CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001027-CP
Division Probate
IN RE: ESTATE OF
LINDA RAE WILLIAMS, Deceased.

The administration of the Estate of LINDA RAE WILLIAMS, deceased, whose date of death was July 22, 2026, file number 26-001027-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026

Michael Ray Williams
Personal Representative
5515 N Berean Lane
Martinsville, IN 46151
Season Chisholm, Esq.
Attorney for Personal Representative
Florida Bar No.: 1044362
SPANSKI LAW, PLLC
304 W. Venice, Ave, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
E-mail: season@spanskilaw.com
October 16, 23, 2026 26-01258T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No: 26CP000925
Division: Probate
IN RE: ESTATE OF
ROBERT STEVEN HAGY Deceased.

The administration of the estate of Robert Steven Hagy, deceased, whose date of death was June 6, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
Nevena Pehar
7511 S. Westshore Blvd
Tampa, Florida 33616
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
October 16, 23, 2026 26-01272T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-952-CP
Division PROBATE
IN RE: ESTATE OF
BEVERLY ANN JONES A/K/A
BEVERLY A. JONES Deceased.

The administration of the estate of Beverly Ann Jones, deceased, whose date of death was May 25, 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 FÓRTH 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 October 16, 2026

Personal Representative:
Robin Vazquez
Estate & Guardianship Management Services
6230 Scott Street Unit 211
Port Charlotte, Florida 33983
Phone: (941) 743-4151
Attorney for Personal Representative:
Ellie K. Harris, Esq., Attorney
Florida Bar Number: 21671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: ellie@schwarzlaw.net
Secondary E-Mail:
admin@schwarzlaw.net
October 16, 23, 2026 26-01257T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA PROBATE
DIVISION
CASE NO. 2026-CP-001004
IN RE: ESTATE OF
CATHY LYNN ROON,
Deceased.

The administration of the estate of CATHY LYNN ROON deceased, whose date of death was JANUARY 5, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E MARION AVE., PUNTA GORDA, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

The date of first publication of this notice is: October 16, 2026

TAYLOR KING
Personal Representative
2511 Luther Rd., Apt. 737
Punta Gorda, FL 33983
MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239-434-0840 -
F : 239-434-0940
matthew@dickmanlawfirm.org
October 16, 23, 2026 26-01268T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No: 26000915CP
Division: Probate
IN RE: ESTATE OF
DAVID O. MCMULLAN JR.
Deceased.

The administration of the estate of David O. McMullan JR., deceased, whose date of death was June 1, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
Karlon Renay McMullan
182 Marillo Lane
North Fort Myers, Florida 33903
Attorney for Personal Representative:
Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
October 16, 23, 2026 26-01273T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000956CP
IN RE: ESTATE OF
GUENTER H. TEEPE A/K/A
GUNTER TEEPE A/K/A
GUNTHER TEEPE Deceased.

The administration of the estate of Guenter H. Teepe a/k/a Gunter Teepe a/k/a Gunther Teepe, 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, FL 33950. The names and addresses of the personal representatives and the personal representatives' 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 October 16, 2026.

Personal Representatives:
Klaus Teepe
11 Old Farm Rd
Warren, New Jersey 07059
Markus Teepe
885 Clearmill Dr.
Lenoir City, Tennessee 37772
Attorney for Personal Representatives:
Albert Stickley III, Esq., Attorney
Florida Bar Number: 0051605
FARR LAW FIRM, P.A.
237 Nokomis Ave S Venice, FL 34285
Telephone: (941) 484-1996
Fax: (941) 497-7636
E-Mail: astickley@farr.com
Secondary E-Mail: smerlo@farr.com
October 16, 23, 2026 26-01263T

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 DK's Window Cleaning located at 18363 Quadrille Avenue 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 8th day of October, 2026
David Kimball
October 16, 2026 26-01256T

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 Feeling Quilty located at 517 S. Crete Court 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 16th day of October, 2026
Payne Sisters LLC
October 16, 2026 26-01261T

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 Gourmet & Grazing by Vanessa located at 1181 Boundary Blvd in the City of Rotonda West, Charlotte, FL 33947 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of October, 2026
Vanessa A Verdesoto
October 16, 2026 26-01290T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: NOVEMBER 30 2026: EUROSPEC AUTOWERKS LLC 2850 WORTH AVE ENGLEWOOD,FL 34224 PHONE (941)270-3451 MV97430 2002 BMW WBAEN33482PC11125 $10,830.26
October 16, 2026 26-01282T

FIRST INSERTION

NOTICE OF ACTION
RE: SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC
CHARLOTTE County, Florida
Non-Judicial Timeshare foreclosure process
TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:
Charles Lundy Morris a/k/a Charles Morris
2165 Edgewater Drive
Port Charlotte, FL 3952
206/29
$1,709.77
204/28
$1,709.77
Robert Daniel Kreisher
3524 Heimbucher Way
Santa Rosa, CA 95404
104/20
$1,709.77
Danielle Taft
24021 Madaca Lane, Unit 205
Port Charlotte, FL 33954
103/33
$1,709.77
Adilia Bonneau
4040 Bay Oaks Circle
Englewood, FL 34223
206/21
$2,667.18
Mary E Myers a/k/a Mary Dillman
Estate of Mary E Myers a/k/a Mary Dillman
All heirs and devisees of the Estate Of Mary E Myers a/k/a Mary Dillman
7524 Kilkenny Drive
Brighton, MI 48116-
202/33
$850.96
209/32
$850.96
Linda S Towell
Estate of Linda S Towell
All heirs and devisees of the Estate of Linda S Towell
P.O. Box 2281
Belle Glade, FL 33430
105/33
$2,667.90
Merrill Bibens and Martha L Bibens
Estate of Merrill Bibens
All heirs and devisees of the Estate of Merrill Bibens
Estate of Martha L Bibens
All heirs and devisees of the Estate of Martha L Bibens
232 Caddy Road
Rotunda West, FL
209/20
$2,667.90
Thomas D Bryan
Estate of Thomas F Bryan
All heirs and devisees of the Estate of Thoms D Bryan
P.O. Box 205
Nocatee, FL 34268
109/26
$1,710.25
109/27
$1,710.25
Thomas D Byran and Beatrice Bryan
Estate of Thomas F Bryan
Estate of Beatrice Bryan
All heirs and devisees of the Estate of Thoms D Bryan
All heirs and devisees of the Estate of Beatrice Bryan
P.O. Box 362
Nocatee, FL 34266
109/22
$2,667.90
Laurel Hendrix, individually and as Trustee of the Laurel D Hendrix Revocable Trust U/A Dated 8/22/2024
788 Ashwood Street
Orange Park, FL 32065
108/27
$1,675.40
William L Young and Joyce C Young
Estate of William L Young
All heirs and devisees of the Estate of William L Young
23072 Turnbull Avenue
Port Charlotte, FL 33954
112/37
$1,716.69
George D Weimer and Sandra S Weimer
Estate of George D Weimer
All heirs and devisees of the Estate of George D Weimer
Estate of Sandra S Weimer
All heirs and devisees of the Estate of Sandra S Weimer
11150 N Polyanna Pike
Cromwell, IN 46732
110/47
$1,716.69

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in CHARLOTTE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in SEA OATS BEACH CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 691, Page 452 of the Public Records of Charlotte County, Florida and all amendments and exhibits thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire
TRUSTEE FOR SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 9th day of OCTOBER, 2026.
Thomas L Avrutis, Esquire, Trustee for Sea Oats Beach Club Condominium Association, Inc
October 16, 23, 2026 26-01289T

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_V23

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-CA-001352
PARCELS:
EDGE-101; EDGE-108; EDGE-109; EDGE-110; EDGE-111; EDGE-116; EDGE-118; EDGE-122; EDGE-203E; EDGE-204E; EDGE-220E; EDGE-221E; EDGE-258E; EDGE-269E; EDGE-273E; EDGE-276E; EDGE-280E; EDGE-287E; EDGE-290E; EDGE-291E; EDGE-294E; and EDGE-295E
CHARLOTTE COUNTY, a Political Subdivision of the State of Florida, Petitioner, vs.
GIRALDOS INVESTMENTS, INC, a Florida corporation; et al., Defendants.
STATE OF FLORIDA:
TO ALL AND SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA:

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

Each Defendant and any other person claiming any interest in, or having a lien upon, the property described in the Petition is required to serve a copy of their written defenses to the Petition on Charlotte County's attorney, whose name and address is shown below and to file the original of the defenses with the Clerk of this Court, on or before December 4, 2026, showing what right, title, interest or lien the Defendant has in or to the property described in the Petition and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so a default will be entered against that Defendant for the relief demanded in the Petition.

