylaw.com August 21, 28, 2026	26-01018T	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000797CP IN RE: ESTATE OF SHARON CRUMPLEY Deceased.	The administration of the estate of SHARON CRUMPLEY, deceased, whose date of death was July 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, 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	
Personal Representative: MICHELLE GROMALSKI P.O. Box 510212 Punta Gorda, Florida 34251 Attorney for Personal Representative: JOHN FERRARI, JR. Attorney Florida Bar Number: 111132 John Ferrari, PA 7100 S. Beneva Road Sarasota, Florida 34238 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@ferrarielderlaw.com Secondary E-Mail: pollyb@elderlegalf.com August 21, 28, 2026	26-01013T	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-748-CP Division Probate IN RE: ESTATE OF JAMES MICHAEL PRIDGEN, SR. Deceased.	The administration of the Estate of JAMES MICHAEL PRIDGEN, SR., deceased, whose date of death was June 5, 2026, file number 26-748-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives 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 TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000836CP IN RE: ESTATE OF LAVOHN SCHWORM Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Lavohn Schworm, deceased, File Number 26000836CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was April 19, 2026; that the total value of the estate is less than \$150,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Trust Agreement of Lavohn M. Schworm u/a/d May 24, 2022 c/o Michael Schworm and Karen Wille, Co-Successor Trustees, 9140 Pine Cove Dr Englewood, Florida 34224 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET	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 August 21, 2026.	
Personal Representative: Michael Schworm 9140 Pine Cove Dr Englewood, Florida 34224 Karen Wille 7075 Mamouth St Englewood, Florida 34224 Attorney for Person Giving Notice Albert Stickley III Attorney Florida Bar Number: 0051605 FARR LAW FIRM, P.A. 237 Nokomis Ave S Venice, FL 34285 Telephone: (941) 484-1996 Fax: (941) 497-7636 E-Mail: astickley@farr.com Secondary E-Mail: smerlo@farr.com August 21, 28, 2026	26-01028T	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. . 26000752CP IN RE: THE ESTATE OF: DENNIS J. LADRICK, Deceased; LINDA BEZUYEN, Petitioner	The administration of the testate estate of DENNIS J. LADRICK, deceased, whose date of death was May 26, 2026, and the last four digits of whose social security number are 5552, is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name of the personal representative is LINDA BEZUYEN. The name and address of the personal representative's attorney and registered agent are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER	THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication is August 21, 2026. DATED this 18th day of August, 2026. /S/ RAYMOND S. GRIMM, ESQ. P.O. Box 6746 North Port, FL 34290 941-423-7897 raygrimm@outlook.com FLA. BAR NO. 0488798 Attorney and Registered Agent for Personal Representative August 21, 28, 2026
	26-01022T	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000811-CP Division Probate IN RE: ESTATE OF GISELA THORMEYER, Deceased.	The administration of the Estate of GISELA THORMEYER, deceased, whose date of death was July 21, 2026, file number 26-000811-CP is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. 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 date of first publication of this notice is August 21, 2026.
Romy Winn Personal Representative 22125 Seaton Avenue Port Charlotte, FL 33954 Season Chisholm, Esq. Attorney for Personal Representative Florida Bar No.: 1044362 SPANSKI LAW, PLLC 304 W. Venice, Ave, Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: season@spanskilaw.com August 21, 28, 2026	26-01026T	

FIRST INSERTION		
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-782-CP Division: Probate IN RE: ESTATE OF GARLAND WILSON a/k/a GARLAND WILSON III Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Garland Wilson, deceased, File Number 26-782-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was July 3, 2026; that the total value of the estate is \$41,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Garland Wilson Revocable Trust dated October 4, 2012, as Amended and Restated in Its Entirety on September 29, 2016, and as Further Amended and Restated in Its Entirety on June 10, 2021 c/o Michael Patrick Wilson, Trustee 2345 W 32nd Avenue Denver, Colorado 80211 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in	the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this Notice is August 21, 2026.	
Person Giving Notice: Michael Patrick Wilson 2345 W 32nd Avenue Denver, Colorado 80211 Attorney for Person Giving Notice Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net August 21, 28, 2026	26-01017T	

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

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

Commercial Notices

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

Court Notices

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

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Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES / PUBLIC SALES ---		
FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mattress by Appointment Punta Gorda, located at 525 E Olympia Ave Suite 3 in the City of Punta Gorda, Charlotte, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of August, 2026 Patriot Legacy Ventures LLC Kevin Lee Stokes August 21, 2026		
26-01016T		
FIRST INSERTION		
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DC Barbershop located at 701 J C Center Ct Unit 12, in the County of Charlotte, in the City of Port Charlotte, Florida 33954 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Charlotte, Florida, this 15th day of August, 2026. FREE SPIRIT BARBER LLC August 21, 2026		
26-01012T		
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25001162CA NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, Plaintiff, vs. RICHARD FIFE, II A/K/A RICHARD DONALD FIFE, II, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 4, 2026 in Civil Case No. 25001162CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is Plaintiff and Richard Fife, II a/k/a Richard Donald Fife, II, 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 9th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 1237, BABCOCK RANCH COMMUNITY EDGEWATER, according to the plat thereof as recorded in Plat Book 23, Pages 11A through 11P, of the Public Records of Charlotte County, Florida. Address: 42114 Edgewater Dr, Punta Gorda, FL 33982 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 8/13/2026. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) D. Harwood 23-07619FL August 21, 28, 2026 26-01009T		
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26000576CA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CACERES REAL ESTATE II LLC, TRUSTEE OF THE WORLEY FAMILY LAND TRUST, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST WORLEY FAMILY LAND TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA LOT 28, BLOCK 1335, PORT CHARLOTTE SUBDIVISION, SECTION 11, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA has been filed against you and you are		
required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 9-23-2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this 18 day of August, 2026. ROGER D. EATON CLERK OF COURT OF CHARLOTTE COUNTY (SEAL) BY: B. Lackey Deputy Clerk 26-21712FLL August 21, 28, 2026 26-01027T		
FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24001455CA CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. LISA CARPENTERA/K/A LISA M CARPENTER; THOMAS CORBETT; ACHIEVA CREDIT UNION; DEVORE CAPITAL CONTRACTING CONSULTING, INC; HUNTINGTON NATIONAL BANK Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on August 7, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of September, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 6, BLOCK 3802, PORT CHARLOTTE SUBDIVISION SECTION 63, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 77A THROUGH 77G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. COMMONLY KNOWN AS: 11679		
CLAREMONT DRIVE, PORT CHARLOTTE, FLORIDA 33981. Property address: 11679 Claremont Drive, Port Charlotte, FL 33981 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. In accordance with Rule of General Practice and Judicial administration 2.515, the undersigned represents that the legal authorities identified herein exist and are accurately cited. Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court 08/13/2026 (SEAL) BY: B. Lackey Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com August 21, 28, 2026 26-01008T		
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.: 26000267CA EF MORTGAGE, LLC, Plaintiff, v. DGC DEVELOPMENT CORP, et al, Defendant(s). NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment in Foreclosure entered on August 7, 2026 in Case No. 26000267CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein CLAUDETH GOMEZ-OBREGON and DGC DEVELOPMENT CORP, 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 October 14, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 56, BLOCK 1181, PORT CHARLOTTE SUBDIVISION SECTION THIRTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 29A THROUGH 29H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 34 LONGLEY DR, PORT CHARLOTTE, FL 33954 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability		
who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on 08/12/2026. 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 Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anyia E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com August 21, 28, 2026 26-01007T		



FLORIDA PUBLIC NOTICES

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--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 26000631CA Honorable Judge: KIRSHY, RUSSELL THOMAS PLANET HOME LENDING, LLC Plaintiff, vs. JOANNE L. SMILEY; ROBERT B. SMILEY; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, TO: ROBERT B. SMILEY Last Known Address: 8409 ROOSEVELT STREET, ENGLEWOOD, FL 34224 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 8409 ROOSEVELT STREET, ENGLEWOOD, FL 34224 and more particularly described as follows: LOT 26, GROVELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Tax Id/UPI No. 412021229004 COMMONLY KNOWN AS: 8409 Roosevelt Street, Englewood, FL 34224		has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before; September 22, 2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; 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 8/17/26. Roger D. Eaton, Charlotte County Clerk of Court & Comptroller B. Lackey (SEAL) As Deputy Clerk August 21, 28, 2026 26-01020T	
FIRST INSERTION		FIRST INSERTION	

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 26000865CA THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff, VS. UNKNOWN HEIRS OF JUDIETH DORAIS, ET AL. Defendants To the following Defendant(s): UNKNOWN HEIRS OF JUDIETH DORAIS (CURRENT RESIDENCE UNKNOWN) Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 24, BLOCK 557, PUNTA GORDA ISLES, SECTION 20, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 2A THROUGH 2242 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 186 CEYENNE ST, PUNTA GORDA FL 33983 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM,		PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 9-18-2026 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. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 13 day of August, 2026. Roger D. Eaton CHARLOTTE COUNTY CLERK OF COURT (SEAL) By B. Lackey Deputy Clerk TF21737-26/cam August 21, 28, 2026 26-01010T	
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FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26000886CA SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE MCGEE, DECEASED. et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE MCGEE, DECEASED, whose residence is unknown if he/she they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: UNIT 301, VEL GARDENS CONDOMINIUM, PHASE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM FILED IN OFFICIAL RECORDS BOOK 672, PAGE 1063, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ACCORDING TO THE GRAPHIC DESCRIPTION CONTAINED IN		CONDOMINIUM BOOK 3, PAGES 23A THRU 23W, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH THE COMMON ELEMENTS APPURTENANT THERETO, AS DESCRIBED IN THE DECLARATION, TOGETHER WITH PARKING SPACE #39. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9-22-26 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 17 day of August, 2026. ROGER D. EATON CLERK OF THE CIRCUIT COURT BY: BRITTANY LACKEY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-363435 August 21, 28, 2026 26-01019T	

