

CHARLOTTE COUNTY LEGAL NOTICES



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FLORIDA'S NEWSPAPER FOR THE G-SUITE
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FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business
Observer

W00001_V01

--- PUBLIC SALES / ESTATE ---

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 KTEC located at 1205 Elizabeth St Suite D 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 15th day of September, 2026
Ken Tyner Electric & Communications, Inc.
September 18, 2026 26-01142T

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 DreMar Pro Cleaning located at 26119 Argentina Dr in the City of Punta Gorda, Charlotte, FL 33983 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of September, 2026
Phyllis Frazier
September 18, 2026 26-01137T

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 MP Imports located at 2231 Tamiami Trail Unit #4 in the City of Port Charlotte, Charlotte, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 7th day of September, 2026.
Mathew Pagliarini
September 18, 2026 26-01132T

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 St. Lucy's Eye Surgery Center located at 21275 Olean Blvd. 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 18th day of September, 2026
St. Lucy's Outpatient Surgery Center, LLC
September 18, 2026 26-01147T

FIRST INSERTION
**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026 CP 000903
JUDGE:
SHANNON HOWARD MCFEE
IN RE: ESTATE OF
SCOTT WILFRED SAMSON,
DECEASED.**

The administration of the estate of Scott Wilfred Samson, deceased, whose date of death was May 22, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Circuit Court. 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 18, 2026.
**ALYSSA M. FERNHOLZ
Personal Representative**
JUAN D. BENDECK, ESQ.
Attorney for Personal Representative
Florida Bar No. 78298
FBT GIBBONS LLP
9045 Strada Stell Court, Suite 301
Naples, Florida 34109
Telephone: 239-228-4871
Email: jbendeck@fbtgibbons.com
Secondary Email:
tpanozzo@fbtgibbons.com
September 18, 25, 2026 26-01149T

FIRST INSERTION
**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000828
Division Probate
IN RE: ESTATE OF
JOAN DONOHUE PIZOLI
Deceased.**

The administration of the estate of Joan Donohue Pizoli, deceased, whose date of death was April 5, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 18, 2026.
**Personal Representative:
Patricia A. Sheridan**
202 Sweet Gum Road,
Pittsburgh, Pennsylvania 15238
Attorney for Personal Representative:
Guy S. Emerich, Esq. Attorney
Florida Bar Number: 126991
Farr Law Firm, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail: probate@farr.com; akibler@farr.com
September 18, 25, 2026 26-01148T

FIRST INSERTION
**BOARD OF SUPERVISORS MEETING DATES
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027**

The Board of Supervisors of the North Loop Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the **Punta Gorda Charlotte Library, 401 Shreve St. Punta Gorda, FL 33950, at 2:30 p.m.** unless otherwise indicated as follows:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