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Charlotte County will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Charlotte County, and any other order the Court deems proper before the Honorable Judge Russell T. Kirshy, on Thursday, February 4, 2027 at 1:30 p.m. (2 hours reserved) at the Charlotte County Justice Center, Courtroom 2C, 350 East Marion Avenue, Punta Gorda, Florida 33950. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

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

WITNESS MY HAND AND SEAL this 7 day of October, 2026.

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

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

ALL PARCELS
VICKIE L. POTTS, CFA, CHARLOTTE COUNTY TAX COLLECTOR
18500 Murdock Circle
Port Charlotte, FL 33948
PAUL L. POLK, CFA, CHARLOTTE COUNTY PROPERTY APPRAISER
18500 Murdock Circle
Port Charlotte, FL 33948
PARCEL EDGE-101
GIRALDOS INVESTMENTS, INC, a Florida corporation
c/o Clara Giraldo, Registered Agent
4080 SW 84th Avenue, Suite C
Miami, FL 33155
PARCEL EDGE-108
MARILYN J. MROZ
172 Leigh Street
Clinton, NJ 08809
THOMAS ROBERT MROZ
54 Sunrise Terrace
Cedar Grove, NJ 07009
PARCEL EDGE-109
VERA E. CARDUCCI
2 Swift Terrace
Boston, MA 02128
PARCEL EDGE-110
JONATHAN E. STEFFANO
1705 E. Central Ave
Merritt Island, FL 32952
PARCEL EDGE-111
WILLIAM A. TUNDO
35450 SEVILLE
CLINTON TWP, MI 48035
PARCEL EDGE-116
JOSEPH A. FRATANTION
1659 Chauser Ln
Woodridge, IL 60517
PASQUINA FRATANTION
1659 Chauser Ln
Woodridge, IL 60517
PARCEL EDGE-118
MARGARET PIETRUSZKO, Co-Trustee under the Margaret Pietruszko Trust dated August 24, 2007
c/o Paul A. Blucher, Esquire
Blucher Law Group, PLLC
7300 Delainey Court, Sarasota, FL 34240
PIOTR PIETRUSZKO, Co-Trustee under the Margaret Pietruszko Trust dated August 24, 2007
c/o Paul A. Blucher, Esquire
Blucher Law Group, PLLC
7300 Delainey Court, Sarasota, FL 34240
PARCEL EDGE-122
GEORGE PANAGIOTIDIS
42 White Birch Ln
Commack, NY 11725
KALLIOPE PANAGIOTIDIS
42 White Birch Ln
Commack, NY 11725
PARCEL EDGE-203E
GUSTAVO MURILLO AYALA
113 Bridgeside Dr.
Nicholasville, KY 40356
LUCA 2, LLC, a Delaware limited liability company
c/o Eric M. Kobren, Registered Agent
2170 Main Street, Suite 404
Sarasota, FL 34237
PARCEL EDGE-204E
CVJ INVESTMENT GROUP LLC, a Florida limited liability company
c/o Valeria Salazar, Registered Agent
7427 NW 99th Avenue
Doral, FL 33178
PARCEL EDGE-220E
JUAN CARLOS RODRIGUEZ
916 Seagrape Dr.
Ruskin, FL 33570
PARCEL EDGE-221E
ONEL MAYORAL
9610 SW 17 St.
Miami, FL 33165
PARCEL EDGE-258E
RICARDO SANTIAGO LOPEZ
264 Rose Apple Ln.
Naples, FL 34114
FIRST HORIZON BANK, as collateral assignee for SAVVY FL, LLC
P.O. Box 1000 – Dept #3035
Memphis, TN 38148-3035
SAVVY FL, LLC, a Florida limited liability company
c/o Vivek V. Gupta, Registered Agent
17962 Foxborough Lane
Boca Raton, FL 33496
PARCEL EDGE-269E
DIMITRIOS PANAGIOTIDIS, Co-Trustee of the Dimitrios Panagiotidis and Margaret Panagiotidis Joint Living Trust dated November 21, 2011
8 Bennington Place
Wheatley Heights, NY 11798-1002
MARGARET PANAGIOTIDIS, Co-Trustee of the Dimitrios Panagiotidis and Margaret Panagiotidis Joint Living Trust dated November 21, 2011
8 Bennington Place
Wheatley Heights, NY 11798-1002
PARCEL EDGE-273E
GENETECK SERVICES, CORP, a Florida corporation
c/o Paulino Gonzalez, Registered Agent
2190 SW Idaho Lane
Port Saint Lucie, FL 34953
PARCEL EDGE-276E
JOHN CHORIATIS
1636 Devonwood Dr.
Rochester Hills, MI 48306
SARAH CHORIATIS
1636 Devonwood Dr.
Rochester Hills, MI 48306
PARCEL EDGE-280E
JUAN C. GARCIA
18147 Edgewater Dr
Port Charlotte, FL 33948
FIRST HORIZON BANK, as collateral assignee for SAVVY FL, LLC
P.O. Box 1000 – Dept #3035
Memphis, TN 38148-3035
SAVVY FL, LLC, a Florida limited liability company
c/o Vivek V. Gupta, Registered Agent
17962 Foxborough Lane
Boca Raton, FL 33496
PARCEL EDGE-287E
MANUEL J. ALVARADO a/k/a MANUEL JESÚS ALVARADO
39C Myrtle St
Waltham, MA 02463
CORALIA ALVARADO
39C Myrtle St
Waltham, MA 02463
PARCEL EDGE-290E
WESLEY HATFIELD, individually and as Co-Trustee of The Hatfield Family Trust dated October 9, 2001
c/o Pamela H. St. Clair
1605 Arrowhead Pt
Virginia Beach, VA 23455
DELORIS HATFIELD, individually and as Co-Trustee of The Hatfield Family Trust dated October 9, 2001
c/o Pamela H. St. Clair
1605 Arrowhead Pt
Virginia Beach, VA 23455
PARCEL EDGE-291E
3636 Investors, LLC f/k/a USA INVESTORS LLC, a Pennsylvania limited liability company
901 Woodbine Avenue
Bensalem, PA 19020
PARCEL EDGE-294E and EDGE-295E
PIZZUTI PROPERTIES, LLC, a Florida limited liability company
c/o Rachael M. Crews, Esquire
Gray Robinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801
EDGE-101 – Full Fee Take
Lot 1, Block 643, Port Charlotte Subdivision, Section Forty-One as recorded in Official Records Book 2778, Page 1782 and of the Public Records of Charlotte County, Florida.
Property Account No.: 402113102001, also known as 2026 Flamingo Boulevard
OWNED BY:
GIRALDO'S INVESTMENTS, INC., a Florida corporation
Pursuant to:
Warranty Deed
Recorded at:
Official Records Book 02778, Page 1782
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-108 – Full Fee Take
Lot 12, Block 626, Port Charlotte Subdivision, Section Forty-One as recorded in Official Records Book 2364, Page 2083 and Plat Book 5, Pages 51A thru 51K of the Public Records of Charlotte County, Florida.
Property Account No.: 402113302012, also known as 2390 Flamingo Boulevard
OWNED BY: MARILYN J. MROZ, a single person and THOMAS ROBERT MROZ, a married person
Pursuant to: Order of Ancillary Summary Administration,
Recorded at: Official Records Book, 1631, Page 1591;
Pursuant to:
Quit Claim Deed
Recorded at:
Official Records Book, 1752, Page 2071
Pursuant to:
Corrective Deed
Recorded at:
Official Records Book, 2364, Page 2083
Pursuant to:
Order of Ancillary Summary Administration
Recorded at:
Official Records Book, 1728, Page 1277
Pursuant to:
Order of Ancillary Summary Administration
Recorded at:
Official Records Book, 1752, Page 2068
Pursuant to:
Quit Claim Deed
Recorded at:
Official Records Book, 1752, Page 2066
Pursuant to:
Corrective Deed
Recorded at:
Official Records Book, 2364, Page 2080
Pursuant to:
Quit Claim Deed
Recorded at:
Official Records Book, 1752, Page 2064
Pursuant to:
Corrective Deed
Recorded at:
Official Records Book, 2364, Page 2086
Pursuant to:
Quit Claim Deed
Recorded at:
Official Records Book, 1752, Page 2062
Pursuant to:
Corrective Deed
Recorded at:
Official Records Book, 2364, Page 2077
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-109 – Full Fee Take
Lot 20, Block 615, Port Charlotte Subdivision, Section Forty-One, as recorded in Official Records under Instrument #3368276, of the Public Records of Charlotte County, Florida.
Property Account No.: 402113353020, also known as 2421 Hilton Street
OWNED BY:
VERA E. CARDUCCI
Pursuant to:
Quit Claim Deed and Corrective Quit Claim Deed
Recorded at:
Instrument Nos. 3318106 and 3368276, respectively
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-110 – Full Fee Take
Lot 19, Block 615, Port Charlotte Subdivision, Section Forty-One, as recorded in Official Records under Instrument #3368275, of the Public Records of Charlotte County, Florida.