--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 26000139CA Freedom Mortgage Corporation, Plaintiff, vs. Gerald T. Mapes a/k/a Gerald Mapes, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26000139CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Gerald T. Mapes a/k/a Gerald Mapes; Cynthia Mapes; Lemon Bay Isles Phase 3-4 Property Owners' Association, Inc.; Lemon Bay Isles Property Owners Association, Inc.; Elevateopco Trust; Lakeside Club, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 7th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 88, LEMON BAY ISLES PHASE III, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 53A THROUGH G, OF THE PUBLIC RECORDS OF CHARLOTTE		COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN DOUBLE-WIDE MANUFACTURED HOME DESCRIBED AS FOLLOWS 1991 MERI, 48' LONG, VIN # FLHMBT40331613A & FLHMBT40331613B AND TITLE # 61438602 AND 61442873. TAX ID: 412004229004 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 08/14/2026. Roger Eaton As Clerk of the Court (COURT SEAL) By: B. Lackey As Deputy Clerk File #25-F03664 August 21, 28, 2026 26-01014T	
FIRST INSERTION		FIRST INSERTION	

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 25001142CA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. PRISCILLA VIGO-HERNANDEZ; JOHN CHARLES MACIAS; WEST PORT COMMUNITY ASSOCIATION, INC., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 6, 2026, in Case No. 25001142CA of the Circuit Court of the Charlotte Judicial Circuit, in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and PRISCILLA VIGO-HERNANDEZ, JOHN CHARLES MACIAS, WEST PORT COMMUNITY ASSOCIATION, INC., are Defendants, the Office of Roger Eaton, Charlotte County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at https://www.charlotte.realforeclose.com on September 23, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 295, OF HAMMOCKS AT WEST PORT PHASE II, ACCORDING TO THE PLAT		THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 16, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Also known as: 16852 TERRAPIN KEY DR, PORT CHARLOTTE, FL 33953 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 08/13/2026 ROGER EATON Clerk of the Circuit court By: (SEAL) B. Lackey As Deputy Clerk August 21, 28, 2026 26-01011T	
FIRST INSERTION		FIRST INSERTION	

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 082025CA0015720000101 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MICHAEL REED; CHRYS TAL REED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 7, 2026, and entered in Case No. 082025CA0015720000101 of the Circuit Court in and for Charlotte County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MICHAEL REED; CHRYS TAL REED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose.com, 11:00 a.m., on September 23, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 20, BLOCK 2975, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN		PLAT BOOK 5, PAGES 73A THROUGH 73F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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 Punta Gorda, Florida, on 08/14/2026. ROGER D EATON As Clerk, Circuit Court (COURT SEAL) By: B. Lackey As Deputy Clerk Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1475-209375/GS1 August 21, 28, 2026 26-01015T	
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SUBSEQUENT INSERTIONS			
--- ESTATE / 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.:25001762CA Kimberly Ann Kierman Plaintiff, vs. Lewis Maguire Homes, LLC a Florida Limited Liability Company Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 5, 2026 and entered in Case No.25001762CAof the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Kimbely Ann Kierman is the Plaintiff and Lewis Maguire Homes, LLC is the Defendant(s), that Roger D. Eaton, Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash at website www.charlotte.realforeclose.com, at 11:00 a.m. on September 3, 2026, the following described property situated in Charlotte County, Florida, as set forth in said Final Judgment of Foreclosure: LEGAL DESCRIPTION: Lot 11, Block 163, Punta Gorda Isles, Section 14 Replat, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 7A through 7B, inclusive, of the Public Records of Charlotte County Florida		Also known as 2926 Magdalina Drive, Punta Gorda, Florida 33950 Parcel Identification Number: [PARCEL ID, IF APPLICABLE] Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the LisPendens must claim the surplus prior to the clerk reporting 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 10th day of August, 2026. Law Office of Christopher G. Frey Attorney for Plaintiff 412 E. Madison St. Ste. 1106 Tampa, FL 33602 Telephone: (813) 222-8210 Email: chris@freylawpa.com By: Christopher G. Frey Florida Bar No.: 0825761 August 14, 21, 2026 26-00998T	
SECOND INSERTION		SECOND INSERTION	

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2026-CA-000842 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. CHRISTOPHER HUMBERTO MOLINA BELANDRIA, SR., et al., Defendants. TO: Cristopher Humberto Molina Belandria, Sr. 23350 Lehigh Avenue Port Charlotte, FL 33954 Magaly Estefania Sanchez Diaz 23350 Lehigh Avenue Port Charlotte, FL 33954 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida: Lot 6, Block 1536, PORT CHARLOTTE SUBDIVISION SECTION FIFTEEN, according to the Plat thereof, as recorded in Plat Book 5, Pages 4A through 4E, of the Public Records of Charlotte County, Florida. as been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S.		Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 12 day of August, 2026. Roger D. Eaton as Clerk of the Circuit Court of Charlotte County, Florida (SEAL) By: B. Lackey DEPUTY CLERK August 14, 21, 2026 26-01004T	
SECOND INSERTION		SECOND INSERTION	

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-757-CP Division PROBATE IN RE: ESTATE OF SANDRA L. EWING Deceased. The administration of the estate of Sandra L. Ewing, deceased, whose date of death was June 25, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 14, 2026. Personal Representative: Jeffrey Ewing 186 Roseberry Lane Boones Mill, Virginia 24065 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 August 14, 21, 2026 26-00999T	
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Who benefits from legal notices?

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

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

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ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000612CP IN RE: ESTATE OF GLENN R PAUL, Deceased. The administration of the estate of GLENN R PAUL, Deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA File No. 26000785CP Division PROBATE IN RE: ESTATE OF WAYNE W. PITTMAN Deceased. The administration of the estate of WAYNE W. PITTMAN, deceased, whose date of death was June 21, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 14, 2026. Personal Representative: LeeAnn Sweeney 128 SE 3rd Terrace Cape Coral, Florida 33990 Attorney for Personal Representative: Jessica K Close, Esq. Attorney Florida Bar Number: 1011273 406 N. Indiana Avenue, Suite 2 Englewood, FL 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com Secondary E-Mail: office@closelegal.com August 14, 21, 2026 26-01005T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-766-CP Division Probate IN RE: ESTATE OF MARY PRATHER Deceased. The administration of the Estate of Mary Prather, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §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 August 14, 2026. Personal Representative Fredrick Prather Willhite 7170 Benson St. Englewood, FL 34224 Attorney for Personal Representative Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tnmays@mizell-law.com, ndotres@mizell-law.com August 14, 21, 2026 26-00989T			

SECOND INSERTION			
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000617-CP Division: Probate IN RE: ESTATE OF CHERRENE L. TAYLOR a/k/a CHERRENE LEONN TAYLOR Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Cherrene L. Taylor a/k/a Cherrene Leonn Taylor, deceased, File Number 26-000617-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was April 29, 2026; that the total value of the non-exempt assets of the estate is \$0.00 and that the name and address of those to whom it has been assigned by such order are: Erren Gibbs f/k/a Erren L. Lamper 132 Jayhue Drive Manteo, North Carolina 27954 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211. The date of first publication of this Notice is: August 14, 2026. Personal Giving Notice: Erren Gibbs f/k/a Erren L. Lamper 132 Jayhue Drive Manteo, North Carolina 27954 Attorney for Person Giving Notice: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com August 14, 21, 2026 26-01002T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 26000765CP Division: Probate IN RE: ESTATE OF JAMES P. KUHN Deceased. The administration of the estate of James P. Kuhn, deceased, whose date of death was May 26, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 26000765CP Division: Probate IN RE: ESTATE OF JAMES P. KUHN Deceased. The administration of the estate of James P. Kuhn, deceased, whose date of death was May 26, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no 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 August 14, 2026. Personal Representative: David G. Kuhn 3964 Ragen Street North Port, Florida 34287 Attorney for Personal Representative: Lori A. Wellbaum Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com Secondary E-Mail: anne@wellbaumlaw.com August 14, 21, 2026 26-00994T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000728-CP Division: Probate IN RE: ESTATE OF JANE M. AMBROSINO Deceased. The administration of the estate of Jane M. Ambrosino, deceased, whose date of death was June 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, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211. The date of first publication of this notice is August 14, 2026 Personal Representative: Kristin Ambrosino 108 Tree Farm Road Pittsburgh, Pennsylvania 15238 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com August 14, 21, 2026 26-01001T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000717-CP Division: PROBATE IN RE: ESTATE OF DONNA JEANNE MASNER, A/K/A DONNA MASNER, Deceased. The administration of the estate of Donna Jeanne Masner, a/k/a Donna Masner, deceased, whose date of death was June 10, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 August 14, 2026. Personal Representative: Judith Kalman 1821 Judith Lane Punta Gorda, FL 33982 Cheyenne R. Young Attorney for Personal Representative Florida Bar Number: 0515299 Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com August 14, 21, 2026 26-01000T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26 778 CP Division: PROBATE IN RE: ESTATE OF THOMAS LEO CARNEY Deceased. The administration of the Estate of THOMAS LEO CARNEY, deceased, File No. 26 778 CP, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. Personal Representative: Joanne Scheuerman 14 Carl Norris Road Brevard, NC 28712 Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 August 14, 21, 2026 26-00975T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26 778 CP Division: PROBATE IN RE: ESTATE OF THOMAS LEO CARNEY Deceased. The administration of the Estate of THOMAS LEO CARNEY, deceased, File No. 26 778 CP, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE 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 August 14, 2026. Personal Representative: Joanne Scheuerman 14 Carl Norris Road Brevard, NC 28712 Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 August 14, 21, 2026 26-00975T			

