

--- TAX DEEDS ---	
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3459 Tax Deed #:2026TD000146 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3459 Year of Issuance 2024 Description of Property THE S 85 FT OF LOT 11 REVISED PLAT HARRINGTON SUB	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3561 Tax Deed #:2026TD000151 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3561 Year of Issuance 2024 Description of Property LOT 6 LINCOLN PLACE PI#42937.0000/3 Parcel ID Number 4293700003 Property Address: 117 10TH AVE W BRADENTON, FL 34205 Names in which assessed: MAGGIE ROLLINS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01617M	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3561 Tax Deed #:2026TD000151 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3561 Year of Issuance 2024 Description of Property LOT 6 LINCOLN PLACE PI#42937.0000/3 Parcel ID Number 4293700003 Property Address: 117 10TH AVE W BRADENTON, FL 34205 Names in which assessed: MAGGIE ROLLINS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01617M	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4720 Tax Deed #:2026TD000131 NOTICE IS HEREBY GIVEN that SAND CUB the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-4720 Year of Issuance 2024 Description of Property UNIT 474 GOLF LAKES RESIDENTS COOPERATIVE PI#55895.0479/3 Parcel ID Number 5589504793 Property Address: 706 49 A AVENUE DR E BRADENTON, FL 34203 Names in which assessed: PETER CARRIER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01629M	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3994 Tax Deed #:2026TD000157 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3994 Year of Issuance 2024 Description of Property BEG 25 FT E OF SW COR OF SE1/4 OF SW1/4 OF NE1/4 OF SEC 3, TH E 260 FT, TH N 350 FT, TH W 260 FT, TH S 350 FT TO POB, LESS THE S 95 FT THEREOF DESC IN (OR 1252 P 530). TOGETHER WITH A NON-EXCLUSIVE RIGHT & EASMT FOR RD PURPOSES OVER & ACROSS THE FOL DESC LAND: BEG AT THE SW COR OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC 3, TH RUN E 25 FT; TH RUN N 350 FT; TH RUN W 25 FT TO THE W LN OF SD SE1/4 OF THE SW1/4 OF THE NE1/4 OF SD SEC 3; TH RUN S ALG SD W LN OF SD SE1/4 OF SW1/4 OF NE1/4 OF SD SEC 3 A DIST OF 350 FT TO THE POB (960/530) (1404/4322) PI#49642.0000/2 Parcel ID Number 4964200002 Property Address: 3401 24TH ST W BRADENTON, FL 34205 Names in which assessed: PHUC TAN HA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01619M	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5298 Tax Deed #:2026TD000133 NOTICE IS HEREBY GIVEN that SAND CUB the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-5298 Year of Issuance 2024 Description of Property THE ELY 300 FT OF THE FOL DESC PROP: BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC 24; TH W 630 FT; TH N 210 FT; TH E 630 FT; TH S 210 FT TO THE POB. LESS ELY 50 FT FOR RD R/W & LESS THE ELY 230 FT OF THE NLY 110 FT THEREOF & BEING FURTHER DESC IN OR 1078 P 22 PRMCF PI#66000.1005/9 Parcel ID Number 6600010059 Property Address: 6680 15TH ST E SARASOTA, FL 34243 Names in which assessed: REX S. HORTON AS TRUSTEE OF REV TRUST DTD 10/09/2006 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01631M	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3256 Tax Deed #:2026TD000140 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3256 Year of Issuance 2024 Description of Property LOT 7 BLK 3 WESTFIELD PI#35313.0000/6 Parcel ID Number 3531300006 Property Address: 2805 8TH AVE W BRADENTON, FL 34205 Names in which assessed: KIRI STEWART All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01635M	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3469 Tax Deed #:2026TD000147 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3469 Year of Issuance 2024 Description of Property LOT 19 BLK 1 RESUB GOLF CLUB GARDENS PI#40283.0000/4 Parcel ID Number 4028300004 Property Address: 4416 18TH AVE W BRADENTON, FL 34209 Names in which assessed: JACQUELINE DORELIEN AS TRUSTEE OF THE ESTIME MESADIEU REVOCABLE TRUST, DTD 12/15/25, THOMAS SAINT JUSTEAS TRUSTEE OF THE ESTIME MESADIEU REVOCABLE TRUST, DTD 12/15/25 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01613M	PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01612M

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

100160

Business Observer

CHARLOTTE COUNTY LEGAL NOTICES	
--- ACTIONS / SALES ---	
FIRST INSERTION	
CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025CA001371 U.S BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST, Plaintiff, vs. PATRICIA GREEN, et al., Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on August 7, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash on October 7, 2026, at 11:00 a.m., at www.charlotte.realforeclose.com: LOT 26, BLOCK 2770, PORT	CHARLOTTE SUBDIVISION, SECTION 33, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 35A THROUGH 35F, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 22303 Augusta Avenue, Port Charlotte, FL 33952 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,
for Foreclosure of Mortgage on the following described property: LOT 80, BLOCK 2106, PORT CHARLOTTE SUBDIVISION, SECTION 25, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 18A THRU 18C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 585 Lindley Ter, Port Charlotte, FL 33952 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 10-12-26, a date which is within thirty (30) days after the first publication of this Notice in Business Observer 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	
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 26000901CA KIAMI FUNDING, INC., Plaintiff, v. F & F BUILDER USA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHARLOTTE COUNTY, FLORIDA; EDUARDO NUNEZ VILLEGAS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): F & F BUILDER USA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LAST KNOWN ADDRESS) 31797 BARREL WAVE WAY ZEPHYRHILLS, FL 33545 EDUARDO NUNEZ VILLEGAS (LAST KNOWN ADDRESS) 31797 BARREL WAVE WAY ZEPHYRHILLS, FL 33545 YOU ARE NOTIFIED that an action	CHARLOTTE SUBDIVISION, SECTION 33, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 35A THROUGH 35F, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 22303 Augusta Avenue, Port Charlotte, FL 33952 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26000522CA MCLP ASSET COMPANY, INC., Plaintiff, v. SUZIE DUPONT, et al., Defendants. TO: ERIC DUPONT Last Known Address: 19333 Midway Blvd., Port Charlotte, FL 33948 UNKNOWN SPOUSE OF ERIC DUPONT Last Known Address: 19333 Midway Blvd., Port Charlotte, FL 33948 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Charlotte County, Florida: LOT 4, BLOCK 52, PORT CHARLOTTE SUBDIVISION, SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF,	CHARLOTTE SUBDIVISION, SECTION 33, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 35A THROUGH 35F, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 22303 Augusta Avenue, Port Charlotte, FL 33952 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,
FIRST INSERTION	
AS RECORDED IN PLAT BOOK 3 PAGE(S) 87, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. including the buildings, appurtenances, and fixture located thereon. Property Address: 220 Palmetto Cir NE, Port Charlotte, FL 33952 (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 October 12, 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	against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 4 day of September, 2026. CLERK OF COURT As Clerk of the Court (SEAL) By B. Lackey As Deputy Clerk September 11, 18, 2026 26-01114T
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 4 day of September, 2026. CHARLOTTE CLERK OF COURT CHARLOTTE COUNTY CLERK OF COURT (SEAL) By B. Lackey Deputy Clerk 26-000090-1 September 11, 18, 2026 26-01115T	