Property Account No.: 402113353011, also known as 2429 Hilton Street
OWNED BY:
JONATHAN E. STEFFANO
Pursuant to:
Quit Claim Deed and Corrective Quit Claim Deed
Recorded at:
Instrument Nos. 3318105 and 3368275, respectively
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-111 – Full Fee Take
Lot 17, Block 3394, Port Charlotte Subdivision, Section Forty-six as recorded in Official Records Book 1869, Page 0327 of the Public Records of Charlotte County, Florida.
Property Account No.: 402123230016, also known as 3141 Flamingo Boulevard
OWNED BY:
WILLIAM A. TUNDO
Pursuant to:
Warranty Deed
Recorded at:
Official Records Book 1869, Page 327
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-116 – Full Fee Take
Lot 3, Block 2203, Port Charlotte Subdivision, Section Thirty-Seven, as recorded in Official Records Book 2837, Page 36 of the Public Records of Charlotte County, Florida.
Property Account No.: 402230201011, also known as 18316 Robinson Avenue
OWNED BY:
JOSEPH A. FRATANTION and PASQUINA FRATANTION, husband and wife
Pursuant to:
Warranty Deed
Recorded at:
Official Records Book 2837, Page 36
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-118 – Full Fee Take
Lot 10, Block 2203, Port Charlotte Subdivision, Section Thirty-Seven, as recorded in Official Records Book 3265, Page 2198 of the Public Records of Charlotte County, Florida.
Property Account No.: 402230201005, also known as 18347 Edgewater Drive
OWNED BY:
MARGARET PIETRUSZKO and PIOTR PIETRUSZKO, Co-Trustees under the Margaret Pietruszko Trust dated August 24, 2007
Pursuant to:
Warranty Deeds
Recorded at:
Official Records Book 2589, Page 153 and Instrument No. 1744876
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-122 – Full Fee Take
Lot 13, Block 2197, Port Charlotte Subdivision, Section Thirty-Seven, as recorded in Official Records Book 883, Page 1168 of the Public Records of Charlotte County, Florida.
Property Account No.: 402230227006, also known as 18505 Edgewater Drive
OWNED BY:
GEORGE PANAGIOTIDIS and KALLIOPE PANAGIOTIDIS, husband and wife
Pursuant to:
Warranty Deed and Corrective Warranty Deed
Recorded at:
Official Records Book, 883, Page 1168 and Official Records Book 887, Page 110, respectively
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-203E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 19, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 6, BLOCK 306, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, AS RECORDED IN PLAT BOOK 4, PAGE 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 6, THENCE ALONG THE BOUNDARY OF SAID LOT 6 FOR THE FOLLOWING TWO (2) COURSES:
1. N.88°47'17"W., 100.53 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CENTRAL ANGLE OF 66°25'13"), (CHORD BEARING OF N.55°34'51"W.), (CHORD LENGTH OF 27.39 FEET), AN ARC LENGTH OF 28.98 FEET;
THENCE DEPARTING SAID BOUNDARY S.88°47'17"E., 123.15 FEET TO THE EAST LINE OF SAID LOT 6; THENCE ALONG SAID EAST LINE OF LOT 6 S.00°03'58"W., 15.00 FEET TO THE POINT OF BEGINNING.
Property Account No.: 402219355006
OWNED BY:
GUSTAVO MURILLO AYALA
Pursuant to:
Quit Claim Deed
Recorded at:
Instrument No. 2377181
in the public records in and for Charlotte County, Florida.
SUBJECT TO:
Instrument:
Tax Certificate #4546 for 2024 taxes
In favor of:
LUCA 2, LLC, a Delaware limited liability company
EDGE-204E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 19, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 7, BLOCK 306, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, AS RECORDED IN PLAT BOOK 4, PAGE 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 7, THENCE ALONG THE WEST LINE OF SAID LOT 7 N.00°03'58"E., 15.00 FEET; THENCE DEPARTING SAID WEST LINE S.88°47'17"E., 122.75 FEET TO THE EAST BOUNDARY OF SAID LOT 7 AND A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWO (2) COURSES:
1. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CENTRAL ANGLE OF 66°25'11"), (CHORD BEARING OF S.58°00'17"W.), (CHORD LENGTH OF 27.39 FEET), AN ARC LENGTH OF 28.98 FEET;
2. N.88°47'17"W., 99.53 FEET TO THE POINT OF BEGINNING.
Property Account No.: 402219355012
OWNED BY:
CVJ INVESTMENT GROUP LLC, a Florida limited liability company
Pursuant to:
Warranty Deed
Recorded at:
Instrument No. 3018089
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-220E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 19, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 1, BLOCK 252, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, AS RECORDED IN PLAT BOOK 4, PAGE 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 1, THENCE ALONG THE BOUNDARY OF SAID LOT 1 FOR THE FOLLOWING TWO (2) COURSES:
1. N.88°47'17"W., 75.51 FEET TO A POINT ON A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CENTRAL ANGLE OF 66°25'13"), (CHORD BEARING OF N.55°34'51"W.), (CHORD LENGTH OF 27.39 FEET), AN ARC LENGTH OF 28.98 FEET;
THENCE DEPARTING SAID BOUNDARY S.88°47'17"E., 98.42 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE, S.01°12'44"W., 15.00 FEET TO THE POINT OF BEGINNING.
Property Account No.: 402219479008
OWNED BY:
JUAN CARLOS RODRIGUEZ
Pursuant to:
Warranty Deed
Recorded at:
Instrument No. 2935174
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-221E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 19, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 2, BLOCK 252, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, AS RECORDED IN PLAT BOOK 4, PAGE 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 2, THENCE ALONG THE WEST LINE OF SAID LOT 2, N.01°12'44"E., 15.00 FEET; THENCE DEPARTING SAID WEST LINE, S.88°47'17"E., 80.00 FEET TO THE EAST BOUNDARY OF SAID LOT 2; THENCE ALONG SAID BOUNDARY OF LOT 2 FOR THE FOLLOWING TWO (2) COURSES:
1. S.01°12'44"W., 15.00 FEET;
2. N.88°47'17"W., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402219479009
OWNED BY:
ONEL MAYORAL
Pursuant to:
Warranty Deed
Recorded at:
Official Records Book 2820, Page 423
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-258E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 10, BLOCK 2198, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 10, THENCE ALONG THE NORTH LINE OF SAID LOT 10 FOR THE FOLLOWING TWO (2) COURSES:
1. S.88°47'17"E., 55.00 FEET; TO THE POINT ON A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CENTRAL ANGLE OF 66°25'19"), (CHORD BEARING OF S.55°34'39"E.), (CHORD LENGTH OF 27.39 FEET), AN ARC LENGTH OF 28.98 FEET;
THENCE DEPARTING SAID BOUNDARY N.88°47'17"W., 77.91 FEET TO THE WEST LINE OF SAID LOT 10; THENCE ALONG SAID WEST LINE N.01°12'44"E., 15.00 FEET TO THE POINT OF BEGINNING.
Property Account No.: 402230226007
OWNED BY:
RICARDO SANTIAGO LOPEZ
Pursuant to:
Quit Claim Deed
Recorded at:
Instrument No. 3333870
in the public records in and for Charlotte County, Florida.
SUBJECT TO:
Instrument:
Tax Certificate #5739 issued for 2025 Taxes
In favor of:
FIRST HORIZON BANK, as collateral assignee for SAVVY FL, LLC and SAVVY FL, LLC, a Florida limited liability company
EDGE-269E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 17, BLOCK 2204, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTH