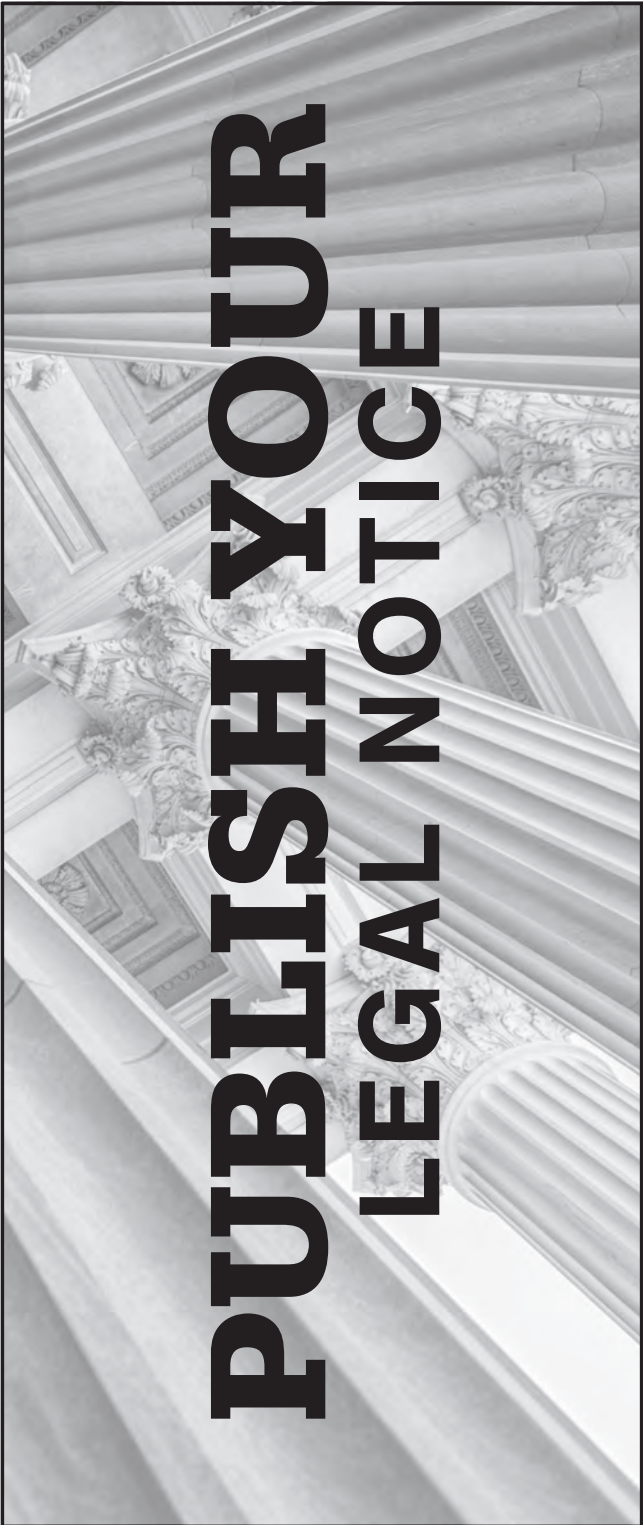
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Kai, 2502 N. Rocky Point Dr., Suite 1000, Tampa, FL 33607 or by calling (813) 565-4663, one week prior to the meeting.

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 this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 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 meeting with respect to any matter considered at the 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,
Andy Mendenhall
September 18, 2026

26-01126T



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

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE G-SUITE
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--- ESTATE ---		
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000907CP IN RE: ESTATE OF IDA JAYE SPENCER Deceased. The administration of the estate of IDA JAYE SPENCER, deceased, whose date of death was May 19, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses o f 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. Al 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 18, 2026. Personal Representative: JENNIFER MAZZONI 22327 Adorn Avenue Port Charlotte, Florida 33952 Attorney for Personal Representative: JOHN FERRARI, JR. Attorney Florida Bar Number: 111132 Ferrari Elder Law 7100 S. Beneva Road Sarasota, Florida 34238 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@ferrarielderlaw.com Secondary E-Mail: pollyb@ferrarielderlaw.com September 18, 25, 2026 26-01136T	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 18, 2026. Personal Representative: Richard Fosteire Attorney for Personal Representative: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary: office@leslielohnlaw.com September 18, 25, 2026 26-01145T

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-905-CP Division Probate IN RE: ESTATE OF RICHARD E. OVERFIELD, SR. Deceased. The administration of the Estate of Richard E. Overfield, Sr., deceased, whose date of death was May 18, 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 §732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES §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 18, 2026 Personal Representative Terri J. Scott 4 Greentree Dr. South Hyde Park, New York 12538 Attorney for Personal Representative John B. Mizell, Esq. Florida Bar No. 0562424 Mizell & Mays Law Firm, P.A. 311 Sullivan St., Punta Gorda, Florida 33950 Telephone: (941) 575-9291 E-mail Addresses: jmizell@mizell-law.com, ndotres@mizell-law.com September 18, 25, 2026 26-01133T	munity 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 other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 18, 2026. Petitioner: Vicky L. Tuttle Attorney for Personal Representative: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary: office@leslielohnlaw.com September 18, 25, 2026 26-01146T