SAVE THE DATE



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FLORIDA'S NEWSPAPER FOR THE G-GUITE

Business Observer

100160

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 SpoolSpark located at 402 Mary Street 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 2nd day of September, 2026 Richar Loland Lewis III September 11, 2026	
	26-01098T

FIRST INSERTION	
NOTICE OF TERMINATION OF FEE-FOR-SERVICE REMOTE PATIENT CARE SERVICES	
CopilotIQ will permanently end its fee- for-service remote patient monitoring (RPM) services on October 15, 2026. This affects only patients receiving RPM on a fee-for-service basis; patients enrolled through a health plan are unaffected and will continue without interruption. Affected patients should arrange alternative care before that date. For a copy of your records, submit a written request to the address below; to transfer records to another provider, submit a written authorization includ-ing the provider name and address. CopilotIQ, 40 Burton Hills, Suite 200, Nashville TN 37215. (800) 930-5144. Sept. 11, 18, 25; Oct. 2, 2026	
	26-01097T

FIRST INSERTION	
Public Notice	
FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) REQUEST FOR QUALIFICATIONS (RFQ) NO. 26-03 2027 COLLEGE-WIDE GENERAL CONTRACTOR PREQUALIFICATION	
Florida SouthWestern State College (“FSW” or the “College”) is accepting applications from qualified contractors for 2027 College-Wide General Contractor Prequalification, pursuant to applicable Florida law and Chapter 4, Section 4.1 of the 2014 State Requirements for Educational Facilities (SREF). Contractors approved through this process will be prequalified for the period January 1, 2027 through December 31, 2027, subject to the terms and conditions of the RFQ and final approval by the College.	
Applicants must meet all qualification requirements established in the RFQ, including applicable contractor licensure, financial and bonding capacity, relevant construction experience, and insurance requirements. Applicants must demonstrate a minimum single-project bonding capacity of \$1,000,000. The complete RFQ, application requirements, required forms, and instructions for electronic submission are available through the College’s electronic solicitation portal: https://www.bidnetdirect.com/florida/floridasouthwestern RFQ Issued: September 8, 2026	
Deadline for Written Questions: September 15, 2026, at 2:00 p.m. ET Applications Due: October 6, 2026, at 2:00 p.m. ET Notice of Intended Prequalification: Anticipated on or about October 19, 2026. Publication dates: Sept 11, 18, and 25, 2026 Sept. 11, 18, 25, 2026	
	26-01100T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000751CP IN RE: ESTATE OF PAUL DAN RASMUSSEN, Deceased.	
The administration of the estate of PAUL DAN RASMUSSEN, deceased, whose date of death was March 20, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is: September 11, 2026.	
PENNIE CHARLOLETTE RASMUSSEN Personal Representative P.O. Box 72 Placidia, FL 33946 Ryne E. Hartt, Esq. Attorney for Personal Representative Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhartt@hnh-law.com Secondary Email: lmartinez@hnh-law.com September 11, 18, 2026	
	26-01120T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000911CP Division Probate IN RE: ESTATE OF JOHN JOSEPH JACOBSON Deceased.	
The administration of the estate of JOHN JOSEPH JACOBSON, deceased, whose date of death was July 18, 2026, 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 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 September 11, 2026.	
Personal Representative: Eileen Fulton 7011 Mineola Road Englewood, Florida 34224 Attorney for Personal Representative: Season A. Chisholm Attorney Florida Bar Number: 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 SE-Mail: Heather@spanskilaw.com September 11, 18, 2026	
	26-01118T

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 Caribbean Ecstasy located at 2266 Lakeshore Cir in the City of Port Charlotte, Charlotte, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of August, 2026 Maykel Losada September 11, 2026	
	26-01099T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000888CP IN RE: ESTATE OF JOSEPH E WISE, Deceased.	
The administration of the estate of JOSEPH E WISE, Deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court 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 people having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	
NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.	
A personal representative or curator has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.	
The date of first publication of this notice is September 11, 2026	
JOSEPH H WISE, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: genesis@srblawyers.com September 11, 18, 2026	
	26-01106T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000895 Division: Probate IN RE: ESTATE OF PAUL DAVID LaFLEUR a/k/a PAUL D. LaFLEUR Deceased.	
The administration of the estate of Paul David LaFleur a/k/a Paul D. LaFleur, deceased, whose date of death was July 28, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
The personal representative has no duty to discover whether any property	
held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is September 11, 2026.	
Personal Representative: Robin Vazquez 6230 Scott Street, Suite 211 Punta Gorda, FL 33950 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com September 11, 18, 2026	
	26-01119T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-874-CP Division: Probate IN RE: ESTATE OF ELIZABETH G. VAUGHN Deceased.	
The administration of the estate of Elizabeth G. Vaughn, deceased, whose date of death was August 19, 2026, is pending in 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. 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 September 11, 2026	
Personal Representative: Charlene Rowell 9390 Gulfstream Blvd. Englewood, Florida 34224 Attorney for Personal Representative: Ellie K. Harris, Esq. 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 Secondary E-Mail: mackenzie@schwarzlaw.net September 11, 18, 2026	
	26-01105T