Ad Continues on next page

--- ACTIONS / SALES ---

Ad Cont'd from previous page

WEST CORNER OF THE AFOREMENTIONED LOT 17, THENCE ALONG THE NORTH LINE OF SAID LOT 17 FOR THE FOLLOWING TWO (2) COURSES:
1. S.88°47'17"E., 63.50 FEET; TO THE POINT ON A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CENTRAL ANGLE OF 66°25'13"), (CHORD BEARING OF S.55°34'51"E.), (CHORD LENGTH OF 27.39 FEET), AN ARC LENGTH OF 28.98 FEET;
THENCE DEPARTING SAID BOUNDARY N.88°47'17"W., 86.42 FEET TO THE WEST LINE OF SAID LOT 17; THENCE ALONG SAID WEST LINE N.01°12'44"E., 15.00 FEET TO THE POINT OF BEGINNING.
Property Account No.: 402230126018
OWNED BY:
DIMITRIOS PANAGIOTIDIS and MARGARET PANAGIOTIDIS, Trustees of the Dimitrios Panagiotidis and Margaret Panagiotidis Joint Living Trust dated November 21, 2011
Pursuant to:
Warranty Deeds
Recorded at:
Official Records Book 1121, Page 1497 and Official Records Book 3640, Page 1591, respectively
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-273E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 21, BLOCK 2204, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 21, THENCE ALONG THE EAST LINE OF SAID LOT 21, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE, N.88°47'17"W., 80.00 FEET TO THE WEST BOUNDARY OF SAID LOT 21; THENCE ALONG SAID BOUNDARY OF LOT 21 FOR THE FOLLOWING TWO (2) COURSES:
1. N.01°12'44"E., 15.00 FEET;
2. S.88°47'17"E., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230126014
OWNED BY:
GENETECK SERVICES, CORP, a Florida corporation
Pursuant to:
Warranty Deed
Recorded at:
Instrument No. 3201995
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-276E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 24, BLOCK 2204, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 24, THENCE ALONG THE EAST LINE OF SAID LOT 24, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE, N.88°47'17"W., 80.00 FEET TO THE WEST BOUNDARY OF SAID LOT 24; THENCE ALONG SAID BOUNDARY OF LOT 24 FOR THE FOLLOWING TWO (2) COURSES:
1. N.01°12'44"E., 15.00 FEET;
2. S.88°47'17"E., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230126011
OWNED BY:
JOHN CHORIATIS and SARAH CHORIATIS, husband and wife
Pursuant to:
Warranty Deed
Recorded at:
Official Records Book 1064, Page 1866
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-280E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 31, BLOCK 2204, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 31, THENCE ALONG THE EAST LINE OF SAID LOT 31, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE, N.88°47'17"W., 80.00 FEET TO THE WEST BOUNDARY OF SAID LOT 31; THENCE ALONG SAID BOUNDARY OF LOT 31 FOR THE FOLLOWING TWO (2) COURSES:
1. N.01°12'44"E., 15.00 FEET;
2. S.88°47'17"E., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230126004
OWNED BY:
JUAN C. GARCIA
Pursuant to:
Warranty Deed and Quitclaim Deed
Recorded at:
Official Records Book 4199, Page 973 and Official Records Book 4389, Page 1253, respectively
in the public records in and for Charlotte County, Florida.
SUBJECT TO:
Instrument:
Tax Certificate #5316 issued for 2024 Taxes
In favor of:
FIRST HORIZON BANK, as collateral assignee for SAVVY FL, LLC and SAVVY FL, LLC, a Florida limited liability company
EDGE-287E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 17, BLOCK 2212, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 17, THENCE ALONG THE EAST LINE OF SAID LOT 17, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE, N.88°47'17"W., 80.00 FEET TO THE WEST BOUNDARY OF SAID LOT 17; THENCE ALONG SAID BOUNDARY OF LOT 17 FOR THE FOLLOWING TWO (2) COURSES:
1. N.01°12'44"E., 15.00 FEET;
2. S.88°47'17"E., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230101010
OWNED BY:
MANUEL J. ALVARADO a/k/a MANUEL JESÚS ALVARADO and CAROLIA ALVARADO, husband and wife
Pursuant to:
Warranty Deed and Quit Claim Deeds
Recorded at:
Instrument Nos. 1267053, 1748987, and 2884025, respectively
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-290E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 20, BLOCK 2212, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 20, THENCE ALONG THE EAST LINE OF SAID LOT 20, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE, N.88°47'17"W., 80.00 FEET TO THE WEST BOUNDARY OF SAID LOT 20; THENCE ALONG SAID BOUNDARY OF LOT 20 FOR THE FOLLOWING TWO (2) COURSES:
1. N.01°12'44"E., 15.00 FEET;
2. S.88°47'17"E., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230101007
OWNED BY:
WESLEY HATFIELD and DELORIS J. HATFIELD, individually and as Co-Trustee of The Hatfield Family Trust dated October 9, 2001
Pursuant to:
Warranty Deed and Quitclaim Deed
Recorded at:
Official Records Book 462, Page 717 and Instrument No. 2090861, respectively
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-291E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 22, BLOCK 2212, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 22, THENCE ALONG THE EAST LINE OF SAID LOT 22, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE, N.88°47'17"W., 80.00 FEET TO THE WEST BOUNDARY OF SAID LOT 22; THENCE ALONG SAID BOUNDARY OF LOT 22 FOR THE FOLLOWING TWO (2) COURSES:
1. N.01°12'44"E., 15.00 FEET;
2. S.88°47'17"E., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230101005
OWNED BY:
3636 INVESTORS, LLC f/k/a USA INVESTORS, LLC, a Pennsylvania limited liability company
Pursuant to:
Special Warranty Deed
Recorded at:
Instrument No. 2397507
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-294E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 25, BLOCK 2212, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 25, THENCE ALONG THE EAST LINE OF SAID LOT 25, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 25, N.88°47'17"W., 80.00 FEET TO THE WEST LINE OF SAID LOT 25; THENCE ALONG SAID BOUNDARY OF LOT 25 FOR THE FOLLOWING TWO (2) COURSES:
1. N.01°12'44"E., 15.00 FEET;
2. S.88°47'17"E., 80.00 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230101002
OWNED BY:
PIZZUTI PROPERTIES, LLC, a Florida limited liability company
Pursuant to:
General Warranty Deed
Recorded at:
Instrument No. 3152444
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
EDGE-295E – Slope, Drainage, Overhead and Underground Utility Easement
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA
A PARCEL OF LAND LYING IN LOT 26, BLOCK 2212, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 5, PAGE 41A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 26, THENCE ALONG THE EAST LINE OF SAID LOT 26, S.01°12'44"W., 15.00 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 26, N.88°47'17"W., 177.09 FEET TO THE WEST LINE OF SAID LOT 26 FOR THE FOLLOWING TWO (2) COURSES:
1. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CENTRAL ANGLE OF 66°25'11"), (CHORD BEARING OF N.58°00'17"E.), (CHORD LENGTH OF 27.39 FEET), AN ARC LENGTH OF 28.98 FEET;
2. S.88°47'17"E., 154.17 FEET;
TO THE POINT OF BEGINNING.
Property Account No.: 402230101001
OWNED BY:
PIZZUTI PROPERTIES, LLC, a Florida limited liability company
Pursuant to:
General Warranty Deed
Recorded at:
Instrument No. 3152444
in the public records in and for Charlotte County, Florida.
SUBJECT TO: N/A
October 16, 23, 2026 26-01255T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE AS TO COUNT X
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-001800-CA
TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust, Plaintiff, v.
ZEMLANDS LLC, a Florida limited liability company; GUILLERMO CARRILLO; BRICKLESS CONSTRUCTION CORP, a Florida Corporation; EG2 HOMES LLC, a Florida limited liability company; PREFERRED MATERIALS, INC., a Foreign Corporation; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 1; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 2; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 3; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTIES HEREIN DESCRIBED,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Summary Judgment of Foreclosure dated October 12, 2026, entered in Case No. 2025-CA-001800 of the Circuit Court for Charlotte County, Florida, I will sell to the highest and best bidder for cash on the 14th day of December, 2026, at 11:00 a.m. EASTERN TIME online at http://www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Summary Final Judgment:

Count X (Property 3):

Lot 27, Block 3075, of PORT CHARLOTE SUBDIVISION, SECTION FIFTY SEVEN, according to the Plat thereof, as recorded in Plat Book 5, Page 71-A, of the Public Records of Charlotte County, Florida.
Parcel Identification Number: 402115156024
Address: 2227 Adirondack Ln, Port Charlotte, FL 33953

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim in accordance with Florida Statutes, section 45.031.

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

Dated: October 13, 2026
CLERK OF THE CIRCUIT COURT
By: (SEAL) B. Lackey
Deputy Clerk

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
gdavis@trenam.com
bshepard@trenam.com
cwelsh@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff
October 16, 23, 2026 26-01286T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE AS TO COUNT VI
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-001800-CA
TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust, Plaintiff, v.
ZEMLANDS LLC, a Florida limited liability company; GUILLERMO CARRILLO; BRICKLESS CONSTRUCTION CORP, a Florida Corporation; EG2 HOMES LLC, a Florida limited liability company; PREFERRED MATERIALS, INC., a Foreign Corporation; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 1; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 2; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 3; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTIES HEREIN DESCRIBED,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Summary Judgment of Foreclosure dated October 12, 2026, entered in Case No. 2025-CA-001800 of the Circuit Court for Charlotte County, Florida, I will sell to the highest and best bidder for cash on the 14th day of December, 2026, at 11:00 a.m. EASTERN TIME online at http://www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Summary Final Judgment:

Count VI (Property 2):

Lot 9, Block 2592, of PORT CHARLOTTE SUBDIVISION, SECTION TWENTY NINE, according to the Plat thereof, as recorded in Plat Book 5, Page 22, of the Public Records of Charlotte County, Florida.
Parcel Identification Number: 402110356010
Address: 1596 Frisco Terrace, Port Charlotte, FL 33953

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim in accordance with Florida Statutes, section 45.031.

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

Dated: October 13, 2026
CLERK OF THE CIRCUIT COURT
By: (SEAL) B. Lackey
Deputy Clerk

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
gdavis@trenam.com
bshepard@trenam.com
cwelsh@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff
October 16, 23, 2026 26-01285T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE AS TO COUNT II
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-001800-CA
TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust, Plaintiff, v.
ZEMLANDS LLC, a Florida limited liability company; GUILLERMO CARRILLO; BRICKLESS CONSTRUCTION CORP, a Florida Corporation; EG2 HOMES LLC, a Florida limited liability company; PREFERRED MATERIALS, INC., a Foreign Corporation; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 1; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 2; JANE/JOHN DOE fictious names representing unknown tenants in possession of Property 3; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTIES HEREIN DESCRIBED,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Summary Judgment of Foreclosure dated October 12, 2026, entered in Case No. 2025-CA-001800 of the Circuit Court for Charlotte County, Florida, I will sell to the highest and best bidder for cash on the 14th day of December, 2026, at 11:00 a.m. EASTERN TIME online at http://www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Summary Final Judgment:

Count II (Property 1):

Lot 9, Block 980, of PORT CHARLOTTE SUBDIVISION SECTION SEVENTEEN, according to the Plat thereof, as recorded in Plat Book 5, Page 6-A, of the Public Records of Charlotte County, Florida, together with its undivided share in the common elements.
Parcel Identification Number: 402205353019
Address: 421 Sycamore Street, Port Charlotte, FL 33954

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim in accordance with Florida Statutes, section 45.031.

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

Dated: October 13, 2026
CLERK OF THE CIRCUIT COURT
By: (SEAL) B. Lackey
Deputy Clerk

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
gdavis@trenam.com
bshepard@trenam.com
cwelsh@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff
October 16, 23, 2026 26-01284T

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer
692761

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO: 26000817CA
FIRST FEDERAL BANK,
Plaintiff, -vs-
RICHARD WALSH, JUNE A. WALSH, PUNTA GORDA ISLES CIVIC ASSOCIATION, INC., UNKNOWN TENANT 1, UNKNOWN TENANT 2,
Defendant(s)

TO: JUNE A. WALSH and RICHARD WALSH
Last Known Address: 71 Amazon Dr, Punta Gorda, FL 33983

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

LOT 33, BLOCK 552, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2A THROUGH 2Z42, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

26132 Paysandu Drive, Punta Gorda, FL 33983

The action was instituted in the Circuit Court, Twentieth Judicial Circuit in and for Charlotte, County, Florida; Case No. 26000817CA; and is styled First Federal Bank vs. Richard Walsh. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 11-16-2026, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: 10/9/2026

Charlotte Clerk of the Circuit Court
As Clerk of Court
By: B. Lackey (SEAL)
As Deputy Clerk

October 16, 23, 2026 26-01271T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 2026-CP-000977
Division: Probate
IN RE: ESTATE OF ANITA B. TENTONE a/k/a ANITA TENTONE Deceased.

The administration of the estate of Anita B. Tentone a/k/a Anita Tentone, deceased, whose date of death was August 16, 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 October 16, 2026.

Personal Representative:
Peter J. Langelotti
10 Nancy Lane
Larchmont, NY 10538

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

October 16, 23, 2026 26-01262T

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25001402CA
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Phillip J. Gebo a/k/a Phillip Joseph Gebo, Jr. a/k/a Phillip J. Gebo, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Phillip Michael Gebo a/k/a Phillip M. Gebo; Rebecca Lynn Gebo; Clerk of Circuit Court of Charlotte County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Nichole Lajoie; Christian Gebo; Unknown Spouse of Nichole Lajoie; Unknown Spouse of Christian Gebo
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25001402CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Phillip J. Gebo a/k/a Phillip Joseph Gebo, Jr. a/k/a Phillip J. Gebo, Jr., 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 November 23, 2026, the following described property as set forth in said Final Judgment, to-wit:

a. LOT 23, BLOCK 2825, OF PORT CHARLOTTE SUBDIVISION, SECTION 45, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 56A THRU 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

b. Parcel ID No. 402215176013

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
10/08/2026(SEAL) B. Lackey
DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-333747 FC01 CXE
October 16, 23, 2026 26-01264T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026000703CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
RAFAEL JR BRAVO HIDALGO; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF RAFAEL JR BRAVO HIDALGO,
Defendants.

NOTICE IS HEREBY GIVEN that I, Roger D. Eaton, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, December 3, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 12, Block 2205, Port Charlotte Subdivision, Section 37, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 41A through 41H, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 26703CA, New Vista Properties Inc. v. Rafael Jr Bravo Hidalgo.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 10/14/2026

ROGER D. EATON, Clerk
By: (SEAL) D. Harwood
Deputy Clerk

October 16, 23, 2026 26-01287T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26702CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
JACQUELINE CHING OLGADO; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JACQUELINE CHING OLGADO,
Defendants.