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000743CP Division Probate IN RE: ESTATE OF ROMONEL KURIJA 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 Romonel Kurija, deceased, File Number 26000743CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 7, 2018; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Elizabeth Kurija 377 Valley Farm Road Millbrook, NY 12545 John Kurija 89 Lomond Drive Port Charlotte, FL 33953 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES	SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, 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 a clerk. The date of first publication of this Notice is September 18, 2026 Person Giving Notice: /s/Elizabeth Kurija Elizabeth Kurija 377 Valley Farm Road Millbrook, NY 12545 Attorney for Person Giving Notice: /s/Mark Martella Mark Martella Attorney Email Addresses: mark@martellalaw.com tara@martellalaw.com Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: (941) 867-6865 September 18, 25, 2026 26-01138T	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 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 18, 2026 Personal Representative: Darrin DeCoster 205 Kevin Way SE Salem, Oregon 97306 Attorney for Personal Representative: T. Thomas Shirley Attorney Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com September 18, 25, 2026 26-01143T

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000743CP Division Probate IN RE: ESTATE OF ROMONEL KURIJA 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 Romonel Kurija, deceased, File Number 26000743CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 7, 2018; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Elizabeth Kurija 377 Valley Farm Road Millbrook, NY 12545 John Kurija 89 Lomond Drive Port Charlotte, FL 33953 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES	SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, 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 a clerk. The date of first publication of this Notice is September 18, 2026 Person Giving Notice: /s/Elizabeth Kurija Elizabeth Kurija 377 Valley Farm Road Millbrook, NY 12545 Attorney for Person Giving Notice: /s/Mark Martella Mark Martella Attorney Email Addresses: mark@martellalaw.com tara@martellalaw.com Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: (941) 867-6865 September 18, 25, 2026 26-01138T	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 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 18, 2026 Personal Representative: DONNA L. VARALLO 20584 Chestnut Ridge Drive North Fort Myers, FL 33917-7800 Attorney for Personal Representative: Gregory J Nussbickel E-Mail Addresses: greg@will.estate christine@will.estate Florida Bar No. 0580643 The Nussbickel Law Firm P.A. 12487 Brantley Commons Court Fort Myers, FL 33907 Telephone: (239)900-9455 September 18, 25, 2026 26-01125T

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000845CP Division Probate IN RE: ESTATE OF CHARLENE F. KELLEY AKA CHARLENE FERNE KELLEY Deceased. The administration of the estate of CHARLENE F. KELLEY AKA CHARLENE FERNE KELLEY, deceased, whose date of death was June 13, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-	munity 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 other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 18, 2026. Petitioner: Vicky L. Tuttle Attorney for Personal Representative: LESLIE LOHN, ESQ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Secondary: office@leslielohnlaw.com September 18, 25, 2026 26-01146T	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 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 18, 2026 Personal Representative: DONNA L. VARALLO 20584 Chestnut Ridge Drive North Fort Myers, FL 33917-7800 Attorney for Personal Representative: Gregory J Nussbickel E-Mail Addresses: greg@will.estate christine@will.estate Florida Bar No. 0580643 The Nussbickel Law Firm P.A. 12487 Brantley Commons Court Fort Myers, FL 33907 Telephone: (239)900-9455 September 18, 25, 2026 26-01125T

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000843CP Division Probate IN RE: ESTATE OF DENNIS A. DECOSTER Deceased. The administration of the estate of Dennis A. DeCoster, deceased, whose date of death was May 5, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property 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 18, 2026. Personal Representative: Darrin DeCoster 205 Kevin Way SE Salem, Oregon 97306 Attorney for Personal Representative: T. Thomas Shirley Attorney Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com September 18, 25, 2026 26-01143T	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 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 18, 2026 Personal Representative: Darrin DeCoster 205 Kevin Way SE Salem, Oregon 97306 Attorney for Personal Representative: T. Thomas Shirley Attorney Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com September 18, 25, 2026 26-01143T

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

lv18237_v34

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000780
IN RE: ESTATE OF
GERALDINE BEVERLY,
Deceased.