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 Cove Custom Coatings located at 13469 Abutilon Ln in the City of PORT CHARLOTTE, Charlotte, FL 33981 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of September, 2026 SWFL Surface Solutions LLC September 11, 2026	
	26-01116T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 873 CP Division: PROBATE IN RE: ESTATE OF ROBERT MICHAEL WIDDOWS Deceased.	
The administration of the Estate of ROBERT MICHAEL WIDDOWS, deceased, File No. 2026 873 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 September 11, 2026.	
Personal Representative: Nancy E. Meehan 9140 Castle Hill Avenue Englewood, Florida 34224 Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 September 11, 18, 2026	
	26-01117T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2600857CP Division: Probate IN RE: ESTATE OF SANDRA L. CUSTER, Deceased.	
The administration of the estate of Sandra L. Custer, deceased, whose date of death was July 21, 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 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 sur-	
viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 11, 2026.	
Personal Representative: The Animal League of Charlotte County, Florida, Inc. By: Tara Zajas c/o Farr Law Firm, P.A. 99 Nesbit St. Punta Gorda, FL 33950 Attorney for Personal Representative: Brett H. Sifrit Attorney for Petitioner Florida Bar Number: 105564 Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: hzbytniewski@farr.com; probate@farr.com September 11, 18, 2026	
	26-01121T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000912CP Division Probate IN RE: ESTATE OF JUNE ADAMS A/K/A EVELYN JUNE POWELL ADAMS Deceased.	
The administration of the estate of JUNE ADAMS a/k/a EVELYN JUNE POWELL ADAMS, deceased, whose date of death was April 30, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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 September 11, 2026.	
Personal Representative: Earl William Myers, Jr. 224 Hillcrest Drive Fredericksburg, Virginia 22401 Attorney for Personal Representative: Season A. Chisholm, Attorney Florida Bar Number: 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 E-Mail: Heather@spanskilaw.com September 11, 18, 2026	
	26-01122T

--- ACTIONS / SALES / ESTATE ---	
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2026CA000810 GROUND FLOOR PROPERTIES GA LLC, Plaintiff, VS. LIFE MOVEMENT, LLC; et al., Defendant(s). TO: Jeffery Dujon Hall Last Known Residence: 13020 Lake Meadow Drive Ft. Myers, FL 33913 TO: Life Movement, LLC Last Known Residence: 13020 Lake Meadow Drive Ft. Myers, FL 33913 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 17, BLOCK 248, PORT CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 16, 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 10-12-2026, 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 September 4, 2026. As Clerk of the Courtt (SEAL) By: B. Lackey As Deputy Clerk 1696-065B Ref# 23837 September 11, 18, 2026 26-01104T
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26000879CA ROCKET MORTGAGE, LLC, Plaintiff, VS. STEVEN WAYNE HUFFMAN; et al., Defendant(s). TO: Steven Wayne Huffman Last Known Residence: 2437 Harbor Blvd 119 Port Charlotte, FL 33952 TO: Unknown Spouse of Steven Wayne Huffman Last Known Residence: 2437 Harbor Blvd 119 Port Charlotte, FL 33952	YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: UNIT NO. 119, ESSEX HOUSE OF PORT CHARLOTTE, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 327, PAGE 857, TOGETHER WITH ANY AMENDMENTS THERETO, AND PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 9, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are
FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR COUNTY, FLORIDA CASE No.: 26-1216-DR Sarah N Yanez Vazquez Petitioner, and Cornelio Yanez Vazquez Respondent, TO: Cornelio Yanez Vazquez #179 San Juan, San isidro de la concepcion, celpal erro, Mexico YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written	defenses, if any, to it on Sarah Nicole Yanez Vazquez, whose address is 1771 Mainsail Dr #126, Naples, FL, 34114 on or before and file the original with the clerk of this Court at before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. 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: 9/1/26 CLERK OF THE CIRCUIT COURT By: D. Harwood (SEAL) Deputy Clerk Sept. 11, 18, 25; Oct. 2, 2026 26-01101T
FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 25000438CC PNC Bank, National Association Plaintiff, -vs.- James Phillip Wilson a/k/a James Philip Wilson; Unknown Spouse of James Phillip Wilson a/k/a James Philip Wilson; Vel Gardens Condominium Association, Inc.; Frederick C. Kramer, as Personal Representative of the Estate of James Russell Wilson Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25000438CC of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein PNC Bank, National	Association, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James Russell Wilson a/k/a James R. Wilson a/k/a James Wilson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, 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 at 11:00AM on October 14, 2026, the following described property as set forth in said Final Judgment, to-wit: UNIT NO. 320 OF VEL GARDENS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 672, PAGE 1063, AND ALL EX-

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Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

FIRST INSERTION	
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF PUBLIC MEETING FOR EVALUATION COMMITTEE	
A public meeting of the Babcock Ranch Community Independent Special District's evaluation committee will be held on Thursday, September 24, 2026, at 12:00 p.m. (EDT) at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Cindy Cerbone, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.	
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. September 11, 2026 26-01111T	
FIRST INSERTION	
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING AND AUDIT COMMITTEE MEETING	
The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on September 24, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982. The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it.	

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website, http://www.babcockranchcommunityisd.com/ .	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800- 955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.	
A person who decides to appeal any decision made at the Board meeting with respect to any matter considered at the Board meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	

District Manager September 11, 2026 26-01110T	
FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000885-CP Division: PROBATE IN RE: ESTATE OF SHERRY LYNN O'BERRY, A/K/A SHERRY O'BERRY, 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 Sherry Lynn O'Berry, a/k/a Sherry O'Berry, deceased, File Number 26-000885-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was April 7, 2025; that the total value of the estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Heath Allen O'Berry 1307 Pine Hill Circle Pensacola, FL 32506 Shane Whitten O'Berry 11584 First Avenue Punta Gorda, FL 33955 Cheyenne R. Young Attorney for Persons Giving Notice 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 September 11, 18, 2026 26-01112T	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 September 11, 2026 Persons Giving Notice: Heath Allen O'Berry 1307 Pine Hill Circle Pensacola, FL 32506 Shane Whitten O'Berry 11584 First Avenue Punta Gorda, FL 33955 Cheyenne R. Young Attorney for Persons Giving Notice 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 September 11, 18, 2026 26-01112T

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26001021CA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. RONALD G. SMART; UNKNOWN SPOUSE OF RONALD G. SMART; CHRISTINE R. SMART; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). TO: Christine R. Smart Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida: LOT 18, BLOCK 2326, PORT CHARLOTTE SUBDIVISION, SECTION 38, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 42A THROUGH 42H, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Street Address: 13389 Chancellor Boulevard, Port Charlotte, Florida 33953 has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on McCabe,

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.: 25001661CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. RONALD EDWARD DUVAL, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 8, 2026 and entered in Case No. 25001661CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein KIMBERLI WOOD SCHAUER and RONALD EDWARD DUVAL, 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 5, BLOCK 792, PORT CHARLOTTE SUBDIVISION, SECTION 27, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. and commonly known as: 1314 VISCAYA DR, PORT CHAR- LOTTE, FL 33952 (the "Prop- erty"). 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 disabil-

Weisberg & Conway, LLC, Plaintiff's
attorney, whose address is 3222 Com-
merce Place, Suite A, West Palm Beach,
FL 33407, within 30 days after the date
of the first publication of this notice and
file the original with the Clerk of this
Court, otherwise, a default will be en-
tered against you for the relief demand-
ed in the complaint or petition.