NOTICE IS HEREBY GIVEN that I, Roger D. Eaton, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, December 10, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 11, Block 2205, Port Charlotte Subdivision, Section Thirty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 41A, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 26702CA, New Vista Properties, Inc., v. Ching Olgado.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 10/13/2026

ROGER D. EATON, Clerk
By: (SEAL) D. Harwood
Deputy Clerk

October 16, 23, 2026 26-01279T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 26-001378-CA
FRANCES ELIZABETH CASTLE, F/K/A FRANCES ELIZABETH STABLER, F/K/A FRANCES ELIZABETH KISS, as Personal Representative of the Estate of Elizabeth A. DiDomenico, as Personal Representative of the Estate of Dennis L. Greedy, and as Trustee of the Axe Family Trust dated August 27, 2001,
Plaintiff, v.
ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ELIZABETH A. DIDOMENICO, DECEASED; ALL UNKNOWN BENEFICIARIES OF AXE ENTERPRISES, UBTO DATED MAY 18, 1999; AND ALL OTHER PERSONS CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ELIZABETH A. DIDOMENICO, DECEASED; AND ALL UNKNOWN BENEFICIARIES OF THE AXE FAMILY TRUST DATED AUGUST 27, 2001,
Defendants.

TO: ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ELIZABETH A. DIDOMENICO, DECEASED; ALL UNKNOWN BENEFICIARIES OF AXE ENTERPRISES, UBTO DATED MAY 18, 1999; AND ALL OTHER PERSONS CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ELIZABETH A. DIDOMENICO, DECEASED; AND ALL UNKNOWN BENEFICIARIES OF THE AXE FAMILY TRUST DATED AUGUST 27, 2001

YOU ARE NOTIFIED that a Complaint to Quiet Title to Real Property and for Declaratory Judgment has been filed against you pursuant to Fla. Stat. sec. 65.021, and that you are required to serve a copy of your written defenses, if any, to it on James L. Essenson, Esq., attorney for Plaintiff, Frances Elizabeth Castle, whose address is 100 Wallace Ave., Ste. 310, Sarasota, FL 34237, and to file the original with the Clerk of Court at the Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950, within 40 days from the date of the first publication 11-19-2026 of this Notice in the Charlotte County Business Observer, and to file the original with the Clerk of the this Court either before service on Plaintiff's attorney or immediately thereafter. If no written defenses are filed, a default will be entered against you for the relief demanded in the Complaint relating to the following real property and any other assets of the estate:

PARCEL ONE IDENTIFICATION NUMBER: 402208357012:
19104 Cochran Blvd., Port Charlotte, Florida 33948, legally described as:
Lot 20, Block 4856, PORT CHARLOTTE SUBDIVISION, Section 91, a Subdivision according to the plat thereof as recorded in Plat book 7, Pages 68A THRU 68B, of the Public Records of Charlotte County, Florida.

PARCEL TWO IDENTIFICATION NUMBER: 402215402002:
21283 Austin Ave., Port Charlotte, Florida 33952, legally described as:
Lot 24, Block 2808, Port Charlotte Subdivision, Section 76, a subdivision according to the Plat thereof, as recorded in Plat Book 6, Page 33, of the Public Records of Charlotte County, Florida.

Copies of all court documents filed in this case are available at the Clerk of the Circuit Court's office, Sarasota County, Florida.

This notice shall be published once a week for four consecutive weeks pursuant to Fla. Stat. secs. 49.10(1)(a) and 49.09, in the Charlotte County Business Observer.

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: Oct 14, 2026.

CLERK OF THE CIRCUIT COURT
CHARLOTTE CLERK
By: B. Lackey (SEAL)
Deputy Clerk

October 16, 23, 30; Nov. 6, 2026
26-01283T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26001232CA
THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SIMONE MONTINAT, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SIMONE MONTINAT, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 21, BLOCK 196, PORT CHARLOTTE SUBDIVISION, SECTION 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 16A THRU 16Z7, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11-18-26/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 13 day of October, 2026.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
BRITTANY LACKEY
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-394696
October 16, 23, 2026 26-01277T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026000704CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
DIDI BARBOSA PEREIRA a/k/a DIDI PEREIRA BARBOSA PEREIRA a/k/a DIDI PEREIRA, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF DIDI BARBOSA PEREIRA a/k/a DIDI PEREIRA BARBOSA PEREIRA a/k/a DIDI PEREIRA, Defendants.

NOTICE IS HEREBY GIVEN that I, Roger D. Eaton, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, December 10, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real properties:

Lot 16, Block 2046, Port Charlotte Subdivision, Section Twenty-Four, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 16A through 16E, inclusive, of the Public Records of Charlotte County, Florida

Lot 20, Block 2047, Port Charlotte Subdivision, Section Twenty-Four, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 16A through 16E, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 26704CA, New Vista Properties, Inc., v. Didi Barbosa Pereira.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 10/13/2026

ROGER D. EATON, Clerk
By: (SEAL) D. Harwood
Deputy Clerk

October 16, 23, 2026 26-01280T



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25001361CA
TRUIST BANK,
Plaintiff, vs.
RICHARD NATHAN FRESHWATER, et al..
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 8, 2026 in Civil Case No. 25001361CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein TRUIST BANK is Plaintiff and Richard Nathan Freshwater, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 7, Block 834, PORT CHARLOTTE SUBDIVISION SECTION TWENTY SIX, according to the Plat thereof, recorded in Plat Book 5, Page(s) 19A through 19E, inclusive, of the Public Records of Charlotte County, Florida.
Address: 20431 Zana Ave, 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, 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 10/7/2026.

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
By: (SEAL) D. Harwood

25-13391FL
October 16, 23, 2026 26-01259T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 26000367CA
SUNSET1900 TRUST, A DELAWARE STATUTORY TRUST
Plaintiff, vs.
CARLO NICOLAI AKA CARLO ANTHONY NICOLAI, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 26000367CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein, SUNSET1900 TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, and, CARLO NICOLAI AKA CARLO ANTHONY NICOLAI, et. al., are Defendants, Clerk of Circuit Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com, on November 30, 2026 at 11:00 AM, the following described property:

LOT 96, LEMON BAY ISLES, PHASE III ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 53, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
TOGETHER WITH A 2020 NOBILITY MOBILE HOME, BEARING SERIAL#: N115133A; TITLE#: 139167518; AND SERIAL#: N115133B; TITLE#: 139167598

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

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 9th day of October, 2026.

Roger Eaton
Clerk Circuit Court
By: (SEAL) D. Harwood
Deputy Clerk

26-000044-01 / 75160.0043 / Jean Schwartz
October 16, 23, 2026 26-01269T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25001218CA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DEVONNA GAIL WILLIAMS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 9, 2026 in Civil Case No. 25001218CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Devonna Gail Williams, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 229, PORT CHARLOTTE SUBDIVISION, SECTION 8, according to the Plat thereof, recorded in Plat Book 4, Page(s) 16A through 16Y and 16Z1 through 16Z7 of the Public Records of Charlotte County, Florida.
Address: 18512 Blair Ave, Port Charlotte, FL 33948

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 10/08/2026.

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey

25-13552FL
October 16, 23, 2026 26-01265T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 25001408CA
Land Home Financial Services, Inc.,
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David Flick a/k/a David B. Flick a/k/a David Brian Flick, Deceased; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25001408CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David Flick a/k/a David B. Flick a/k/a David Brian Flick, Deceased ; Venissa Sherie Driggers a/k/a Venissa C. Driggers f/k/a Venissa Cherie Flick f/k/a Venissa C. Flick, Personal Representative of the Estate of David Flick a/k/a David B. Flick a/k/a David Brian Flick, Deceased; Venissa Sherie Driggers a/k/a Venissa C. Driggers f/k/a Venissa Cherie Flick f/k/a Venissa C. Flick; David Anthony Flick a/k/a David A. Flick are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 a.m. on the 20th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 553, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
TAX ID: 402223255006

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 10/07/2026.