SECOND INSERTION			
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 26000056CC WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, v. YIDONG FANG, Defendant. TO: YIDONG FANG Fumao New Village Longhua District, Building D5-23 Shenzhen, 518109 Guangdong Prov, China YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida: Lot 23, Block 5021, First Replat in Port Charlotte Subdivision Section Ninety Four, a subdivision according to the plat thereof, recorded in Plat Book 15, Page 48A, Public Records of Charlotte County, Florida. Which has the address of 10779 Hatchett Cir, Port Charlotte, FL 33981, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's 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 8/7, 2026. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: As Deputy Clerk August 14, 21, 2026 26-00984T			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE #: 26000852CA FIRST NATIONAL ACCEPTANCE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; GEORGE WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; ANDREW WALTER WILLIS A/K/A ANDREW WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; AMANDA RENEE WILLIS A/K/A AMANDA WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; TRINITY LYNNE WILLIS A/K/A TRINITY WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; CHARLOTTE COUNTY, FLORIDA, a political subdivision of the State of Florida; UNKNOWN TENANT # 1; UNKNOWN TENANT # 2; Defendants, TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST MARION WILLIS A/K/A MARION B. WILLIS, DECEASED Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 1, BLOCK 2822, PORT CHARLOTTE SUBDIVISION SECTION FORTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 56A THROUGH 56E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL ID NUMBER: 402215159005 COMMONLY KNOWN AS: 21098 GEPHART AVE., PORT CHARLOTTE, FL 33952 has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with 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. This notice shall be published once a week for two consecutive weeks. WITNESS my hand and the seal of this court on this 12 day of August, 2026. ROGER D. EATON Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk August 14, 21, 2026 26-01006T			

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-CA-001027
PARCELS:
HVR-144; HVR-723A; HVR-723B; HVR-804A; and HVR-804B
CHARLOTTE COUNTY, a Political Subdivision of the State of Florida, Petitioner, vs. MARY LU HOMEOWNERS ASSOCIATION, INC., a Florida corporation; et al., Defendants.
STATE OF FLORIDA:
TO ALL AND SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA:

NOTICE IS HEREBY GIVEN TO ALL WHOM IT MAY CONCERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; that a Petition in Eminent Domain and Declaration of Taking has been filed to acquire certain property interests in Charlotte County, Florida as described in the Petition.

Each Defendant and any other person claiming any interest in, or having a lien upon, the property described in the Petition is required to serve a copy of their written defenses to the Petition on Charlotte County's attorney, whose name and address is shown below and to file the original of the defenses with the Clerk of this Court, on or before October 12, 2026, showing what right, title, interest or lien the Defendant has in, or to the property described in the Petition and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so a default will be entered against that Defendant for the relief demanded in the Petition.

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Charlotte County will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Charlotte County, and any other order the Court deems proper before the Honorable Judge Russell T. Kirshy, on Thursday, November 12, 2026 at 1:30 p.m. (2 hours reserved) at the Charlotte County Justice Center, Courtroom 4C, 350 East Marion Avenue, Punta Gorda, Florida 33950. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object

to the Order of Taking.
WITNESS MY HAND AND SEAL this 30 day of July, 2026.
ROGER D. EATON
CLERK OF CIRCUIT COURT
By: (SEAL) B. Lackey
Deputy Clerk

Robert J. Gill, Esquire
Adams & Reese, LLP
2001 Siesta Drive, Suite 302
Sarasota, FL 34239
(941) 316-7620
Robert.Gill@arlaw.com
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.

EXHIBIT "A"
PARCEL HVR-144 – Partial Fee Take - Road Right-of-Way
PARCEL HVR-723A – Temporary Construction Easement
PARCEL HVR-723B – Temporary Construction Easement
PARCEL HVR-804A – Perpetual Drainage Easement
PARCEL HVR-804B – Perpetual Drainage Easement
LEGAL DESCRIPTION HVR-144: That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, and those portions of Lots 1, 3 and 4, Block 45, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.
Being described as follows:

Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 705.47 feet through a central angle of 35°16'25" with a chord bearing North 70°36'03" East and a chord distance of 694.38 feet to the end of said curve; thence South 01°45'45" East a distance of 40.00 feet to the south existing right of way line of said County Road 776 (per Section 015600-2601) for a POINT OF BEGINNING; thence along said south existing right of way line South 32°37'52" East a distance of 12.18 feet to the beginning of a curve having a ra-

dius of 1,293.14 feet; thence along the arc of said curve to the left a distance of 61.49 feet through a central angle of 02°43'28" with a chord bearing South 84°04'29" West and a chord distance of 61.48 feet to the end of said curve; thence South 81°20'11" West a distance of 62.11 feet to the beginning of a curve having a radius of 1,293.14 feet; thence along the arc of said curve to the left a distance of 270.43 feet through a central angle of 11°58'55" with a chord bearing South 73°58'10" West and a chord distance of 269.93 feet to the end of said curve; thence South 66°06'03" West a distance of 84.74 feet to the beginning of a curve having a radius of 1,293.14 feet; thence along the arc of said curve to the left a distance of 99.78 feet through a central angle of 04°25'16" with a chord bearing South 62°00'45" West and a chord distance of 99.76 feet to the end of said curve; thence South 30°11'53" East a distance of 23.11 feet to the beginning of a curve having a radius of 1,270.02 feet; thence along the arc of said curve to the left a distance of 12.56 feet through a central angle of 00°34'00" with a chord bearing South 59°31'07" West and a chord distance of 12.56 feet; thence North 22°20'31" West a distance of 41.17 feet to said south existing right of way line and to the beginning of a curve having a radius of 1,105.92 feet; thence along said south existing right of way line the arc of said curve to the right a distance of 588.14 feet through a central angle of 30°28'13" with a chord bearing North 73°00'09" East and a chord distance of 581.23 feet to the end of said curve and to the POINT OF BEGINNING. Containing 11,042 square feet.

And
LEGAL DESCRIPTION HVR-723A: That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, and those portions of Lots 4 and 5, Block 45, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida. Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 211.23 feet through a central angle of 10°33'42" with a chord bearing North 58°14'41" East and a chord distance of 210.93 feet to the end of said curve; thence South 26°28'28" East a distance of 60.11 feet to the beginning of a curve having a radius of 1,293.14 feet for a POINT OF BEGINNING; thence along the arc of said curve to the right a

distance of 75.74 feet through a central angle of 03°21'22" with a chord bearing North 66°02'31" East and a chord distance of 75.73 feet to the end of said curve; thence South 42°04'33" East a distance of 50.90 feet; thence South 32°40'14" West a distance of 43.34 feet; thence South 63°04'13" West a distance of 49.63 feet; thence North 28°23'51" West a distance of 75.02 feet to the POINT OF BEGINNING. Containing 5,688 square feet. And
Legal Description of HVR-723B: Those portions of Lots 1 and 2, Block 45, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida. Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 592.12 feet through a central angle of 29°36'23" with a chord bearing North 67°46'02" East and a chord distance of 585.56 feet to the end of said curve; thence South 07°25'47" East a distance of 55.76 feet to the beginning of a curve having a radius of 1,293.14 feet for a POINT OF BEGINNING; thence along the arc of said curve to the right a distance of 56.90 feet through a central angle of 02°31'17" with a chord bearing North 81°37'38" East and a chord distance of 56.90 feet to the end of said curve; thence South 28°14'59" West a distance of 20.80 feet; thence South 00°56'03" West a distance of 46.50 feet; thence North 89°03'57" West a distance of 38.60 feet; thence North 07°13'42" West a distance of 56.35 feet to the POINT OF BEGINNING. Containing 2,647 square feet. And
Legal Description of HVR-804A: That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, and that portion of Lot 4, Block 45, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida. Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve

having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 207.88 feet through a central angle of 10°23'38" with a chord bearing North 58°09'40" East and a chord distance of 207.60 feet to the end of said curve; thence South 26°38'31" East a distance of 60.06 feet for a POINT OF BEGINNING; thence North 66°06'03" East a distance of 84.74 feet; thence South 21°48'52" West a distance of 10.05 feet; thence South 46°08'10" East a distance of 24.48 feet; thence South 62°02'59" West a distance of 50.50 feet; thence North 83°24'51" West a distance of 36.16 feet; thence North 25°33'46" West a distance of 8.67 feet; thence North 62°43'30" West a distance of 8.00 feet to the POINT OF BEGINNING. Containing 2,209 square feet. And
Legal Description of HVR-804B: That portion of Lot 1, Block 45, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida. Being described as follows: Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 582.49 feet through a central angle of 29°07'29" with a chord bearing North 67°31'35" East and a chord distance of 576.24 feet to the end of said curve; thence South 07°54'41" East a distance of 56.11 feet for a POINT OF BEGINNING; thence North 81°20'11" East a distance of 62.11 feet; thence South 03°14'02" West a distance of 7.17 feet; thence South 27°37'59" West a distance of 14.05 feet; thence South 83°12'24" West a distance of 5.76 feet; thence South 42°59'25" West a distance of 15.73 feet; thence North 89°02'12" West a distance of 24.37 feet; thence North 09°28'08" West a distance of 12.02 feet; thence North 48°56'17" West a distance of 15.49 feet to the POINT OF BEGINNING. Containing 1,184 square feet. Property Account No(s): 402330281001 OWNED BY: MARY LU HOMEOWNERS ASSOCIATION, INC., a Florida corporation Pursuant to: Warranty Deed Recorded at: OR Book 988, Page 1459 in the public records in and for Charlotte County, Florida. SUBJECT TO: As to Parcels HVR-144, HVR-723A,