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

Dated on September 4, 2026.

Roger D. Eaton
Clerk of said Court
(SEAL) By: B. Lackey
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:26-400282
September 11, 18, 2026 26-01102T

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

WITNESS my hand and the seal of
the court on 09/02/2026.

As Clerk of the Circuit Court
Charlotte County, Florida
By: (SEAL) B. Lackey
DEPUTY CLERK

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/
Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
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
September 11, 18, 2026 26-01095T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 26000965CA CROSSCOUNTRY MORTGAGE LLC, Plaintiff, vs. KENNETH BRADSHAW; VILLA ESTA II ASSOCIATION, INC.;; UNKNOWN TENANT NO. 1;; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINSTA NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: KENNETH BRADSHAW Last Known Address 26461 EXPLORER RD CONDO D PUNTA GORDA, FL 33983 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida: UNIT D, VILLA ESTA II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM FILED IN OF- FICIAL RECORDS BOOK 904, PAGE 104 AND AMENDMENTS THERE TO, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND AC- CORDING TO THE GRAPHIC DESCRIPTION CONTAINED IN CONDOMINIUM BOOK 7, PAGES 7A THROUGH 7C AND

AMENDED IN CONDOMINIUM
BOOK 7, PAGES 56A THROUGH
56C, OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA, TOGETHER WITH
THE COMMON ELEMENTS
APPURTENANT THERETO AS
DESCRIBED IN THE DECLA-
RATION.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torneys or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

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

DATED on September 2, 2026.

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

2970-233561/ME2
September 11, 18, 2026 26-01094T

FIRST INSERTION
NOTICE OF SALE (Count III - Unit 16) IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 26-000074-CC CORAL RIDGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN I. O'DONNELL a/k/a JOHN IGNATIUS O'DONNELL; CITY OF PUNTA GORDA, FLORIDA; ALFONSO SOSA CORDERO, individually and as an individual owner operator of Corso Marine and Corso Marine, Corp.; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; UNKNOWN PARTY POSSESSION #3; and UNKNOWN PARTY IN POSSESSION #4, Defendants. NOTICE IS GIVEN that, in accordance with the Summary Final Judgment of Foreclosure (Count III - Lot 16) dated August 27, 2026,in the above-styled action, I will sell to the highest and best bidder for cash via the Internet at www. charlotte.realforeclose.com at 11:00 a.m. on the 7th day of October, 2026, the following described property: Unit 16, Coral Ridge Commer- cial Condominium, Parcel B, a Condominium as shown in the Declaration of Condominium re- corded on March 17, 1981 in O.R.

Book 660, Pages 1064 through
1110, inclusive, and any subse-
quent amendments thereto, and
as further described in plot plan
and graphic description shown
in Condominium Book 3, Page
5, of the Public Records of Char-
lotte County, Florida together
with an undivided interest in and
to the common elements appur-
tenant thereto.

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, Admin-
istrative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated: Sept 2, 2026.

ROGER D. EATON, Clerk of Court
By: (SEAL) D. Harwood
Deputy Clerk
September 11, 18, 2026 26-01108T

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24000530CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS. LLC. Plaintiff, vs. JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2024, and entered in 24000530CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JAMIE BARNES A/K/A JAMIE STRATICO; STATE OF FLORIDA; UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A JAMIE N. STRATICO; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. are the Defendants). 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 October 02, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 29, BLOCK 552, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A-22A2, OF THE PUBLIC

RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
Property Address: 26166 PAY-
SANDU DR, PUNTA GORDA,
FL 33983

Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
in 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, Admin-
istrative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this day of 9/3/2026.

ROGER D. EATON
As Clerk of the Court
By: (SEAL) D. Harwood
As Deputy Clerk

Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-173487- MaM
September 11, 18, 2026 26-01096T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE NO. 26000722CA MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CATHERINE SPYRIE A/K/A CATHERINE A. SPYRIE (DECEASED), ET AL. DEFENDANT(S). TO: UNKNOWN SPOUSE OF CATH- ERINE SPYRIE A/K/A CATHERINE A. SPYRIE (DE- CEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 21015 Baf- fin Avenue, Port Charlotte, FL 33954 TO: THE UNKNOWN HEIRS, BEN- EFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDI- TORS, TRUSTEES AND ALL OTH- ERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CATHERINE SPYRIE A/K/A CATH- ERINE A. SPYRIE (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 21015 Baf- fin Avenue, Port Charlotte, FL 33954 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida: Lot 33, Block 861, PORT CHAR- LOTTE SUBDIVISION, Section 34, a subdivision according to the

plat thereof as recorded in Plat
Book 5, Pages 38A thru 38B to the
Public Records of Charlotte Coun-
ty, Florida.

has been filed against you, and you are
required to serve a copy of your writen
defenses, if any, to this action, on
Tromberg, Miller, Morris & Partners,
PLLC, attorneys for Plaintiff, whose ad-
dress is 600 West Hillsboro Boulevard,
Suite 600, Deerfield Beach, FL 33441,
and file the original with the Clerk of
the Court, within 30 days after the first
publication of this notice, either before
10-8-2026 or immediately thereafter,
otherwise a default may be entered
against you for the relief demanded in
the Complaint.

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

This notice shall be published once a
week for two consecutive weeks in the
Business Observer.