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

File # 22-F00366
October 16, 23, 2026 26-01260T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO: 25001468CA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
STEVEN ERIC ALICEA A/K/A STEVEN ALICEA; AMANDA NICHOLE ALICEA F/K/A AMANDA DINH; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF MORTGAGE FORECLOSURE dated September 24, 2026 entered in Civil Case No. 25001468CA of the Circuit Court the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ALICEA, STEVEN ERIC, et al, are Defendants. The Clerk, ROGER D. EATON, shall sell to the highest and best bidder for cash at Charlotte County's On Line Public Auction website: https://charlotte.realforeclose.com, at 11:00 AM on November 12, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in CHARLOTTE County, Florida, as set forth in said FINAL JUDGMENT OF MORTGAGE FORECLOSURE to-wit:

LOT 7, BLOCK 2783, PORT CHARLOTTE, SECTION 33, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 35, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 21920 Beverly Ave, Port Charlotte, FL 33952

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

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

Dated this day of 10/08/2026.

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

This document was prepared by:
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Attorney for Plaintiff - Bidder # 13699
04-102562-F00
October 16, 23, 2026 26-01266T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 26558CA
AMERICAN PRIME, LLC,
a Florida Limited Liability Company.
Plaintiff, vs.
BLACK SWAN INVESTMENT, INC., its devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described,
Defendants.

NOTICE IS HEREBY GIVEN that I, Roger D. Eaton, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, December 10, 2026 at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 134, Block 7, Rotonda Sands North Replat - Unit 1, according to the map or plat thereof, as recorded in Plat Book 11, Page 4, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 26558CA American Prime, LLC v. Black Swan Investment, Inc.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 10/14/2026.

ROGER D. EATON, Clerk
By: (SEAL) B. Lackey
Deputy Clerk

October 16, 23, 2026 26-01288T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2026000700CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
JAHRUBIT M. INOA MARTINEZ; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JAHRUBIT M. INOA MARTINEZ,
Defendants.

NOTICE IS HEREBY GIVEN that I, Roger D. Eaton, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, December 10, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following described real property:

Lot 12, Block 2647, Port Charlotte Subdivision, Section Forty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 62A, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 26700CA, New Vista Properties, Inc., v. Inoa Martinez.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 10/13/2026

ROGER D. EATON, Clerk
By: (SEAL) D. Harwood
Deputy Clerk

October 16, 23, 2026 26-01281T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 26701CA
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
NEXAR SALVATIERRA; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF NEXAR SALVATIERRA,
Defendants.

NOTICE IS HEREBY GIVEN that I, Roger D. Eaton, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, December 3, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 11, Block 2052, Port Charlotte Subdivision, Section Twenty-Four, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 16A through 16E, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 26701CA, New Vista Properties, Inc., v. Nexar Salvatierra.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 10/13/2026

ROGER D. EATON, Clerk
By: (SEAL) D. Harwood
Deputy Clerk

October 16, 23, 2026 26-01278T

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.: 26000279CA
ETTESOURCE, INC. & MARSHALL REDDICK MORTGAGE FUND, LLC,
Plaintiff, v.
LEWIS MAGUIRE HOME 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 Other Relief dated October 5, 2026, issued in and for Charlotte County, Florida, in Case No. 26000279CA, wherein ETTESOURCE, INC. & MARSHALL REDDICK MORTGAGE FUND, LLC is the Plaintiff, and LEWIS MAGUIRE HOME LLC, A FLORIDA LIMITED LIABILITY COMPANY, FABRI-TECH SCREEN ENCLOSURES A/K/A FABRI-TECH SCREEN ENCLOSURES LLC, DON ROGIER, SMG REAL ESTATE AND MARKETING, INC., A FOREIGN CORPORATION D/B/A SMG REAL ESTATE and BURNT STORE ISLES ASSOCIATION, INC. 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 November 20, 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 Other Relief, to wit:

LOT 10, BLOCK 229, PUNTA GORDA ISLES, SECTION FIFTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 20-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 3548 Mondovi Court, Punta Gorda, FL 33950

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

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

Dated: 10/12/2026

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

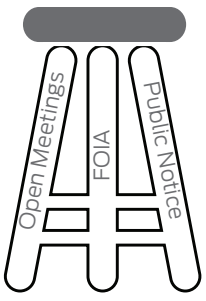
25-000755-1
October 16, 23, 2026 26-01276T

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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

XNLV18187

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26000251CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
NANCY ANN SKUTT, et al.,
Defendant.

To the following Defendant(s):
FX2 TWG HI FINANCE CO 1, LLC, c/o TRUIST BANK CORPORATION SERVICE COMPANY, 1201 HAYS STREET, TALLAHASSEE, FL 32301

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 48 AND THE EAST 1/2 OF LOT 49, BLOCK "H", SEMINOLE LAKES PHASE IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 2A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Cassandra Jeffries, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 11-16-2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 9 day of October, 2026.

ROGER D. EATON
CLERK OF COURT OF CHARLOTTE COUNTY
As Clerk of the Court
BY: B. Lackey (SEAL)
Deputy Clerk

25-15289FL
October 16, 23, 2026 26-01270T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 25001095CA
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in 25001095CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the Plaintiff and UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004; UNKNOWN BENEFICIARIES OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004; ROBERT E. WRIGHT; MELISSA WRIGHT; CAROLINE WRIGHT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on November 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 71, POINT OF PINES SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 82, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 1432 LEMON BAY DRIVE, ENGLEWOOD, FL 34223

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this day of 10/09/2026.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-275929 - MaM
October 16, 23, 2026 26-01267T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26001130CA
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
ROY D HALL A/K/A ROY HALL, et al.,
Defendants.

TO: UNKNOWN SPOUSE OF ROY D HALL A/K/A ROY HALL N/K/A ROY HALL
3244 EASY ST , PORT CHARLOTTE, FL 33952

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 3, Block 1339, Replat of a Portion of Port Charlotte Subdivision Section Eleven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 11, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before November 16, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 9 day of October, 2026.

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

26-02600
October 16, 23, 2026 26-01274T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 26000479CA
Freedom Mortgage Corporation,
Plaintiff, vs.
Ashley Michelle Grennell, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26000479CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ashley Michelle Grennell; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 23rd day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 625, RIDGE HARBOR ADDITION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 69 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
TAX ID: 402418452002

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 10/12/2026.

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

File # 26-F01164
October 16, 23, 2026 26-01275T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Firelight Community Development District (the "District") in Charlotte County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE:	November 3, 2026
TIME:	1:30 P.M.
LOCATION:	4161 Tamiami Trail, Building 5, Unit 501 Port Charlotte, Florida 33952

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by calling (561) 571-0010 ("District Manager's Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office at least 48 hours before 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
October 9, 16, 2026 26-01251T

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Firelight East Community Development District (the "District") in Charlotte County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE:	November 3, 2026
TIME:	1:30 P.M.
LOCATION:	4161 Tamiami Trail, Building 5, Unit 501 Port Charlotte, Florida 33952

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by calling (561) 571-0010 ("District Manager's Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office at least 48 hours before 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
October 9, 16, 2026 26-01246T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-922-CP
Division: Probate
IN RE: ESTATE OF ANN GARTRELL STABLER A/K/A ANN STABLER A/K/A ANNE G. STABLER
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 Ann Gartrell Stabler a/k/a Ann Stabler a/k/a Anne G. Stabler, deceased, File Number 26-922-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was May 1, 2026; that the total value of the estate is $20,989.34 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Ann Gartrell Stabler Living Trust dated January 17, 2013, Sharon Ann Weakley, Successor Trustee
c/o Sharon Ann Weakley
152 Collins Glenn Drive
Murrells Inlet, South Carolina 29576

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is October 9, 2026.

Person Giving Notice:
Sharon Ann Weakley
152 Collins Glenn Drive
Murrells Inlet, South Carolina 29576
Attorney for Person Giving Notice
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
October 9, 16, 2026 26-01228T

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

Notice is hereby given to the public and all landowners within Babcock Ranch Community Independent Special District ("**District**") located within Charlotte and Lee Counties, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Governing Board ("**Board**").