HVR-723B, HVR-804A and HVR-804B:
Instrument: Notice of Commencement (recorded 2026-05-11)
In favor of: Wetherington Restoration & Remodeling, Inc., a Florida corporation
Recorded at:
Instrument No. 3642909 in the public records in and for Charlotte County, Florida.
Instrument: Stock Certificate 612 from Mary Lu Homeowners Association, Inc. (Parcel Tax ID 402330276905)
In favor of: Darlene Romito, Personal Representative of The Estate of Barbara L. Sperry – Lot 99
Recorded at: Instrument No. 2969745 in the public records in and for Charlotte County, Florida.
As to Parcels HVR-144, HVR-723A, and HVR-804A ONLY:
Instrument: Stock Certificate 671 from Mary Lu Homeowners Association, Inc. (Parcel Tax ID 402330203901)
In favor of: Winfred Jean Wydra and Nancee Terracciano a/k/a Nancee Terrioriano – Lot 114
Recorded at:
Instrument No. 3629247 in the public records in and for Charlotte County, Florida.
As to Parcels HVR-723B and HVR-804B ONLY:
Instrument: Stock Certificate 523 from Mary Lu Homeowners Association, Inc. (Parcel Tax ID 402330243901)
In favor of: William E. Stagner – Lot 1
Recorded at:
Instrument No. 2423345 in the public records in and for Charlotte County, Florida.
As to Parcel HVR-723A ONLY:
Instrument: Stock Certificate 610 from Mary Lu Homeowners Association, Inc. (Parcel Tax ID 402330203902)
In favor of: Anthony Bilotta, Trustee of the Anthony Bilotta Trust – Lot 113
Recorded at:
Instrument No. 2992136 in the public records in and for Charlotte County, Florida.
As to Parcel HVR-723B ONLY:
Instrument: Stock Certificate 559 from Mary Lu Homeowners Association, Inc. (Parcel Tax ID 402330243902)
In favor of: Rodney A. Miner, as Personal Representative of the Estate of Carol Joyce Swanston a/k/a Carol Miner Swanston – Lot 2
Recorded at:
Instrument No. 2669230 in the public records in and for Charlotte County, Florida.
and
Instrument: Personal Representative's Distributive Deed and Release of Property (Share No. 128 - Parcel ID 402330243902) and Quit Claim Deed In favor of: Lydia Love Rist
Recorded at:
Instrument Nos. 3655265 and 3655266, respectively in the public records in and for Charlotte County, Florida.
August 14, 21, 2026 26-00972T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001376CA
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN DEVISEES, HEIRS, BENEFICIARIES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS EDMUND QUINN A/K/A DENNIS E. QUINN A/K/A EDMUND QUINN A/K/A DENNIS QUINN, ET AL., DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of August, 2026,, and entered in Case No. 25001376CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and COURTNEY ANN QUINN A/K/A CPURTNEY ANN QUINN A/K/A COURTNEY QUINN, KAITLYN MARIE QUINN A/K/A KAITLYN QUINN, KYLE MICHAEL QUINN A/K/A KYLE QUINN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DENNIS EDMUND QUINN A/K/A DENNIS E. QUINN A/K/A EDMUND QUINN A/K/A DENNIS QUINN, KYLE MICHAEL QUINN A/K/A KYLE QUINN, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS EDMUND QUINN A/K/A DENNIS E. QUINN A/K/A EDMUND QUINN A/K/A DENNIS QUINN AND SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 10TH day of September, 2026, the following described property

as set forth in said Final Judgment, to wit:
Lot 39, Block 575, Punta Gorda Isles, Section Twenty, as per plat thereof, recorded in Plat Book 11, Pages 2A through 2Z-42, inclusive, of the Public Records of Charlotte County, Florida.
Property address: 552 Santiguay St, Punta Gorda, FL 33983
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 08/10/2026.

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

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
25FL373-0548
August 14, 21, 2026 26-00996T

SECOND INSERTION

NOTICE OF ACTION (Formal Notice By Publication)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000686
IN RE: ESTATE OF BENJAMIN LEDBETTER, IV, Deceased.
TO: KAREN LEDBETTER
Address unknown
YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 9/11/2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO: 26000668CC
ROTONDA SANDS CONSERVATION ASSOCIATION, INC. Plaintiff, v. MICHELINE GUERCIN, Defendant.
TO: MICHELINE GUERCIN,
51 Avenue De Verdon, Digne-Les-Bains, France 04000
YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:
Lot 141, Block 2 Rotonda Sands North Replat Unit 1 according to the plat thereof, recorded in Plat Book 11, Pages 4A thru Z2, of the Public Records of CHARLOTTE County, Florida.
Which has the address of 10 Leeward Ln, Placida, FL 33946
Has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney,

order for the relief demanded, without further notice.
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.
Signed on this 6 day of August, 2026.
ROGER D. EATON, CLERK
As Clerk of the Court (SEAL) By: Karen Davis
As Deputy Clerk
Aug. 14, 21, 28; Sept. 4, 2026 26-00977T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY FLORIDA
CASE NO.: 25000607CA
KIAVI FUNDING, INC., Plaintiff, v. CAROLINI INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY; CARLOS CAROLINI, an Individual; THE UNKNOWN TRUSTEES OF THE RESIDENTIAL INVESTMENT TRUST IV; THE UNKNOWN BENEFICIARIES OF THE RESIDENTIAL INVESTMENT TRUST IV; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order dated July 17, 2026 entered in Civil Case No. 25000607CA in Circuit Court of the 20th Charlotte Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein KIAVI FUNDING, INC., Plaintiff and CAROLINI INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY; CARLOS CAROLINI, an Individual are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 16, 2026 the following described property as set forth in said Final Judgment, to-wit:
LOT 80, BLOCK 1700, OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 68A, OF THE PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 5281 Forbes Terrace, Port Charlotte, Florida 33981
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
08/10/2026
Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERK OF COURT
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Service Email:
flrealprop@kelleykronenberg.com
August 14, 21, 2026 26-00997T

lv20906_v11

SAVE TIME



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--- ACTIONS / SALES ---			
SECOND INSERTION		SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CASE NO: 25-638-CC DOUGLASS RESTORATION, INC., Plaintiff, v. CHEMENDA S. SAWYER AND DANIEL G. SAWYER Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure and Order Rescheduling Foreclosure Sale entered in the above-styled case, the Clerk of Court CHARLOTTE COUNTY, Florida will sell the following described real property: Lot 27, Block 526, Punta Gorda Isles, Section 20, according to the plat thereof, as recorded in Plat Book 11, Pages 2A through 2Z-42, of the Public Records of Charlotte County, Florida. a/k/a 27069 San Jorge Dr, Punta Gorda, FL, 33983; Charlotte County Parcel ID No.: 402303353005 at public sale to the highest bidder for cash, conducted electronically at www.charlotte.realforeclose.com, in accordance with § 45.031, Florida Statutes, at 11:00 a.m. on September 9, 2026, or as soon thereafter as the sale may proceed. 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 SECTION 45.031, FLORIDA STATUTES, 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. ROGER D. EATON Clerk of Court By: Deputy Clerk Elias M. Mahshie, Esq. Mahshie & DeCosta, P.A. Attorney for Plaintiff 407 E. Marion Avenue, Suite 101 Punta Gorda, FL 33950 941-639-7627 August 14, 21, 2026 26-00986T		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. 25001218CA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DEVONNA GAIL WILLIAMS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 9, 2026 in Civil Case No. 25001218CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Devonna Gail Williams, 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 3rd day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 3, Block 229, PORT CHARLOTTE SUBDIVISION, SECTION 8, according to the Plat thereof, recorded in Plat Book 4, Page(s) 16A through 16Y and 16Z1 through 16Z7 of the Public Records of Charlotte County, Florida. Address: 18512 Blair Ave, Port Charlotte, FL 33948 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this day of 08/07/2026. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) B. Lackey 25-13552FL August 14, 21, 2026 26-00993T	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25001224CA CMG MORTGAGE, INC.; Plaintiff, vs. BETTY ROCK A/K/A BETTY ANN ROCK, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 30, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.charlotte.realforeclose.com, on September 2, 2026 at 11:00 AM the following described property: UNIT NO. G-106, OAK FOREST, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 424, AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 3864, PAGE 673, TOGETHER WITH ANY FURTHER AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 8, PAGES 48-A THROUGH 48-C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.. Property Address: 1515 FORREST NELSON BLVD UNIT G106, PORT CHARLOTTE, FL 33952 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand on day of 08/10/2026. (SEAL) B. Lackey Deputy Clerk of Court, Charlotte County (COURT SEAL) 25-04424 August 14, 21, 2026 26-00995T		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26000373CA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-INV2 MORTGAGE LOAN TRUST, Plaintiff, vs. PIRIE CAPITAL VENTURES LLC A/K/A PIRIECAPITALVENTURES LLC; et al., Defendant(s). TO: The Estate of Thomas Pirie, deceased Last Known Residence: 9494 Rosebud Cir Port Charlotte, FL 33981 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: UNIT NO. 301, BUILDING B, OF LEMON BAY BREEZES CONDOMINIUM PHASE II, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 863, PAGE 1963, AND AMENDED IN OFFICIAL RECORDS BOOK 1079, PAGE 1163 AND OFFICIAL RECORDS BOOK 887, PAGE 456 AND OFFICIAL RECORDS BOOK 1144, PAGE 609, AND IN CONDOMINIUM PLAT BOOK 6, PAGES 30A THROUGH 30G, ALL 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before September 15, 2026, 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 August 10, 2026. As Clerk of the Court By: B. Lackey (SEAL) As Deputy Clerk 1012-735B Ref# 22137 August 14, 21, 2026 26-00991T	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26000417CA U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS. INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. ROBERT D. THOMPSON, et al., Defendants. TO: JERALD WHITE Last Known Address: 6720 33rd St E, Sarasota, FL 34243 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Charlotte County, Florida: LOT 12, BLOCK 3602, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 76-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. including the buildings, appurtenances, and fixture located thereon. Property Address: 10387 Williamson Blvd, Englewood, FL 34224 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before September 15, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court at Charlotte, Florida on this 10 day of August, 2026. ROGER D. EATON CHARLOTTE COUNTY CLERK OF COURT By: B. Lackey (SEAL) Deputy Clerk 22-000154-11 August 14, 21, 2026 26-00992T		NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 25001896CC WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, v. YIDONG FANG, Defendant. TO: YIDONG FANG Fu Mao Xin Cun Longhua District Unit D5-23, Shenzhen City 518109, China YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida: Lot 39, Block 5008, First Replat in Port Charlotte Subdivision Section Ninety Four, a subdivision according to the plat thereof, recorded in Plat Book 15, Page 48A, of the Public Records of Charlotte County, Florida. Which has the address of 9479 St Marys Ct, Port Charlotte, FL 33981. has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's 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 8/7, 2026. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: As Deputy Clerk August 14, 21, 2026 26-00983T	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25000931CA LAKEVIEW LOAN SERVICING, LLC; Plaintiff, vs. GARY ROBERT OLSON, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 1, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.charlotte.realforeclose.com, on August 31, 2026, 2026 at 11:00 AM the following described property: LOT 58, BLOCK 5102, PORT CHARLOTTE SUBDIVISION, SECTION NINETY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 1A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.. Property Address: 6334 CONISTON ST, PORT CHARLOTTE, FL 33981 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS		AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand on day of 08/06/2026. (SEAL) B. Lackey Deputy Clerk of Court, Charlotte County MARINOSCI LAW GROUP, P.C. Attorney for the Plaintiff 100 WEST CYPRESS CREEK ROAD, STE 1045 FORT LAUDERDALE, FL 33309 Telephone: (954)644-8704; Fax: (954) 772-9601 ServiceFL1@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 25-03479 August 14, 21, 2026 26-00979T	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25001625CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ROSALYN COPPOLA; UNKNOWN SPOUSE OF ROSALYN COPPOLA; UNITED STATES OF AMERICA; CAPITAL ONE, NATIONAL ASSOCIATION S/B/M DISCOVER BANK; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated August 6, 2026, entered in Civil Case No.: 25001625CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ROSALYN COPPOLA; UNITED STATES OF AMERICA; CAPITAL ONE, NATIONAL ASSOCIATION S/B/M DISCOVER BANK, are Defendants. I will sell to the highest bidder for cash, at www.charlotte.realforeclose.com, at 11:00 AM, on the 9th day of November, 2026, the following described real property as set forth in said Judgment, to wit: LOT 22, BLOCK 2804, PORT CHARLOTTE SUBDIVISION, SECTION FORTY-FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED		IN PLAT BOOK 5, PAGES 56A THROUGH 56E, OF THE 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 before the clerk reports the surplus as unclaimed. If you fail to file a timely 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. WITNESS my hand and the seal of the court on 08/06/2026. ROGER D. EATON CLERK OF THE COURT (COURT SEAL) By: B. Lackey Deputy Clerk Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 August 14, 21, 2026 26-00980T	