Date: 9-2-2026

Roger D. Eaton
Clerk of the Circuit Court
(SEAL) By: B. Lackey
Deputy Clerk of the Court
Our Case #: 26-001085/26000722CA/
PHH
September 11, 18, 2026 26-01093T

FIRST INSERTION
NOTICE OF SALE (Count IV - Unit 17) IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 26-000074-CC CORAL RIDGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN I. O'DONNELL a/k/a JOHN IGNATIUS O'DONNELL; CITY OF PUNTA GORDA, FLORIDA; ALFONSO SOSA CORDERO, individually and as an individual owner operator of Corso Marine and Corso Marine, Corp.; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; UNKNOWN PARTY POSSESSION #3; and UNKNOWN PARTY IN POSSESSION #4, Defendants. NOTICE IS GIVEN that, in accordance with the Summary Final Judgment of Foreclosure (Count IV - Lot 17) dated August 25, 2026 ,in the above-styled action, I will sell to the highest and best bidder for cash via the Internet at www. charlotte.realforeclose.com at 11:00 a.m. on the 7th day of October, 2026, the following described property: Unit 17, Coral Ridge Commer- cial Condominium, Parcel B, a Condominium as shown in the Declaration of Condominium re- corded on March 17, 1981 in O.R.

Book 660, Pages 1064 through
1110, inclusive, and any subse-
quent amendments thereto, and
as further described in plot plan
and graphic description shown
in Condominium Book 3, Page
5, of the Public Records of Char-
lotte County, Florida together
with an undivided interest in and
to the common elements appur-
tenant thereto.

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, Admin-
istrative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated: Sept 2, 2026.

ROGER D. EATON, Clerk of Court
By: (SEAL) D. Harwood
Deputy Clerk
September 11, 18, 2026 26-01109T

FIRST INSERTION
NOTICE OF SALE (Count II - Unit 15) IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 26-000074-CC CORAL RIDGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN I. O'DONNELL a/k/a JOHN IGNATIUS O'DONNELL; CITY OF PUNTA GORDA, FLORIDA; ALFONSO SOSA CORDERO, individually and as an individual owner operator of Corso Marine and Corso Marine, Corp.; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; UNKNOWN PARTY POSSESSION #3; and UNKNOWN PARTY IN POSSESSION #4, Defendants. NOTICE IS GIVEN that, in accordance with the Summary Final Judgment of Foreclosure (Count II - Lot 15) dated August 25, 2026 ,in the above-styled action, I will sell to the highest and best bidder for cash via the Internet at www. charlotte.realforeclose.com at 11:00 a.m. on the 7th day of October, 2026, the following described property: Unit 15, Coral Ridge Commer- cial Condominium, Parcel B, a Condominium as shown in the Declaration of Condominium re- corded on March 17, 1981 in O.R.

Book 660, Pages 1064 through
1110, inclusive, and any subse-
quent amendments thereto, and
as further described in plot plan
and graphic description shown
in Condominium Book 3, Page
5, of the Public Records of Char-
lotte County, Florida together
with an undivided interest in and
to the common elements appur-
tenant thereto.

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, Admin-
istrative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Date: Sept 2, 2026.

ROGER D. EATON, Clerk of Court
By: (SEAL) D. Harwood
Deputy Clerk
September 11, 18, 2026 26-01107T

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. 26000760CA ROCKET MORTGAGE, LLC, Plaintiff, VS. CHERITY SUE SNAZA A/K/A CHERITY S. SNAZA A/K/A CHERITY S. EARNEST A/K/A CHERITY SUE EARNEST A/K/A CHERITY SUE KIHLGREN, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ROBERT D. EKDAHL A/K/A ROBERT DUANE EKDAHL, WHETHER SAID UNKNOWN PAR- TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM- ANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOTS 52 AND 53, BLOCK 11, HARBOUR HEIGHTS SEC- TION ONE REVISED, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 74, PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA, AND LOTS 54 AND 55, BLOCK 11, HARBOUR HEIGHTS SEC- TION ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of you writen
defenses, if any, to it, on McCalla
Raymer Leibert Pierce, LLP, Betzy
Falgas, Attorney for Plaintiff, whose ad-
dress is 225 East Robinson Street, Suite
155, Orlando, FL 32801 on or before
10-8-2026, 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 im-
mediately 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 lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and seal of this
Court this 2 day of September, 2026

ROGER D. EATON
CLERK OF COURT OF
CHARLOTTE COUNTY
(SEAL) By B. Lackey
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
September 11, 18, 2026 26-01092T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000798CP IN RE: ESTATE OF MARY ANN SCHULTZ Deceased. The administration of the estate of MARY ANN SCHULTZ, deceased, File Number 26000798CP, 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 represen- tative 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 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 SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 26000769CP IN RE: THE ESTATE OF LYNN ELAINE FISCHER, Deceased. The administration of the estate of Lynn Elaine Fischer, deceased, whose date of death was June 24, 2026, is pending in the Circuit Court for Char- lotte 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 repre- sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-	mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 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: September 4, 2026. Signed on this 18th day of August, 2026. /S/ Mary B. Finkle Mary B. Finkle, Petitioner 56 Rio Cuarto Street Punta Gorda, FL 33983 /S/ Christine F. Wright Christine F. Wright, Esq. Florida Bar No: 120790 WRIGHT LAW FIRM, P.A. 923 Del Prado Blvd. S, Suite 205 Cape Coral, FL 33990 Tel: 239-542-9955 Fax: 239-829-0548 E-mail: cwright@wlfpa.com Secondary E-mail: info@wlfpa.com September 4, 11, 2026 26-01081T

THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 26-685-CA RYAN'S 5 STAR HOMES, LLC, Plaintiff, v. SERGIO C. JARAMILLO; UNKNOWN SPOUSE OF SERGIO C. JARAMILLO; UNKNOWN TENANTS IN POSSESSION; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, OR AGAINST SERGIO C. JARAMILLO, Defendants. In The Name of the State of Florida: To: SERGIO C. JARAMILLO 30030 Red Pine Rd, Punta Gorda, Florida 33982 You Are Hereby Notified that an ac- tion has been initiated to foreclose a mortgage on the following property in Charlotte County, Florida: Lot 2, Ridge Harbor, accord- ing to the map or plat thereof as recorded in Plat Book 3, Page 45, Public Records of Charlotte County, Florida. Address: 30030 Red Pine Rd, Punta Gorda, Flor- ida 33982. Parcel Identification No. 402419101002. has been filed against you, and you are required to serve a copy of your answer or pleading to said Complaint on Plaintiff, RYAN'S 5 STAR HOMES,	LLC, attorney of record, Mahshie & De- Costa, P.A., Elias Mahshie, Esq., 407 E. Marion Avenue, Suite 101, Punta Gorda, Florida 33950, elias@md-lawfirm. com; eservice@md-lawfirm.com, and file the original answer or pleading in the Office of the Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida 33950 on or before the 30th day¹ following the date of the first publication of this Notice of Action. If you fail to do so, a Judgment by Default will be taken against you for the relief demanded in said 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifica- tion if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DONE AND ORDERED 8/24/26 Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk TF21737-26/cam Aug. 28; Sept. 4, 11, 18, 2026 26-01042T