TO: STEVEN EDWARD BEVERLY,
Address unknown
Son of Decedent.

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 10/19/2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or

order for the relief demanded, without further notice.

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

Signed on this 11th day of September, 2026.

As Clerk of the Court
(SEAL) By: Karen Davis
As Deputy Clerk
Sept. 18, 25; Oct. 2, 9, 2026

26-01135T

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
CIRCUIT CIVIL DIVISION
CASE NO.: 25001260CA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1, Plaintiff, v.
B6 INVESTMENT HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Other Relief dated September 1, 2026, issued in and for Charlotte County, Florida, in Case No. 25001260CA, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and B6 INVESTMENT HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BABCOCK NATIONAL GOLF CLUB, INC., BABCOCK NATIONAL HOMEOWNER'S ASSOCIATION, INC., BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., TERRACE III AT BABCOCK NATIONAL CONDOMINIUM ASSOCIATION, INC. and UNKNOWN TENANT #1 N/K/A ROSANNA NUNEZ are the Defendants.

The Clerk of the Court, ROGER EATON, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 12, 2026, at electronic sale beginning at 11:00 AM, at www.

charlotte.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

UNIT NO. 533, IN BUILDING 5, OF PHASE I, OF TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4968, PAGE 1, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 43040 Greenway Blvd., Unit 533, Punta Gorda, FL 33982

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: 9/9/2026

ROGER D. EATON
CLERK OF COURT
By: (SEAL) D. Harwood
Deputy Clerk

25-000410
September 18, 25, 2026 26-01127T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 26000530CA
BD CAPITAL SE LLC,
Plaintiff, vs.
A-LAKE INVESTMENTS LLC, A Florida Limited Liability Company;
CLAUDETH GOMEZ OBREGON;
UNKNOWN TENANT #1; UN-
KNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated the 24th day of October 2026 and entered in Case No. 26000530CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein BD CAPITAL SE LLC is the Plaintiff, A-LAKE INVESTMENTS LLC, A Florida Limited Liability Company and CLAUDETH GOMEZ OBREGON, are defendants. Roger D. Eaton the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 19th day of October 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 4632, PORT CHARLOTTE SUBDIVISION, SECTION 87, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 7, PAGE(S) 20A THROUGH 20N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 14013 AP-PLETON BLVD, PORT CHARLOTTE, FL, 33981

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this day of 09/10/2026.

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

26-07122-1
September 18, 25, 2026 26-01128T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
CHARLOTTE COUNTY
CIVIL DIVISION
Case No. 26000774CA
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
THELMA ROZEMA, BENJAMIN ROBINSON, et al.
Defendants.

TO:

UNKNOWN SPOUSE OF THELMA ROZEMA

LAST KNOWN ADDRESS

3948 POMODORO CIR., UNIT 104
CAPE CORAL, FL 33909

UNKNOWN SPOUSE OF BENJAMIN ROBINSON

LAST KNOWN ADDRESS

3948 POMODORO CIR., UNIT 104
CAPE CORAL, FL 33909

THELMA ROZEMA

LAST KNOWN ADDRESS

3948 POMODORO CIR., UNIT 104
CAPE CORAL, FL 33909

BENJAMIN ROBINSON

LAST KNOWN ADDRESS

3948 POMODORO CIR., UNIT 104
CAPE CORAL, FL 33909

You are notified that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 10, BLOCK 13, TEE AND GREEN ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 18A THROUGH 18H, PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA.

commonly known as 4329 KNOLLWOOD DR, PUNTA GORDA, FL 33982 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David Adamian of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10-20-2026, (or 30 days from the first date of publication, whichever is later) 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.

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: September 14, 2026.