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING FOR PUBLICATION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-CA-001026
PARCELS:
HVR-104; HVR-700; HVR-108; HVR-701; HVR-802; HVR-126; HVR-713; HVR-133; HVR-139A; HVR-139B; and HVR-141

CHARLOTTE COUNTY, a Political Subdivision of the State of Florida, Petitioner, vs. ROLL'S LANDING CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation; et al., Defendants.
STATE OF FLORIDA:

TO ALL AND SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA:
NOTICE IS HEREBY GIVEN TO ALL WHOM IT MAY CONCERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; that a Petition in Eminent Domain and Declaration of Taking has been filed to acquire certain property interests in Charlotte County, Florida as described in the Petition.

Each Defendant and any other person claiming any interest in, or having a lien upon, the property described in the Petition is required to serve a copy of their written defenses to the Petition on Charlotte County's attorney, whose name and address is shown below and to file the original of the defenses with the Clerk of this Court, on or before October 12, 2026, showing what right, title, interest or lien the Defendant has in or to the property described in the Petition and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so a default will be entered against that Defendant for the relief demanded in the Petition.

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Charlotte County will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Charlotte County, and any other order the Court deems proper before the Honorable Judge Russell T. Kirshy, on Thursday, November 12, 2026 at 1:30 p.m. (2 hours reserved) at the Charlotte County Justice Center, Courtroom 4C, 350 East Marion Avenue, Punta Gorda, Florida 33950. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

WITNESS MY HAND AND SEAL this 30 day of July, 2026.

ROGER D. EATON
CLERK OF CIRCUIT COURT
By: (SEAL) B. Lackey
Deputy Clerk

Robert J. Gill, Esquire
Adams & Reese, LLP
2001 Siesta Drive, Suite 302
Sarasota, FL 34239
(941) 316-7620
Robert.Gill@arlaw.com

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.

EXHIBIT "A"
PARCEL HVR-104 – Partial Fee Take – Road Right-of-Way
PARCEL HVR-700 – Temporary Construction Easement
LEGAL DESCRIPTION HVR-104:
Those portions of Phases VI, VII, X and XI, Roll's Landing, a Condominium, a condominium lying in Section 25, Township 40 South, Range 22 East, according to the Declaration of Condominium thereof recorded in Official Records Book 733, Page 188, as further described in Official Records Condominium Plat Book 4, Page 17A, Public Records of Charlotte County, Florida and any amendments thereto.
Being described as follows:

Commence at the southeast corner of the northeast 1/4 of said Section 25, said corner also being the northeast corner of the southeast 1/4 of said Sec-

tion 25; thence along the east line of said southeast 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the left a distance of 146.87 feet through a central angle of 02°56'15" with a chord bearing South 85°14'46" West and a chord distance of 146.85 feet to the end of said curve; thence South 06°13'22" East a distance of 40.00 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) and to the north line of said Roll's Landing, a Condominium for a POINT OF BEGINNING; thence continue South 06°13'22" East a distance of 6.46 feet; thence South 81°59'02" West a distance of 133.90 feet; thence South 55°33'22" West a distance of 30.08 feet; thence South 81°59'09" West a distance of 58.32 feet; thence North 71°27'04" West a distance of 34.80 feet; thence South 81°59'02" West a distance of 171.68 feet; thence South 07°53'52" East a distance of 20.32 feet; thence South 82°37'30" West a distance of 44.00 feet to the beginning of a curve having a radius of 202.18 feet; thence along the arc of said curve to the left a distance of 235.79 feet through a central angle of 66°49'18" with chord bearing South 49°12'47" West and a chord distance of 222.66 feet to the end of said curve; thence South 00°49'20" West a distance of 81.44 feet; thence North 89°02'12" West a distance of 6.87 feet to the east existing right of way line of County Road 776A [Melbourne Street per said plat, also known as Harbor Drive (per Charlotte Acres, a subdivision recorded in Official Records Plat Book 2, Page 83, Public Records of Charlotte County, Florida)] and to the west line of said Roll's Landing, a Condominium; thence along said east existing right of way line and said west line North 00°49'20" East a distance of 215.91 feet to said south existing right of way line of County Road 776 and to the north line of said Roll's Landing, a Condominium; thence along said south existing right of way line and said north line the following three (3) courses; 1) North 57°45'04" East a distance of 41.26 feet; 2) North 82°30'49" East a distance of 539.66 feet to the beginning of a curve having a radius of 2,824.79 feet; 3) the arc of said curve to the right a distance of 62.30 feet through a central angle of 01°15'49" with a chord bearing North 83°08'44" East and a chord distance of 62.30 feet to the end of said curve and to the end of said courses to the POINT OF BEGINNING.

Containing 17,241 square feet
Property Account Nos: 402225826000 and 402225826087

And
LEGAL DESCRIPTION PARCEL HVR-700:
That portion of Phase VI, Roll's Landing, a Condominium, a condominium lying in Section 25, Township 40 South, Range 22 East, according to the Declaration of Condominium thereof recorded in Official Records Book 733, Page 188, as further described in Official Records Condominium Plat Book 4, Page 17A, Public Records of Charlotte County, Florida and any amendments thereto.

Being described as follows:
Commence at the southeast corner of the northeast 1/4 of said Section 25, said corner also being the northeast corner of the southeast 1/4 of said Section 25; thence along the east line of said southeast 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the left a distance of 210.05 feet through a central angle of 04°12'04" with a chord bearing South 84°36'51" West and a chord distance of 210.00 feet to the end of said curve; thence continue along said survey baseline South 82°30'49" West a distance of 98.56 feet; thence South 07°29'11" East a distance of 62.02 feet for a POINT OF BEGINNING; thence South 09°22'37" East a distance of 15.25 feet; thence South 81°59'02" West a distance of 58.80 feet; thence North 07°34'53" West a distance of 15.25 feet; thence North 81°59'09" East a distance of 58.32 feet to the POINT OF BEGINNING.

Containing 893 square feet
Property Account No: 402225826087
OWNED BY: Roll's Landing Condominium Association, Inc., a Florida not-for-profit corporation
Pursuant to: Warranty Deed
Recorded at: OR Book 1528, Page 837
SUBJECT TO: N/A
PARCEL HVR-108 – Partial Fee Take – Road Right-of-Way
PARCEL HVR-701 – Temporary Con-

struction Easement
PARCEL HVR-802 – Perpetual Drainage Easement
LEGAL DESCRIPTION HVR-108:
That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:
Commence at the southwest corner of the northwest 1/4 of said Section 30; thence along the west line of said Section 30, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the right a distance of 210.98 feet through a central angle of 04°13'11" with a chord bearing North 88°49'28" East and a chord distance of 210.93 feet to the end of said curve; thence continue along said survey baseline South 89°03'57" East a distance of 446.57 feet; thence North 00°13'44" East a distance of 40.00 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence North 00°13'44" East a distance of 42.42 feet; thence North 89°54'11" East a distance of 53.73 feet; thence South 89°38'06" East a distance of 26.37 feet; thence North 17°00'16" West a distance of 10.48 feet; thence North 13°02'33" West a distance of 50.27 feet to the beginning of a curve having a radius of 115.00 feet; thence along the arc of said curve to the right a distance of 88.39 feet through a central angle of 44°02'25" with a chord bearing North 08°58'40" East and a chord distance of 86.23 feet to the end of said curve; thence North 32°17'38" East a distance of 54.05 feet; thence North 28°56'27" East a distance of 45.59 feet; thence North 24°34'10" East a distance of 49.03 feet; thence South 89°35'10" East a distance of 61.31 feet; thence South 00°24'50" West a distance of 66.67 feet; thence South 89°03'57" East a distance of 4.94 feet; thence South 00°05'51" East a distance of 213.97 feet; thence South 89°51'41" East a distance of 33.15 feet; thence South 00°24'50" West a distance of 39.52 feet to said north existing right of way line; thence along said north existing right of way line North 89°03'57" West a distance of 249.66 feet to the POINT OF BEGINNING.

Containing 1.025 acres
And
LEGAL DESCRIPTION PARCEL HVR-701:

That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:
Commence at the southwest corner of the northwest 1/4 of said Section 30; thence along the west line of said Section 30, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the right a distance of 210.98 feet through a central angle of 04°13'11" with a chord bearing North 88°49'28" East and a chord distance of 210.93 feet to the end of said curve; thence continue along said survey baseline South 89°03'57" East a distance of 507.99 feet; thence North 00°56'03" East a distance of 83.47 feet for a POINT OF BEGINNING; thence North 13°06'13" West a distance of 31.31 feet; thence North 67°15'14" East a distance of 16.72 feet; thence South 13°02'33" East a distance of 27.77 feet; thence South 17°00'16" East a distance of 10.48 feet; thence North 89°38'06" West a distance of 17.65 feet to the POINT OF BEGINNING.