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-762-CP Division: Probate IN RE: ESTATE OF NICOLETTA HAPPEL Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or- der of Summary Administration has been entered in the estate of Nicoletta Happel, deceased, File Number 26-762- 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 deced- ent's date of death was December 26, 2025; that the total value of the estate is \$9,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Happel Family Revocable Trust dated May 13, 2020, as amended by the First Amendment dated June 15, 2020 Lisa Happel, Trustee 673 Verona Street Port Charlotte, Florida 33948 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. NOTWITH- STANDING ANY OTHER APPLI- CABLE 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 sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may ap- ply, 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 September 4, 2026. Person Giving Notice: Lisa Happel 673 Verona Street Port Charlotte, Florida 33948 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 September 4, 11, 2026 26-01078T

SECOND INSERTION	
DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 4, 2026. Personal Representative: BARBARA JAYNE ELLISEN 3310 Cerritos Avenue Signal Hill, CA 90755 Attorney for Personal Representative: WILLIAM BETTERTON, ESQ. Attorney for Personal Representative Florida Bar No. 1054055 735 E. Venice Avenue, Suite 200 Venice, Florida 34285 Telephone: 941-303-6769 September 4, 11, 2026 26-01091T	All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SEC- TION 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

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000875-CP IN RE: ESTATE OF ROBERT E. KOENIG, Deceased. The administration of the estate of ROBERT E. KOENIG, deceased, whose date of death was 08/17/2026, is pend- ing in the Circuit Court of Charlotte County, FL, Probate Division, the ad- dress of which is 350 Marion Ave, Pun- ta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and other persons having claims or de- mands against the decedent's estate on whom a copy of this notice is required to be served must file their claims or demands with this court ON OR BE- FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM.	All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4 2026. Personal Representatives: Michael Clayton Koenig 2511 Rolyat St Ft Pierce, FL 34947 Attorney for Personal Representative: John Charles Heekin PO Box 494307 Port Charlotte, FL 33949 941-627-0333 Fla Bar No. 274267 jcheekin@jcheekin.com September 4, 11, 2026 26-01060T

SECOND INSERTION	
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 25, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www. storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 68046, 7001 Gasparilla Rd, Port Charlotte, FL 33981, (941) 212-3708 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 139 - DARNA, MERRITT; 407 - VECCHINETO, WALTER; 444 - LANDON, VINCENT; 547 - COYNE, BERNIE; 570 - Sanches, Jean Romero; 756 - Franco, Max PUBLIC STORAGE # 68047, 10500 Winborough Drive, Port Charlotte, FL 33981, (941) 255-7269 Time: 10:00 AM Sale to be held at www.storagetreasures.com. D17 - Jamison, David; PARK12 - Leist, Taylor; Q09 - Mitchem, Virginia PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547 Time: 10:15 AM Sale to be held at www.storagetreasures.com. A131 - Stolpe, Todd; A142 - hillard, Jeannetta; B126 - Miller, Valerie; C215 - Malloy, Michael; D104 - Sutcliffe, George; D107 - Sutcliffe, George; D117 - Walker, Shevan; E130 - Santiago, Angeliq; F124 - Lubin, Nadine PUBLIC STORAGE # 68527, 6221 Marlympia Way, Punta Gorda, FL 33950, (941) 866-3827 Time: 12:45 PM Sale to be held at www.storagetreasures.com. A150 - Lawhorn, Joanne; D185 - Johnson Jr, Norvell; E324 - Price, Christopher; F273 - Stires, June; F283 - Long, Rachel; F306 - Shaffer, Steven; H263 - Isaac, Carlos Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. September 4, 11, 2026 26-01063T	THIRD INSERTION Road, #146, Punta Gorda, Flor- ida 33950. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before 9/30/26, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above- styled 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 Amended 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 8/25/26 ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: D. Harwood Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2026 26-01047T

NOTICE OF ACTION - PROPERTY IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 26001344CC EAGLE POINT HOMEOWNERS, INC., a Florida not for profit corporation, Plaintiff, v. KATHRYN B. TREVELINO, EXECUTRIX OF THE ESTATE OF ANTHONY TREVELINO, the unknown beneficiaries of the Estate of ANTHONY TREVELINO, UNKNOWN TENANT(S) IN POSSESSION, and all other persons who have or may claim an interest in the property, Defendants. TO: All Defendants named above; Kathryn B. Trevelino, individually; Frank A. Trevelino; and to all others to whom it may concern; YOU ARE NOTIFIED that an ac- tion seeking to foreclose a recorded lien relating to property located at 10303 Burnt Store Road, #146, Punta Gorda, Florida 33950, which is legally de- scribed as follows: Certificate No. 1226 (represent- ing 5 shares) of EAGLE POINT HOMEOWNERS, INC., a Flor- ida not-for-profit corporation, recorded on October 4, 2002 at Official Records Book 2105 page 326 of the Public Records of Charlotte County, Florida, together with the 1974 mobile home (VIN 2162202AH&B) situated on Unit/ Lot #146 of Eagle Point, 10303 Burnt Store	Road, #146, Punta Gorda, Flor- ida 33950. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before 9/30/26, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above- styled 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 Amended 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, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 8/25/26 ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: D. Harwood Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2026 26-01047T
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SECOND INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-884-CP IN RE: ESTATE OF MICHAELE RENEE MERRITT, A/K/A MICHAELE R. MERRITT 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 Michaele Renee Merritt, deceased, File Number 26- 884-CP, by the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was November 6th, 2025; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Mharee J. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 Odis R. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 Sheree J. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 Dylan J. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 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. NOTWITH- STANDING ANY OTHER APPLI- CABLE 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 sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may ap- ply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk. The date of first publication of this Notice is September 4, 2026. Mharee J. Merritt - Petitioner Nathan Dougherty Law P.A. Attorneys for Petitioner PO Box 380984 Murdock, FL 33938 Telephone: (941) 270-4489 Florida Bar No. 118632 Email Addresses: contact@nathandoughertylaw.com September 4, 11, 2026 26-01088T