CLERK OF THE COURT
Honorable Roger D. Eaton
350 E. Marion Avenue
Punta Gorda, Florida 33950-
(COURT SEAL) By: B. Lackey
Deputy Clerk

078950/2636242/and
September 18, 25, 2026 26-01140T

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
26000174CA
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
WILLIAM E. GALLOWAY; DENISE K. GALLOWAY; THE LINKS AT DEEP CREEK CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 9, 2026 in Civil Case No. 26000174CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, ROCKET MORTGAGE, LLC is the Plaintiff, and WILLIAM E. GALLOWAY; DENISE K. GALLOWAY; THE LINKS AT DEEP CREEK CONDOMINIUM ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on October 14, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 10, THE LINKS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 895, PAGE 1145, AS AMENDED FROM TIME TO TIME, AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK

6, PAGES 67A THROUGH 67C, INCLUSIVE, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT 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, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the court on 09/10/2026.

CLERK OF THE COURT
Roger D. Eaton
(SEAL) D. Harwood
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1271-009B
Ref# 24993
September 18, 25, 2026 26-01129T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2025-CA-000835
GUILD MORTGAGE COMPANY
LLC,
Plaintiff, v.
ISHMAEL CHARLES, et al.,
Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on October 22, 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 9, Block 2832, PORT CHARLOTTE SUBDIVISION SECTION FORTY-FIVE, according to plat thereof as recorded in Plat Book 5, Pages 56A through 56K, of the Public Records of Charlotte County, Florida.

Property Address: 2352 Dallas Street, 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 09/10/2026.

Roger D. Eaton
Clerk of the Circuit Court
(SEAL) By: B. Lackey
DEPUTY CLERK
September 18, 25, 2026 26-01131T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 25001673CA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
DONALD FOURNIER, III; CALUSA CREEK HOMEOWNERS ASSOCIATION, INC.; ROOF EZ, INC., Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 6, 2026 and entered in Case No. 25001673CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and DONALD FOURNIER, III; UNKNOWN SPOUSE OF DONALD FOURNIER, III; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CALUSA CREEK HOMEOWNERS ASSOCIATION, INC.; ROOF EZ, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on 9th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, CALUSA CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE(S) 3, 3A

THROUGH 3K, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

Dated this day of 09/10/2026.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01549 PHL
September 18, 25, 2026 26-01130T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
CHARLOTTE COUNTY
CIVIL DIVISION
Case No. 26000573CA
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-E, MORTGAGE-BACKED SECURITIES, SERIES 2021-E
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF DIANE J. GUAY A/K/A DIANE GUAY F/K/A DIANE J DUPUIS A/K/A DIANE DUPUIS, DECEASED, MARIE-JOSEE DESMARAIS, AS PERSONAL REPRESENTATIVE OF ESTATE OF DIANE J. GUAY A/K/A DIANE GUAY F/K/A DIANE J DUPUIS A/K/A DIANE DUPUIS, DECEASED , et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF DIANE J. GUAY A/K/A DIANE GUAY F/K/A DIANE J DUPUIS A/K/A DIANE DUPUIS, DECEASED

LAST KNOWN ADDRESS UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

UNIT 201, RIO GOLF VILLAS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF

CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2508, PAGE 1831, ET. SEQ., AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 13, PAGE 1A THROUGH 1D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

commonly known as 1264 RIO DE JANEIRO BLVD 201, PUNTA GORDA, FL 33983 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10-20-2026, (or 30 days from the first date of publication, whichever is later) 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.

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: September 14, 2026.

CLERK OF THE COURT
Honorable Roger D. Eaton
350 E. Marion Avenue
Punta Gorda, Florida 33950-
(COURT SEAL) By: B. Lackey
Deputy Clerk

328202-2634404/MIG
September 18, 25, 2026 26-01141T

Q&A

Q

Are internet-only legal notices sufficient?