Containing 575 square feet
And
LEGAL DESCRIPTION PARCEL HVR-802:

That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:
Commence at the southwest corner of the northwest 1/4 of said Section 30; thence along the west line of said Section 30, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the right a distance of 210.98 feet through a central angle of 04°13'11" with a chord bearing North 88°49'28" East and a chord distance of 210.93 feet to the end of said curve; thence continue along said survey baseline South 89°03'57" East a distance of 662.24 feet; thence North 00°56'03" East a distance of 79.06 feet for a POINT OF BEGINNING; thence North 00°05'51" West a distance of 67.25 feet; thence South 86°57'43" East a distance of 33.78 feet; thence South 00°24'50" West a distance of 65.54 feet; thence North 89°51'41" West a distance of 33.15 feet to the POINT OF BEGINNING.

Containing 2,220 square feet

Property Account No: 402330156010
OWNED BY: CHARLOTTE FLORIDA PARTNERSHIP, a Florida general partnership
Pursuant to: Warranty Deed
Recorded at: OR Book 2649, Page 1502
in the public records in and for Charlotte County, Florida.
SUBJECT TO: Instrument: Easement
In favor of: Richard J. Dickenshied
Recorded at: OR Book 121, Page 501
in the public records in and for Charlotte County, Florida.
Instrument: Unrecorded Lease
In favor of: Unknown Tenant in Possession, 24082 Harborview Road, Port Charlotte, FL 33980
PARCEL HVR-126 – Partial Fee Take – Right of Way
PARCEL HVR-713 – Temporary Construction Easement
LEGAL DESCRIPTION HVR-126:
That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:

Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 852.63 feet; thence South 00°39'56" West a distance of 41.33 feet; thence South 52°44'48" West a distance of 130.87 feet; thence North 01°40'20" East a distance of 42.54 feet to said south existing right of way line; thence along said south existing right of way line North 52°57'50" East a distance of 129.54 feet to the POINT OF BEGINNING.

Containing 4,283 square feet
And
LEGAL DESCRIPTION HVR-713:
That portion of the northwest 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:

Commence at the northeast corner of the northwest 1/4 of said Section 30; thence along the east line of said northwest 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline South 52°57'50" West a distance of 936.46 feet; thence South 37°02'10" East a distance of 72.81 feet for a POINT OF BEGINNING; thence North 52°44'48" East a distance of 27.49 feet; thence South 00°56'03" West a distance of 36.86 feet; thence North 89°03'57" West a distance of 21.60 feet; thence North 00°56'03" East a distance of 19.86 feet to the POINT OF BEGINNING.

Containing 613 square feet
Property Account Nos: 402330183004

OWNED BY: BARBARA E. PHELPS
Pursuant to: Warranty Deed and Quit Claim Deed
Recorded at: OR Book 607, Page 891 and OR Book 4809, Page 1439, respectively

in the public records in and for Charlotte County, Florida.

SUBJECT TO: N/A
PARCEL HVR-133 – Partial Fee Take – Right of Way

That portion of the northeast 1/4 and that portion of Lot 4, Block 45, Harbor View, De Coster's Addition, a subdivision recorded in Official Records Plat Book 1, Page 24, and that portion of Rowland Drive, all lying in Section 30, Township 40 South, Range 23 East, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 837.71 feet; thence North 00°44'12" East a distance of 50.60 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said north existing right of way line South 52°57'50" West a distance of 23.07 feet to the east line of Eagle Lakes Estates Condominium (per Condominium Plat Book 7, Page 35A, Public Records of Charlotte County, Florida); thence along said east line North 01°06'03" East a distance of 128.01 feet; thence South 89°29'45" East a distance of 17.41 feet; thence South 00°44'12" West a distance of 64.68 feet; thence South 37°15'12" East a distance of 13.22 feet; thence North

53°03'54" East a distance of 389.61 feet to the beginning of a curve having a radius of 1,414.34 feet; thence along the arc of said curve to the right a distance of 318.43 feet through a central angle of 12°54'00" with a chord bearing North 59°30'54" East and a chord distance of 317.76 feet to the end of said curve; thence North 00°00'00" East a distance of 38.75 feet; thence South 89°57'49" East a distance of 25.00 feet; thence South 00°00'00" East a distance of 12.85 feet to the beginning of a curve having a radius of 1,425.02 feet; thence along the arc of said curve to the right a distance of 34.27 feet through a central angle of 01°22'41" with a chord bearing North 68°00'37" East and a chord distance of 34.27 feet to the end of said curve; thence South 89°57'49" East a distance of 2.88 feet to the northwest corner of said Lot 4 and to the south line of Lime Street (per said plat); thence along said north line and said south line South 88°59'54" East a distance of 34.19 feet; thence South 19°54'26" East a distance of 5.74 feet to the beginning of a curve having a radius of 1,403.72 feet; thence along the arc of said curve to the right a distance of 15.23 feet through a central angle of 00°37'18" with a chord bearing North 70°24'01" East and a chord distance of 15.23 feet to said north line and said south line and to the end of said curve; thence along said north line and said south line, South 88°59'54" East a distance of 36.16 feet to said north existing right of way line and to the beginning of a curve having a radius of 1,185.92 feet; thence along said north existing right of way line the following five (5) courses; 1) the arc of said curve to the left a distance of 92.71 feet through a central angle of 04°28'46" with a chord bearing South 70°27'31" West and a chord distance of 92.69 feet to the end of said curve and the beginning of a curve having a radius of 1,185.92 feet; 2) the arc of said curve to the left a distance of 315.75 feet through a central angle of 15°15'17" with a chord bearing South 60°35'29" West and a chord distance of 314.82 feet to the end of said curve; 3) South 52°57'50" West a distance of 454.28 feet; 4) North 40°57'14" West a distance of 23.77 feet; 5) South 00°44'12" West a distance of 30.00 feet to the end of said courses and to the POINT OF BEGINNING.

Containing 22,662 square feet.
Property Account Nos: 402330202005

OWNED BY: SOUTHEASTERN CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, INCORPORATED, a Florida not-for-profit corporation

Pursuant to: Personal Representative's Deed
Recorded at: OR Book 1575, Page 563
in the public records in and for Charlotte County, Florida.

SUBJECT TO: Instrument: Construction Mortgage

In favor of: First Horizon Bank, a Tennessee corporation f/k/a TIB Bank, successor in interest to Riverside Bank of the Gulf Coast

Recorded at: OR Book 3306, Page 1817
in the public records in and for Charlotte County, Florida.

Instrument: UCC-1 Financing Statement and related Amendments
In favor of: First Horizon Bank, a Tennessee corporation f/k/a TIB Bank, successor in interest to Riverside Bank of the Gulf Coast

Recorded at: OR Book 3306, Page 1829; OR Book 3741, Page 122; OR Book 4274, Page 2187; and Instrument No. 3213697
in the public records in and for Charlotte County, Florida.

PARCEL HVR-139A – Partial Fee Take – Right of Way
PARCEL HVR-139B – Partial Fee Take – Right of Way

LEGAL DESCRIPTION HVR-139A:
That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:
Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 265.62 feet through a central angle of 13°16'52" with a chord bearing North 59°36'17" East and a chord distance of 265.03 feet to the end of said curve; thence North 23°45'17" West a distance of 92.84 feet for a POINT OF BEGINNING; thence North 89°57'49" West a distance of 382.91 feet; thence North 01°06'03" East a distance of 208.38 feet; thence North 90°00'00" East a distance of 145.91 feet; thence South 00°00'00" East a distance of 74.19 feet; thence South 44°57'00" East a distance of 23.56 feet; thence South 89°53'59"

East a distance of 241.36 feet; thence South 00°00'00" East a distance of 117.31 feet; thence North 89°57'49" West a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 1.406 acres.
And
LEGAL DESCRIPTION HVR-139B:

That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida.

Being described as follows:
Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 1,342.99 feet to the beginning of a curve having a radius of 1,145.92 feet; thence continue along said survey baseline the arc of said curve to the right a distance of 288.03 feet through a central angle of 14°24'06" with a chord bearing North 60°09'54" East and a chord distance of 287.28 feet to the end of said curve; thence North 01°15'09" East a distance of 76.13 feet for a POINT OF BEGINNING; thence North 89°57'49" West a distance of 2.88 feet to the beginning of a curve having a radius of 1,425.02 feet; thence along the arc of said curve to the right a distance of 3.12 feet through a central angle of 00°07'32" with a chord bearing North 68°45'44" East and a chord distance of 3.12 feet to the end of said curve; thence South 01°15'09" West a distance of 1.13 feet to the POINT OF BEGINNING.

Containing 2 square feet
Property Account No: 402330202004

OWNED BY: PASQUALE SCARINGELLA and FELICIA SCARINGELLA, husband and wife

Pursuant to: Warranty Deed and Quit Claim Deed

Recorded at: OR Book 732, Page 19 and OR Book 3183, Page 819, respectively

in the public records in and for Charlotte County, Florida.

SUBJECT TO: Instrument: Perpetual Easement for Ingress and Egress

In favor of: Harborview Acres, Inc., a Florida corporation

Recorded at: OR Book 732, Page 19
in the public records in and for Charlotte County, Florida.

Instrument: Mortgage, Assignment of Mortgage and additional Assignment of Mortgage

In favor of: The Bank of New York Mellon f/k/a The Bank of New York, Inc., as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-18CB Mortgage Pass-Through Certificates, Series 2007-18CB

Recorded at: OR Book 3183, Page 821; OR Book 3183, Page 837; and OR Book 3568, Page 1694, respectively

in the public records in and for Charlotte County, Florida.

PARCEL HVR-141 – Partial Fee Take – Road Right-of-Way

That portion of Lot 3, Block 47, Harbor View, De Coster's Addition, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 24, Public Records of Charlotte County, Florida.