THIRD INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 26-979-DR Jessica Provencher Petitioner and Heather Provencher Respondent, TO: Heather Provencher YOU ARE NOTIFIED that an ac- tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jes- sica Provencher, whose address is 162 Madrid Blvd unit 112 punta Gorda FL 33950 on or before 8-21-2026 and file the original with the clerk of this Court at before service on Petitioner or im- mediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to de- cide how the following real or personal property should be divided: Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Cir- cuit Court's office notified of your cur-	rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifica- tion if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated: 7-16-26 CLERK OF THE CIRCUIT COURT By: C. Schmidt (SEAL) Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2026 26-01038T

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000784CP IN RE: ESTATE OF RONALD L. PETERSON A/K/A RONALD LEE PETERSON Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or- der of Summary Administration has been entered in the estate of Ronald L. Peterson a/k/a Ronald Lee Peterson, deceased, File Number 26000784CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave- nue, Punta Gorda, FL 33950; that the Decedent's date of death was May 5, 2026; that the total value of the estate is \$64,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Cara J. Peterson 1193 West Como Boulevard St. Paul, MN 55103 Kristin A. Peterson 169 S. Lexington Parkway St. Paul, MN 55105 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. NOTWITH- STANDING ANY OTHER APPLI- CABLE 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 prop- erty held at the time of the Decedent's death by the Decedent or the Deced- ent'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, ap- plies, or may apply, unless a written demand is made by a creditor as spec- ified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this Notice is September 4, 2026. Person Giving Notice: Cara J. Peterson 1193 West Como Boulevard St. Paul, MN 55103 Attorney for Person Giving Notice MARLA D. BOHLANDER Florida Bar No. 0071514 Primary e-mail: mdbohlander@trenam.com Secondary e-Mail: bbrandt@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. Post Office Box 1102 Tampa, Florida 33601 Telephone: (813) 223-7474 Attorneys for Petitioner September 4, 11, 2026 26-01067T

SAVE TIME



LV20906_V11

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000869CP Division Probate IN RE: ESTATE OF LOUISE ELIZABETH LOOKENBILL Deceased. The administration of the estate of Louise Elizabeth Lookenbill, deceased, whose date of death was June 5, 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 September 4, 2026. Personal Representative: Kathy L. Wildy 28342 North 108th Way Scottsdale, Arizona 85262 Attorney for Personal Representative: Bryan K. Tippen, Esq., Attorney 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 September 4, 11, 2026 26-01087T
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO: 26000814CP IN RE: ESTATE OF MARIA MONTESINOS Deceased. The administration of the estate of MARIA MONTESINOS, deceased, whose date of death was November 25, 2025; is pending in the Circuit Court for Lee County, Florida, Probate Division; File No. 26000814CP; the address of which is P.O. Box 9346, Ft. Myers, FL 33902. 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, who have claims or demands against decedent's estate, including un-matured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatuered, contingent or unliquidated claims, must file their claims	with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT SO FILED 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 September 4, 2026 Personal Representative: NICOLE LAROQUE 941 NW 21st Ave. Gainesville, FL 32609 Attorney for Personal Representative: Joan DeMichael Henry LUSK, DRASITES & TOLISANO, P.A. 202 Del Prado Boulevard Cape Coral, Florida 33990 (239) 574-7442 FLORIDA BAR #0136352 September 4, 11, 2026 26-01054T
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000724 Division: Probate IN RE: ESTATE OF ROMAN PAWLOWSKI Deceased. The administration of the estate of Roman Pawlowski, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: Michael Pawlowski 5345 Mocerri Lane Grand Blanc, MI 48439 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com September 4, 11, 2026 26-01086T
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000786CP Division Probate IN RE: ESTATE OF ROBERT RAY GRIEGER Deceased. The administration of the estate of Robert Ray Grieger, deceased, whose date of death was May 26, 2026, is pending in	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-863-CP Division Probate IN RE: ESTATE OF JOHN G. PAZERA A/K/A JOHN GEORGE PAZERA Deceased. The administration of the estate of John G. Pazera a/k/a John George Pazera, deceased, whose date of death was July 7, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000871CP Division Probate IN RE: ESTATE OF ROBERT E GREEN Deceased. The administration of the estate of ROBERT E GREEN, deceased, whose date of death was July 29, 2026, 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 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	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 September 4, 2026 Personal Representative: Justin Pazera 4438 N. 27th Street #5 Phoenix, Arizona 85016 Attorney for Personal Representative: Ellie 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 September 4, 11, 2026 26-01076T
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000649-CP Division Probate IN RE: ESTATE OF BRIAN SCHRIBER A/K/A BRIAN J. SCHRIBER A/K/A BRIAN JAMES SCHRIBER 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 Brian Schriber a/k/a Brian J. Schriber a/k/a Brian James Schriber, deceased, File Number 26-649-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was May 11, 2026; that the total value of the estate is approximately \$140,000 and that the names and addresses of those to whom it has been assigned by such order are: James Boyd Schriber 4251 Rock Creek Drive Port Charlotte, FL 33948 ALL INTERESTED PERSONS ARE NOTIFIED THAT:	A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. 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: September 4, 2026. Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com September 4, 11, 2026 26-01074T
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000614 IN RE: ESTATE OF MICHAEL STONEROCK a/k/a MICHAEL LYNN STONEROCK 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 MICHAEL STONEROCK a/k/a MICHAEL LYNN STONEROCK, deceased, File Number 26-CP-000614, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was February 8, 2026; that the total value of the estate is \$40,852.33 and that the names and addresses of those to whom it has been assigned by such order are: Name Address AUDREY STONEROCK 29200 S. Jones Loop Rd. Lot 395 Punta Gorda, FL 33950 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	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 September 4, 2026. Personal Representative: KRISHNA NICOLE BECKER 19199 Roosevelt Avenue Port Charlotte, Florida 33954 Attorney for Personal Representative: NICOLE S. PEET Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com September 4, 11, 2026 26-01082T
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000786CP Division Probate IN RE: ESTATE OF ROBERT RAY GRIEGER Deceased. The administration of the estate of Robert Ray Grieger, 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 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000786CP Division Probate IN RE: ESTATE OF ROBERT RAY GRIEGER Deceased. The administration of the estate of Robert Ray Grieger, deceased, whose date of death was May 26, 2026, is pending in	28292 Charleen Road Chesterfield, Michigan 48047 Attorney for Personal Representative: Abagail M. Lyons Attorney Florida Bar Number: 1040206 Lyons & Lyons, PA. 27911 Crown Lake Boulevard Ste 201 Bonita Springs, FL 34135 Telephone: (239) 948-1823 Fax: (239) 948-1826 E-Mail: abby.lyons@lyons-law.com September 4, 11, 2026 26-01075T
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--- SALES / ACTIONS ---