A

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice email:
legal@businessobserverfl.com

11/02/27_22

ACTIONS / SALES

FIRST INSERTION					
SECOND AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 2025-CA-1406 TARPON 44, LLC, Plaintiff, v. DILAURA DEVELOPMENT, LLC, TARPON WATERFRONT VILLAGE, LLC, JEFFREY DILAURA, NORTH PORT SEALCOATING LLC, OVERALL MARINE SERVICES LLC, PAUL K. OWEN, UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Partial Default Judgment for foreclosure entered on September 2, 2026, in the above-styled cause, in the Circuit Court of Charlotte County, Florida, the Clerk of the Circuit Court of Charlotte County, Florida, will sell the property situated in Charlotte County, Florida, described as: See Exhibit A attached hereto and made a part hereof by reference as if fully set forth herein for legal description. at public sale, to the highest and best bidder, for cash, at www.charlotte.realforeclose.com, at 11:00 a.m. on October 14, 2026. EXHIBIT A Legal Description, A-1 PARCEL 1 Lots 1 and 2, Block 2101A, REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-SIX, a subdivision according to the plat thereof, as recorded in Plat Book 6, Pages 8A and 8B, of the Public Records of Charlotte County, Florida. PARCEL 2: A tract of land lying in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 26, Township 40 South, Range 22 East, which tract is described as follows: From the quarter section corner at the center of Section 26 run South along the North and South quarter section line for 1327.75 feet to a concrete monument at the Northwest corner of said SW 1/4 of the SE 1/4; thence run East along the North line of said quarter-quarter section for 200 feet to a concrete monument, the same being the point of beginning. From said point of beginning run South for a distance of 50 feet to a point, thence run West 254.83 feet to a point, thence run North 50 feet to a point, thence run East 254.83 feet along the North line of said quarter section to the point of	beginning; said land lying and being in Section 26, Township 40 South, Range 22 East, Charlotte County, Florida, AND PARCEL 3: A tract of land lying in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 26, Township 40 South, Range 22 East, which tract is described as follows: From the quarter section corner at the center of Section 26 run South along the N and S quarter section line for 1,327.75 feet to a concrete monument at the NW corner of said SW 1/4 of the SE 1/4; thence run E along the N line of said quarter-quarter section for 200 feet to a concrete monument and the Point of Beginning of the land hereby conveyed. From said Point of Beginning run W along said N line and the N line of the SE 1/4 of the SW 1/4 for 339 feet to a concrete monument; thence run S parallel to said quarter section line for 605.27 feet to a concrete monument; thence continue S on the same course for 27 feet, more or less, to the waters of Charlotte Harbor, thence run Easterly along said waters for 339 feet, more or less, to an intersection with the South line of the Point of Beginning parallel to said quarter section line; thence run North parallel to said 1/4 suction line for 27 feet, more or less, to a concrete monument; thence continue N on the same course for 627.27 feet to the Point of Beginning. LESS the following: A parcel conveyed to Knox Investment Corp. from Harold F. Morningstar and Iliah M. Morningstar by deed dated February 27, 1963 and recorded in O.R. Book 154. Page 201, of the Public Records of Charlotte County, Florida. More particularly described as: A Tract of land lying in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 26, Township 40, South, Range 22 East which tract is described us follows: From the quarter section corner at the center of Section 26 run south along the north and south quarter section line for 1327.75 feet to a concrete monument at the northwest corner of said SW ¼ of the SE ¼; thence run east along the north line of said quarter-quarter section for 200 feet to a concrete monument, the same being the point of be-	ginning. From the said point of beginning run south for a distance of 50 feet to a point, thence run west 254.83 feet to a point, thence run north 50 feet to a point, thence run east 254.83 feet along the north line of said quarter section to the point of beginning of said land lying and being in Section 26, Township 40 South, Range 22 East, Charlotte County, Florida. Legal Description, A-2 4399 Willow Street, Parcel 1 Beginning at the Northwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 26, Township 40 South, Range 22 East, Charlotte County, Florida, and running thence East 44 Yards; thence South 110 Yards; thence West 44 Yards; thence North 110 Yards to a place of beginning. Also the S 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 26, Township 40 South, Range 22 East, Charlotte County, Florida; thence Northerly along the West line of the E 1/2 of said Section 26, 208.75 feet to a point; thence Easterly parallel with the South line of the SW 1/4 of said Section 26, 208.75 feet to the South line of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 26; thence to Point of Beginning. 