Being described as follows:
Commence at the northeast corner of the northeast 1/4 of said Section 30; thence along the east line of said northeast 1/4, South 00°50'49" West a distance of 658.30 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 88°59'54" West a distance of 737.57 feet; thence North 01°12'15" East a distance of 40.00 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to a point on the east line of said Lot 3 and the west line of Lot 4 (per said plat) for a POINT OF BEGINNING; thence along said north existing right of way line North 88°59'54" West a distance of 99.48 feet to an intersection with the east existing right of way line of Date Street (per said plat) and to the west line of said Lot 3; thence along said west line and said east existing right of way line North 01°15'00" East a distance of 33.72 feet; thence South 89°39'59" East a distance of 99.47 feet to said east line of Lot 3 and to the west line of said Lot 4; thence along said east line and said west line South 01°12'15" West a distance of 34.88 feet to the POINT OF BEGINNING.

Containing 3,412 square feet.
Property Account No(s): 402330230004

OWNED BY: Sandra Betts
Pursuant to: Quit Claim Deed

Recorded at: OR Book 4644, Page 1000

in the public records in and for Charlotte County, Florida.

August 14, 21, 2026 26-00971T

--- ACTIONS / SALES ---

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. 24000001CA
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
Plaintiff, vs.
LLOYD BENSON, III, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF MARY
BENSON A/K/A MARY E. BENSON,
DECEASED, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 09, 2026, and entered in 24000001CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and LLOYD BENSON, III, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY BENSON A/K/A MARY E. BENSON, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LLOYD BENSON, III 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 September 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 22 AND 23, BLOCK 236, PORT CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 16A THROUGH 16Z7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 18375 TEMPLE AVE, 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 11 day of August, 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
23-140254 - MaM
August 14, 21, 2026 26-01003T

**AMENDED NOTICE OF SALE,
PURSUANT TO CHAPTER 45, F.S.
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA**

**CASE NUMBER:
2026 CA 001320 NC
CHARLES E. BOURNIVAL AND
PAMELA J. BOURNIVAL, AS
TRUSTEES OF THE BOURNIVAL
TRUST U/T/D 5/1/04;**

**Plaintiffs, v.
HEATHER OLSON, AS TRUSTEE
OF THE GRATITUDE TRUST, CITY
OF VENICE FLORIDA, a municipal
Florida corporation, MARA VISTA
INVEST, LLC, a Florida limited
liability company, CARRIE BECK,
an individual, UNKNOWN TENANT
NO. 1, UNKNOWN TENANT NO. 2,
UNKNOWN TENANT NO. 3,
UNKNOWN TENANT NO. 4,
UNKNOWN TENANT NO. 5,
UNKNOWN TENANT NO. 6,
UNKNOWN TENANT NO. 7,
UNKNOWN TENANT NO. 8,
UNKNOWN TENANT NO. 9,
UNKNOWN TENANT NO. 10,
UNKNOWN TENANT NO. 11,
UNKNOWN TENANT NO. 12,
UNKNOWN TENANT NO. 13,
UNKNOWN TENANT NO. 14,
UNKNOWN TENANT NO. 15,
UNKNOWN TENANT NO. 16,
UNKNOWN TENANT NO. 17,
UNKNOWN TENANT NO. 18,
UNKNOWN TENANT NO. 19,
UNKNOWN TENANT NO. 20,
UNKNOWN TENANT NO. 21,
UNKNOWN TENANT NO. 22,
UNKNOWN TENANT NO. 23, and
UNKNOWN TENANT NO. 24,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated August 4, 2026, entered in Case No. 2026 CA 001320 NC in the Circuit

Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein CHARLES E. BOURNIVAL and PAMELA J. BOURNIVAL, as Trustees of the BOURNIVAL TRUST U/T/D 5/1/04 is the Plaintiff, and HEATHER OLSON, as Trustee of the GRATITUDE TRUST, et al., are the Defendants, that KAREN E. RUSHING, Clerk of the Circuit Court and County Comptroller of Sarasota County, Florida, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 a.m. on the 29th day of September, 2026, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: SEE EXHIBIT "A"

EXHIBIT A
Lot 7, Block 1333, Port Charlotte Subdivision, Section II a Sub-division according to the Plat thereof, as recorded in Plat Book 4, Pages 22A and 22E, Public Records of Charlotte County, Florida.
21472 Mallory Ave Pt, Charlotte, FL 33952
Lot 3, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.
8271 Pelican Rd, Englewood, FL 34224
Lot 5, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.
8283 Pelican Rd, Englewood, FL 34224
Lot 6, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Pub-

lic Records of Charlotte County, Florida.
8289 Pelican Rd, Englewood, FL 34224
Lot 17 and the West 16 2/3 feet of Lot 18, Block 213, Edgewood Section of Venice Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 166, inclusive, of the Public Records of Sarasota County, Florida.
820 Pineland Ave, Venice, FL 34285
Lots 3967 and 3968, South Venice Subdivision, Unit 14, a Sub-division according to the Plat thereof as recorded in Plat Book 6, Page 50, Public Records of Sarasota County, Florida.
4224 Mercury Rd, Venice, FL 34293
The East 42 feet of Lot 13 and the West 24 feet of Lot 14, Block A, Harbor Oaks Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 44, of the Public Records of Sarasota County, Florida.
4224 Mercury Rd, Venice, FL 34293
The East 42 feet of Lot 13 and the West 24 feet of Lot 14, Block A, Harbor Oaks Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 44, of the Public Records of Sarasota County, Florida.
2131 Palm Terrace, Sarasota, FL 34231
Lot 6, Block 1, Westfield Subdivision, a Subdivision according to the Plat thereof as recorded in Plat Book 1, Page 209, of the Public Records of Manatee County, Florida. Together with a portion or an alley adjacent to Lot 8, vacated in Official Record Book 1072, Page 656, Public Records of Manatee County, FL.
602 26th St W, Bradenton, FL 34205
The East 54.2 feet of the North 101.2 feet of Lot 1, and all of Lots 11 and 12, Block B, Vierhout's Subdivision, less the E 80 feet thereof, according to the Plat

thereof as recorded in Plat Book 2, Page 113, of the Public Records of Manatee County, Florida.
2517 19th Ave W, Bradenton, FL 34205
Lots 517 and 518, Palmetto Point Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 8, Page 124 through 127, of the Public Records of Manatee County, Florida.
331 51st St Ct W, Palmetto, FL 34221

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated at Sarasota County, Florida this 7th day of August, 2026.
GIBSON KOHL, P.L.
1800 2nd Street, Suite 777
Sarasota, FL 34236
Telephone: 941-362-8880
Facsimile: 941-362-8881
Primary Email: James@legaljim.com
Secondary Email: Forest@legaljim.com
Attorneys for Plaintiff
By: /s/ James D. Gibson
James D. Gibson
Fla. Bar No. 0709069
August 14, 21, 2026 26-00985T

SECOND INSERTION

**NOTICE OF EMINENT DOMAIN
PROCEEDINGS AND
NOTICE OF HEARING FOR
PUBLICATION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA CIVIL ACTION
CASE NO. 26-CA-001055**

**PARCELS:
HVR-102A; HVR-102B; HVR-801;
HVR-137; and HVR-803
CHARLOTTE COUNTY, a Political
Subdivision of the State of Florida,
Petitioner, vs.
PORT CHARLOTTE CHESTNUT,
LLC, f/k/a Deancurt Port Charlotte,
LLC, a Delaware limited liability
company; et al.,
Defendants.**

STATE OF FLORIDA:
TO ALL AND SINGULAR THE
SHERIFFS OF THE STATE OF
FLORIDA:

NOTICE IS HEREBY GIVEN TO ALL WHOM IT MAY CONCERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; that a Petition in Eminent Domain and Declaration of Taking has been filed to acquire certain property interests in Charlotte County, Florida as described in the Petition.

Each Defendant and any other person claiming any interest in, or having a lien upon, the property described in the Petition is required to serve a copy of their written defenses to the Petition on Charlotte County's attorney, whose name and address is shown below and to file the original of the defenses with the Clerk of this Court, on or before October 12, 2026, showing what right, title, interest or lien the Defendant has in or to the property described in the Petition and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so a default will be entered against that Defendant for the relief demanded in the Petition.

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Charlotte County will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Charlotte County, and any other order the Court deems proper before the Honorable Judge Russell T. Kirshy, on Monday, November 12, 2026 at 1:30 p.m. (3 hours reserved) at the Charlotte County Justice Center, Courtroom 4C, 350 East Marion Avenue, Punta Gorda, Florida 33950. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

WITNESS MY HAND AND SEAL this 4 day of August, 2026.

ROGER D. EATON
CLERK OF CIRCUIT COURT
By: (SEAL) B. Lackey
Deputy Clerk
Tiernan Cole, Assistant County

Attorney
Office of the Charlotte County Attorney
18500 Murdock Circle, 5th Floor
Port Charlotte, Florida 33948-1094
Tiernan.Cole@CharlotteCountyFL.gov
Terri.Forister@CharlotteCountyFL.gov
County.Attorney@CharlotteCountyFL.gov

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.

EXHIBIT "A"
PARCEL HVR-102A - Partial Fee Take - Road Right-of-Way
PARCEL HVR-102B - Partial Fee Take - Road Right-of-Way
PARCEL HVR-801 - Perpetual Drainage Easement
LEGAL DESCRIPTION HVR-102A: That portion of the northeast 1/4 of Section 25, Township 40 South, Range 22 East, Charlotte County, Florida. Being described as follows:

Commence at the southeast corner of the northeast 1/4 of said Section 25, said corner also being the northeast corner of the southeast 1/4 of said Section 25; thence along the east line of said southeast 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the left a distance of 210.05 feet through a central angle of 04°12'04" with a chord bearing South 84°36'51" West and a chord distance of 210.00 feet to the end of said curve; thence continue along said survey baseline South 82°30'49" West a distance of 495.95 feet; thence North 07°29'11" West a distance of 102.89 feet to the north existing Charlotte County right of way line (per Official Records Book 1666, Page 1196, Public Records of Charlotte County, Florida) for a POINT OF BEGINNING; thence along said north existing Charlotte County right of way line South 82°22'32" West a distance of 134.90 feet to the east existing Charlotte County right of way line (per said Official Records Book 1666, Page 1196); thence along said east existing Charlotte County right of way line North 00°44'34" East a distance of 89.70 feet; thence North 34°35'20" East a distance of 65.01 feet; thence North 37°19'48" East a distance of 97.16 feet; thence South 52°40'12" East a distance of 68.75 feet; thence South 35°59'43" West a distance of 57.43 feet to the beginning of a curve having a radius of 83.35 feet; thence along the arc of said curve to the left a distance of 127.61 feet through a central angle of 87°43'17" with a chord bearing South 07°51'53" East and a chord distance of 115.51 feet to the end of said curve and to the POINT OF BEGINNING.