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. 25001095CA FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in 25001095CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the Plaintiff and UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004; UNKNOWN BENEFICIARIES OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004; ROBERT E. WRIGHT; MELISSA WRIGHT; CAROLINE WRIGHT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 28, 2026,	the following described property as set forth in said Final Judgment, to wit: LOT 71, POINT OF PINES SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 82, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1432 LEMON BAY DRIVE, ENGLEWOOD, FL 34223 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 day of 9/1/2026, 2026. ROGER D. EATON As Clerk of the Court By: (SEAL) D. Harwood 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 25-275929 - MaM September 4, 11, 2026 26-01090T

SECOND INSERTION	
SECOND 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 11, a Sub-division according to the Plat thereof, as recorded in Plat Book 4, Pages 22A and 22E, Public Records of Charlotte County, Florida. 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. Lot 5, 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. Lot 6, 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. 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. 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. 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. 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 of an alley adjacent to Lot 6, vacated in Official Record Book 1072, Page 656, Public Records of Manatee County, FL. 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. 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. 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 27th 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 September 4, 11, 2026 26-01061T

SECOND INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25001892CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v. ANDRES CASTRO SALSAMENDI, Defendant. TO: ANDRES CASTRO SALSAMENDI Enrique Pouey 263/302, Montevideo, Uruguay YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in Charlotte County, Florida: Lot 11, Block 77, Rotonda Meadows Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 15-A through 15-Z-18, inclusive, of the Public Records of Charlotte County, Florida. Which has the address of: 136 Wren Dr, 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, 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 Sept. 1, 2026. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: D Harwood As Deputy Clerk Association Legal Services, LLC, Plaintiff's attorney, 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com September 4, 11, 2026 26-01079T

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 2600179CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MAUREEN SOLER, et al, Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated August 21, 2026 and entered in Case No. 260000179CA of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and MAUREEN SOLER; UNKNOWN SPOUSE OF MAUREEN SOLER; PALMETTO SOLAR, LLC D/B/A LIGHTREACH, are Defendant(s), I, Roger D Eaton, Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, beginning at 11:00 a.m. on October 19, 2026, the following described property set forth in said Final Judgment, to wit: LOT 12, BLOCK 95, PORT CHARLOTTE SUBDIVISION, SECTION 70, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF CHARLOTTE	COUNTY, FLORIDA. Commonly known as: 20550 Edgewater Dr, Port Charlotte, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED in Charlotte, Florida this, 27th day of August, 2026 As Clerk of Circuit Court CHARLOTTE County, Florida /s/ Brittany Lackey Deputy Clerk September 4, 11, 2026 26-01069T

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26000600CA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. AARON ASHLEY HARGRAVES, et al., Defendants. TO: AARON ASHLEY HARGRAVES 1266 HESTER ST, PORT CHARLOTTE, FL 33953 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 6, BLOCK 2898, PORT	CHARLOTTE SUBDIVISION SECTION FORTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 63A AND 63E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AND LOT 19, BLOCK 2898, PORT CHARLOTTE SUBDIVISION SECTION FORTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 63A AND 63E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25001660CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MATHEW W. FALTER; UNKNOWN SPOUSE OF MATHEW W. FALTER; JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; UNKNOWN SPOUSE OF JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE, LLC; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SNAP-ON CREDIT, LLC; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to In Rem Final Judgment of Foreclosure dated August 11, 2026 entered in Civil Case No. 25001660CA in Circuit Court of the 12th Judicial Circuit in and for Charlotte County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and MATHEW W. FALTER; UNKNOWN SPOUSE OF MATHEW W. FALTER; JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; UNKNOWN SPOUSE OF JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE, LLC; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SNAP-ON CREDIT, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 26-CA-887 BISCAYNE LANDING HOMEOWNERS ASSOCIATION, INC., a Florida Not For Profit Corporation, Plaintiff, v. ALEKSANDR V. TSURKAN; INNA NIKOLAYEVNA TSURKAN; and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants. TO: ALEKSANDR V. TSURKAN; INNA NIKOLAYEVNA TSURKAN; and UNKNOWN TENANT(S)/ OCCUPANT(S) Last Known Address: 1753 Sandlewood Circle, Port Charlotte, FL 33953 YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Charlotte County, Florida: Lot 176, of BISCAYNE LANDING NORTH, according to the Plat thereof, as recorded in Plat Book 26, Page 4A, of the Public Records of Charlotte County, Florida. Parcel ID #402114116082 You are required to serve a copy of your	written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within (30) days after the first date 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 the 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 this 31 day of August, 2026. Roger D. Eaton Clerk of the Court (SEAL) By B. Lackey As Deputy Clerk September 4, 11, 2026 26-01080T

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025-CA-000928 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2019-F, MORTGAGE-BACKED SECURITIES, SERIES 2019-F, Plaintiff, v. GENESSA L. BURKE A/K/A GENESSA L. PENROD, et al., Defendants. NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on October 14, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 7, Block 558, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, a subdivision according to the Plat thereof, as recorded in Plat Book 5, at Pages 2A through 2G, of the Public Records of Charlotte County, Florida. Property Address: 22432 Oceanside Avenue, Port Charlotte, FL 33952 pursuant to the Final Judgment of Foreclosure entered in a case pending	in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and official seal of this Honorable Court this day of 08/28/2026. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey DEPUTY CLERK September 4, 11, 2026 26-01066T

SECOND INSERTION	
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10-1-2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.	Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 26 day of August, 2026. ROGER D. EATON (SEAL) As Clerk of the Court By B. Lackey As Deputy Clerk 26-01630 September 4, 11, 2026 26-01056T

SECOND INSERTION	
TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendant(s), ROGER D. EATON, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes on September 25, 2026 the following described property as set forth in said In Rem Final Judgment of Foreclosure, to-wit: LOT 8, BLOCK 5, PRAIRIE CREEK PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 33A THROUGH 33S, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3500 Hidden Valley Cir, 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.	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. ROGER D. EATON CLERK OF THE CIRCUIT COURT Charlotte County, Florida 08/27/2026 (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted By: Barron A Becker, Esq. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service E-mail: flrealprop@kelleykronenberg.com File No.: 2390.001031 September 4, 11, 2026 26-01059T