4331 Willow, Parcel 2 All that tract or parcel of land lying and being in the North Half of the West Half of Northwest Quarter of the Southeast Quarter of Section 26, Township 40 South, Range 22 East, Charlotte County, Florida described as follows: Commencing at the Southwest corner of the Northwest Quarter of the Southeast Quarter of the said Section, Township and Range, and running North 10 chains to place of beginning; thence East 950 links; thence North 263 links; thence West 950 links; thence South 263 links to place of beginning, Charlotte County, Florida. Plus the following parcel: The East Half of the North Half of the South Half of the West Half of the Northwest Quarter of the Southeast Quarter of Section 26, Township 40 South, Range	22 East, Being also known as all of Mizell's Addition to the Town of Charlotte Harbor, Florida, Charlotte County, Florida. Plus the following parcel: The East one and one-half acres of the NW 1/4 of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 26, Township 40 South, Range 22 East, Charlotte County, Florida. No Address: Owned by DiLaura Development, Parcel ID Number 402226401007 Parcel 3 BEGINNING 200' E OF THE NW CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 26 TWP. 40 S. RGE. 22 E.; THENCE RUN SOUTH 733' MORE OR LESS TO THE MEAN HIGH WATER LINE; THENCE ON A NORTH NORTHEASTERLY DIRECTION 400' MORE OR LESS ALONG THE MEAN HIGH WATER LINE OF PEACE RIVER TO THE WEST BANK OF TIDE CREEK; THENCE ON A NORTH NORTHWEST-ERLY DIRECTION ALONG THE WEST BANK OF TIDE CREEK TO THE NORTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 26 TWP. 40 S. RGE. 22 E.; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. Legal Description, A-3 Parcels 1, 2, and 3 as described in A-2 above are also as described herein below: (AS SURVEYED) A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26. TOWNSHIP 40 SOUTH. RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE SOUTHWEST CORNER OF EDGEWATER VILLAGE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 463, PAGES 980 THROUGH 1030. CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET (50 RIGHT-OF WAY); THENCE RUN S 89°58'03" E, ALONG THE SOUTH LINE OF SAID EDGEWATER VILLAGE, A DISTANCE OF 626.73 FEET TO THE NORTHEAST CORNER OF PARCEL 17 AS RECORDED IN OFFICIAL RECORDS BOOK 2044, PAGE 587, CHARLOTTE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE EAST-	ERLY BOUNDARY OF SAID PARCEL 17. (1) S 00°34'23" E, 173.81 FEET; (2) N 89°20'45" E, 33.56 FEET; (3) S 00°35'01" E, 329.33 FEET TO THE NORTH-EAST CORNER OF PARCEL 18, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 4611, PAGE 1972; THENCE RUN S 00°43'28"E, ALONG THE EAST LINE OF SAID PARCEL 18, A DISTANCE OF 331.74 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTH-EAST QUARTER OF AFOREMENTIONED SECTION 26; THENCE RUN N 89°55'17" W, ALONG SAID NORTH LINE. A DISTANCE OF 374.12 FEET. TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4988, PAGE 1505, CHARLOTTE COUNTY, FLORIDA; THENCE RUN ALONG SAID CENTERLINE OF CREEK, THE FOLLOWING TWELVE (12) COURSES, (1) S 22°20'46" W, 26.05 FEET, (2) S 38°51'07" E, 34.78 FEET; (3) S 48°51'49" E, 32.23 FEET; (4) S 66°59'39" E, 40.42 FEET; (5) S 16°27'02" E, 76.50 FEET; (6) S 52°07'50" E, 36.19 FEET; (7) S 19°47'16" E, 41.22 FEET; (8) S 31°01'35" E, 103.43 FEET; (9) S 05°11'05" E, 25.98 FEET; (10) S 23°24'11" E, 64.12 FEET; (11) S 08°38'52" W, 34.87 FEET; (12) S 04°01'41" E, 49.14 FEET. TO THE MEAN HIGH WATER LINE OF PEACE RIVER (ELEVATION 0.06): THENCE RUN SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE, THE FOLLOWING FIVE (5) COURSES, (1)S 71°12'49" W, 83.78 FEET: (2) S 56°07'32" W, 121.49 FEET: (3) S 39°18'17" W, 97.87 FEET; (4) S 41°11'31" W, 58.77 FEET: (5) S 19°08'50 W, 41.39 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL IN OFFICIAL RECORDS BOOK 4988, PAGE 1505; THENCE RUN N 00°39'15" W, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 733.31 FEET. TO THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE LESS PORTION OF AFOREMENTIONED PARCEL 18: THENCE RUN S 89°55'17 E, ALONG	SAID SOUTHERLY LINE AND SAID NORTH LINE, A DISTANCE OF 8.73 FEET, TO THE SOUTHEAST CORNER OF SAID LESS PORTION; THENCE RUN N 00°39'15" W. ALONG THE EASTERLY LINE OF SAID LESS PORTION. A DISTANCE OF 208.81 FEET. TO THE NORTHEAST CORNER OF SAID LESS PORTION: THENCE RUN N 89°55'07" W. ALONG THE NORTHERLY LINE OF SAID LESS PORTION, 209.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LISTER STREET, SAID LINE ALSO BEING THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN N 00°37'30" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 625.13 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14.51 ACRES, MORE OR LESS. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Section 45.032, Florida Statutes, no later than 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 9, 2026. Dated: 09/14/2026 (SEAL) B. Lackey DEPUTY CLERK Respectfully submitted, DUKE LAW, PLLC Attorneys for Plaintiff Jarred D. Duke / FBN: 112457 3301 Bonita Beach Road, Suite 211 Bonita Springs, Florida 34134 Telephone: 239-522.5252 Primary: Jarred.Duke@DukeLawFL.com Secondary: Rhonda.Reid@DukeLawFL.com By: /s/ Jarred D. Duke Jarred D. Duke September 18, 25, 2026 26-01139T