Containing 18,870 square feet
And
LEGAL DESCRIPTION HVR-102B: That portion of the northeast 1/4 of Section 25, Township 40 South, Range 22 East, Charlotte County, Florida. Being described as follows:

Commence at the southeast corner of the northeast 1/4 of said Section 25, said corner also being the northeast corner of the southeast 1/4 of said Section 25; thence along the east line of said southeast 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road); thence along said east line North 00°09'22" East a distance of 7.77 feet to said northeast corner and said southeast corner; thence along the east line of said northeast 1/4, North 00°09'55" East a distance of 67.03 feet to the beginning of a curve having a radius of 2,940.79 feet for a POINT OF BEGINNING; thence along the arc of said curve to the left a distance of 221.13 feet through a central angle of 04°18'33" with a chord bearing South 84°39'03" West and a chord distance of 221.13 feet to the end of said curve; thence South 82°30'01" West a distance of 180.32 feet to the east existing Charlotte County right of way line (per Official Records Book 1666, Page 1196, Public Records of Charlotte County, Florida); thence along said east existing Charlotte County right of way line North 00°10'01" East a distance of 9.53 feet; thence North 81°59'02" East a distance of 149.89 feet to the beginning of a curve having a radius of 3,076.00 feet; thence along the arc of said curve to the right a distance of 251.82 feet through a central angle of 04°41'26" with a chord bearing North 84°19'45" East and a chord distance of 251.75 feet to said east line and to the end of said curve; thence along said east line South 00°09'55" West a distance of 11.16 feet to the POINT OF BEGINNING. Containing 4,276 square feet

And
LEGAL DESCRIPTION HVR-801: That portion of the northeast 1/4 of Section 25, Township 40 South, Range 22 East, Charlotte County, Florida. Being described as follows:

Commence at the southeast corner of the northeast 1/4 of said Section 25, said corner also being the northeast corner of the southeast 1/4 of said Section 25; thence along the east line of said southeast 1/4, South 00°09'22" West a distance of 7.77 feet to the survey baseline of County Road 776 (Harborview Road) and to the beginning of a curve having a radius of 2,864.79 feet; thence along said survey baseline the arc of said curve to the left a distance of 210.05 feet through a central angle of 04°12'04" with a chord bearing South 84°36'51" West and a chord distance of 210.00 feet to the end of said curve; thence continue along said survey baseline South 82°30'49" West a distance of 502.09 feet; thence North 07°29'11" West a distance of 109.95 feet for a POINT OF BEGINNING; thence South 81°59'02" West a distance of 127.87 feet to the east existing Charlotte County right of way line (per Official Records Book 1666, Page 1196, Public Records of Charlotte County, Florida) thence along said east existing Char-

lotte County right of way line North 00°44'34" East a distance of 83.43 feet; thence North 34°35'20" East a distance of 65.01 feet; thence North 37°19'48" East a distance of 97.16 feet; thence South 52°40'12" East a distance of 57.66 feet; thence North 35°14'16" East a distance of 69.30 feet; thence South 66°34'56" East a distance of 95.71 feet to the beginning of a curve having a radius of 80.00 feet; thence along the arc of said curve to the left a distance of 54.93 feet through a central angle of 39°20'27" with a chord bearing South 86°15'09" East and a chord distance of 53.86 feet to the end of said curve; thence North 74°04'37" East a distance of 51.38 feet; thence South 07°26'44" East a distance of 138.22 feet; thence South 82°42'05" West a distance of 280.98 feet to the beginning of a curve having a radius of 83.35 feet; thence along the arc of said curve to the left a distance of 22.53 feet through a central angle of 15°29'03" with a chord bearing South 37°33'01" East and a chord distance of 22.46 feet to the end of said curve and to the POINT OF BEGINNING.

Containing 1.331 acres
Property Account No(s): 402225278002
OWNED BY: PORT CHARLOTTE CHESTNUT, LLC, f/k/a Deancurt Port Charlotte, LLC, a Delaware limited liability company
Pursuant to: Special Warranty Deed
Recorded at: OR Book 4991, Page 1650, in the public records in and for Charlotte County, Florida.

SUBJECT TO:
Instrument: Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing; Omnibus Assignment of Recordable Documents; and Subordination Agreement
Governmental Entity
In favor of: FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a Fannie Mae, a United States government-sponsored enterprise and WALKER & DUNLOP, LLC, a Delaware limited liability company
Recorded at: Instrument Nos. 3597850; 3597851; and 3597852, respectively in the public records in and for Charlotte County, Florida.
Instrument: Extended Low Income Housing Agreement, as amended pursuant to that First Amendment to Extended Low Income Housing Agreement, as assigned pursuant to an Assignment and Assumption of Extended Low Income Housing Agreement; and Subordination Agreement
Governmental Entity
In favor of: FLORIDA HOUSING FINANCE CORPORATION, a public corporation and a public body corporate and politic duly existing under the laws of the State of Florida
Recorded at: OR Book 3255, Page 11; OR Book 4865, Page 152; OR Book 4991, Page 1660; and Instrument No. 3597852, respectively in the public records in and for Charlotte County, Florida.
Instrument: Unrecorded Business Lease
In favor of: PORT CHARLOTTE

CHESTNUT, LLC, a Delaware limited liability company d/b/a CHARLESTON CAY APARTMENT.
PARCEL HVR-137 - Partial Fee Take - Right of Way
PARCEL HVR-803 - Perpetual Drainage Easement
LEGAL DESCRIPTION HVR-137: That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, and that portion of an unimproved road, William Curry's Addition to Hickory Bluff, a subdivision lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Plat Book 1, Page 21, Public Records of Charlotte County, Florida.
Being described as follows:
Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 837.71 feet; thence South 00°44'12" West a distance of 50.60 feet to the south existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said south existing right of way line North 52°57'50" East a distance of 536.27 feet to the beginning of a curve having a radius of 1,105.92 feet; thence continue along said south existing right of way line the arc of said curve to the right a distance of 92.71 feet through a central angle of 04°48'12" with a chord bearing North 55°21'56" East and a chord distance of 92.68 feet to the end of said curve; thence South 22°20'31" East a distance of 41.17 feet to the beginning of a curve having a radius of 1,270.02 feet; thence along the arc of said curve to the left a distance of 7.55 feet through a central angle of 00°20'26" with a chord bearing South 59°03'54" West and a chord distance of 7.55 feet to the end of said curve; thence North 31°06'19" West a distance of 20.89 feet to the beginning of a curve having a radius of 1,290.91 feet; thence along the arc of said curve to the left a distance of 138.88 feet through a central angle of 06°09'50" with a chord bearing South 55°48'46" West and a chord distance of 138.81 feet to the end of said curve; thence South 52°44'48" West a distance of 502.91 feet; thence North 00°44'12" East a distance of 21.68 feet to said south existing right of way line; thence along said south existing right of way line North 52°57'50" East a distance of 15.18 feet to the POINT OF BEGINNING. Containing 10,825 square feet.

AND
LEGAL DESCRIPTION HVR-803: That portion of the northeast 1/4 of Section 30, Township 40 South, Range 23 East, Charlotte County, Florida. Being described as follows:
Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 838.54 feet; thence

South 37°02'10" East a distance of 56.91 feet for a POINT OF BEGINNING; thence North 52°44'48" East a distance of 88.34 feet; thence South 10°25'07" West a distance of 11.09 feet; thence South 12°19'08" East a distance of 50.88 feet; thence South 77°40'52" West a distance of 59.42 feet; thence North 12°19'08" West a distance of 16.43 feet; thence North 77°54'22" West a distance of 18.01 feet to the POINT OF BEGINNING.

Containing 2,833 square feet.
Property Account No: 402330251008
OWNED BY: CS1031 HARBOR VIEW MHC, LLC, a Delaware limited liability company
Pursuant to: Quitclaim Deed and Special Warranty Deed
Recorded at: OR Book 4616, Page 1177 and OR Book 4616, Page 1180, respectively in the public records in and for Charlotte County, Florida.
SUBJECT TO:
Instrument: Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, and subsequent Assignment of Mortgage
In favor of: FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a Fannie Mae, a United States government-sponsored enterprise and WALKER & DUNLOP, LLC, a Delaware limited liability company
Recorded at: OR Book 4616, Page 1183 and OR Book 4616, Page 1243, respectively in the public records in and for Charlotte County, Florida.
Instrument: UCC-1 Financing Statements and Assignment
In favor of: FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States of America
Recorded at: OR Book 4616, Page 1247; OR Book 4616, Page 1249; and OR Book 4616, Page 1669, respectively in the public records in and for Charlotte County, Florida.
Instrument: Unrecorded Master Lease dated August 13, 2020, as evidenced by that certain recorded Tenant/Landlord Subordination and Assignment Agreement between CS1031 Harbor View MHC, LLC and CS1031 Harbor View MHC Master Lessee, LLC, a Delaware limited liability company
In favor of: CS1031 HARBOR VIEW MHC MASTER LESSEE, LLC, a Delaware limited liability company
Recorded at: OR Book 4616, Page 1212 in the public records in and for Charlotte County, Florida.
Instrument: Notice of Commencement (recorded 05/06/2026)
In favor of: PHILLIP L. BUSMAN
Recorded at: Instrument No. 3641508 in the public records in and for Charlotte County, Florida.
Instrument: Unrecorded Business Lease
In favor of: CS1031 HARBOR VIEW MHC, LLC, a Delaware limited liability company d/b/a HARBOR VIEW ON THE BAY
August 14, 21, 2026 26-00973T