SUBSEQUENT INSERTIONS

ACTIONS / SALES

SECOND 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,

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 26000901CA KIAVI FUNDING, INC., Plaintiff, v. F & F BUILDER USA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHARLOTTE COUN- TY, 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	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 Kroenberg, 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	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	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 260000522CA 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,	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: 09/04/2026. ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT By: (SEAL) B. Lackey Deputy Clerk Matter No.: FL-010098-25 Case No.: 2025CA001371 September 11, 18, 2026 26-01113T

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LV202606_V23

PUBLIC SALES / ESTATE ---

SECOND 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 including the provider name and address. CopilotIQ, 40 Burton Hills, Suite 200, Nashville TN 37215. (800) 930-5144.
Sept. 11, 18, 25; Oct. 2, 202626-01097T

SECOND 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, 202626-01100T

SECOND 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’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.

Personal Representative:

PENNIE CHARLOLETTE RASMUSSEN

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, 202626-01120T

SECOND 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent’s estate 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, 202626-01118T

SECOND 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, 202626-01106T

SECOND 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, 202626-01119T

SECOND 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, 202626-01105T

SECOND 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, 202626-01117T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 26000857CP

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, 202626-01121T

SECOND 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, 202626-01122T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20878_v28

SECOND INSERTION		SECOND INSERTION		FOURTH 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		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 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 Jessica 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 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: 7-16-26 CLERK OF THE CIRCUIT COURT By: C. Schmidt (SEAL) Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2026 26-01038T	
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 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 10-9-2026, 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 3, 2026. As Clerk of the Courtt (SEAL) By: B. Lackey As Deputy Clerk		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 action has been initiated to foreclose a mortgage on the following property in Charlotte County, Florida: Lot 2, Ridge Harbor, according 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, Florida 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 & DeCosta, 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, 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. 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	
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, celalp 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		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 Phillip 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-	
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;		Road, #146, Punta Gorda, Florida 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, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 8/25/26 ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: D. Harwood Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2026 26-01047T	

HOW TO PUBLISH YOUR

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BusinessObserver

--- ACTIONS / SALES ---

SECOND 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,

SECOND 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

SECOND 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

SECOND 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

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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, Florida 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 imme-
diately 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