DATE:	November 3, 2026
TIME:	4:00 P.M.
PLACE:	Lake Timber Lodge 42147 Lake Timber Drive Punta Gorda, Florida 33982

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Board Member and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Board Member. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Cindy Cerbone
District Manager
October 9, 16, 2026 26-01248T

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- 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 C-SUITE
Business Observer

LV20878_V12

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000835CA
ROCKET MORTGAGE, LLC, Plaintiff, VS.
JAMES ALLEN PUCKETT;HELEN MARIE PUCKETT; et al., Defendant(s).

TO: James Allen Puckett
Last Known Residence: 2184 Bonito Way Port Charlotte, FL 33953

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida:

LOT 332, OF BISCAYNE LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 9, 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 November 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 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 October 2, 2026.

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

1190-853B
Ref# 25839
October 9, 16, 2026 26-01231T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on October 29, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction will be held online at, Storagetreasures.com/auctions
23950 Veterans Blvd Port Charlotte, FL 33954

NAME	UNIT	BALANCE
Tammy Gillet	1003	$603
Jose Domena	2151	$298
Ryan Southwell	2045	$434
JAMAR WALKER	4008	$544
Brittney Roumou	2103	$160
NICHOLAS Brong	3158	$288
EDWARD ORTIZ MARTE	3124	$294

October 9, 16, 2026 26-01233T

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.: 25001064CA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOF GRANTOR TRUST 1, Plaintiff, v.
HERITAGE 1024 INC., et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 24, 2026, and entered in Case No. 25001064CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein HERITAGE 1024 INC., et. al., 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 November 23, 2026, at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

UNIT NO. 1024, IN BUILDING NO. 10, OF PHASE VI, OF VERANDA II AT HERITAGE LANDING, A PHASE CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5018, PAGE 583, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA, AS AMENDED.
and commonly known as: 14234 HERITAGE LANDING BLVD #1024, PUNTA GORDA, FL 33955 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE

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

WITNESS my hand and the seal of the court on 10/6/2026.

As Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) D. Harwood
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
October 9, 16, 2026 26-01242T

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26001465CC
ROLL'S LANDING CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs.
STEVEN A. SCOTT, SR., his devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF STEVEN A. SCOTT, SR.; UNKNOWN TENANT #1 and UNKNOWN TENANT#2, Defendants.

TO: STEVEN A. SCOTT, SR.; his devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a Defendants and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described Defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described:

YOU ARE HEREBY NOTIFIED that an action to foreclose an assessment lien on the following described property in Charlotte County, Florida:

Unit No. 225 of Phase VII, Roll's Landing, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 773, Page 188 through 292, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 4, Page 17A through 17G, Public Records of Charlotte County, Florida.
Commonly known as: 23465 Harborview Road, Bldg. 2, Unit 225, Port Charlotte, FL 33980.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the 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 seal of this Court 10/7, 2026.

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

October 9, 16, 2026 26-01252T

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CAROLE HAMMOND TIBBITS will, on October 21, 2026, at 10:00 a.m., at 701 Aqui Esta Drive, Lot #196, Punta Gorda, Charlotte County, Florida 33950; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

2016 CHAM MOBILE HOME,
VIN: FL26100PHB200708A,
TITLE NO.: 0121693165, and
VIN: FL26100PHB200708B,
TITLE NO.: 0121693249

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-2417)
October 9, 16, 2026 26-01247T

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 68046, 7001 Gasparilla Rd, Port Charlotte, FL 33981, (941) 212-3708
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
249 - ., Robert; 323 - ZWOLINSKI, Michele; 543 - MORRISON, PAUL; 547 - COYNE, BERNIE; 709 - Hughes, Dominique

PUBLIC STORAGE # 68047, 10500 Winborough Drive, Port Charlotte, FL 33981, (941) 255-7269 Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
DD05 - Curry, Dan

PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A108 - Florence, Tenee; B139 - White, Aaneshia; C133 - reeves, Ryan; C157 - Johnson, Lindsey; D132 - Riley, Steve; E149 - Perez, Richard; F121 - Katyryniuk, Azuree; P1 - Vivian, Matthew

PUBLIC STORAGE # 68527, 6221 Marlympia Way, Punta Gorda, FL 33950, (941) 866-3827
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
A037 - scott, Vontisha; A108 - Buhler, Beth; D185 - Johnson Jr, Norvell; G246 - Masey, David; G249 - Edwards, Jessica

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
October 9, 16, 2026 26-01213T

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26000595CC
PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
MARK P. MALAY and MARINA V. MALAY; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on October 29, 2026 at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Parcel 1:
Lot 15, Block 14, PRAIRE CREEK PARK SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 13, Pages 33A through 33S, of the Public Records of Charlotte County, Florida.
LESS & EXCEPT

A tract or parcel of land being part of Lot 15, Block B-14, of PRAIRE CREEK SUBDIVISION, as recorded in Plat Book 13, Page 33, of the Public Records of Charlotte County, Florida, as described as follows:
From the Point of Beginning, being the Northwest corner of said Lot 15; thence North 88° 46' 25" East for 670.74 feet along the Northerly line of said Lot 15; thence South 00° 33' 20" West for 649.82 feet along the Easterly line of said Lot 15; thence South 88° 45' 06" for 675.14 feet; thence North 00° 56' 31" East for 650.23 feet along the Westerly line of said Lot 15 for the Point of Beginning.
Subject to and together with an ingress-egress easement being the Easterly 40.00 feet of the Southerly 270.00 feet of the above-described parcel.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 26000595CC, Prairie Creek Park Property Owners Association, Inc., Plaintiff vs. Mark P. Malay and Marina V. Malay, Defendants.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this day of 10/6/2026.

ROGER D. EATON, Clerk
By: (SEAL) D. Harwood
Deputy Clerk

October 9, 16, 2026 26-01244T

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 26000340CA
CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., A Florida not-for-profit corporation, Plaintiff, v.
TINA BONGIOVANI; CHARLOTTE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; DISCOVER BANK; JPMORGAN CHASE BANK, N.A.; CAPITAL ONE BANK (USA), N.A.; MIDLAND CREDIT MANAGEMENT, INC.; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; and UNKNOWN TENANTS #1 and #2, the name being fictitious to account for parties in possession, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated October 6, 2026 and entered in Case No. 26-340-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., a Florida not-for-profit corporation, is the Plaintiff; and the above-named parties are the Defendants.

The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on the 20th of November 2026, the following described properties as set forth in said Final Judgment, to wit:

A parcel of land in Lot 10, Block "A", CHARLOTTE ACRES SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 2, Page 83, of the Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the Southwest corner of Lot 11, Block A in CHARLOTTE ACRES SUBDIVISION, said subdivision being filed in Charlotte County, Florida; thence North 00° 07' 40" East a distance of 240.20 feet to the Point of Beginning of lands hereinafter described; thence continue along the above mentioned course a distance of 75 feet; thence South 89° 18' 00" East a distance of 104.08 feet; thence South 0° 42' 00" West a distance of 75 feet; thence North 89° 18' 00" West a distance of 103.33 feet to the Point of Beginning.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 10/06/2026.

ROGER D. EATON
Clerk of Court
BY: (SEAL) B. Lackey
Deputy Clerk

033043.0991
October 9, 16, 2026 26-01250T

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within North Loop Community Development District ("**District**"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 115.63 acres, located west of Indian Springs Road, south of Glasgow Avenue and northeast of Tamiami Trail in the City of Punta Gorda, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting, there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include the election of certain District officers, and such other business as may properly come before the Board.

DATE:	November 10, 2026
TIME:	2:30 PM
PLACE:	Charlotte Library 2050 Forrest Nelson Blvd. Port Charlotte, FL 33952

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, 813-565-4663 ("**District Manager's Office**"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person who shall serve as the meeting chair and conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more Supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
October 9, 16, 2026 26-01253T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-789-CP
Division Probate
IN RE: ESTATE OF THERESA MARIA LAIACONA
Deceased.

The administration of the estate of Theresa Maria Laiacona, deceased, whose date of death was March 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 October 9, 2026.

Personal Representative:
Tessa Angeline Ascher
9837 Gladiolus Bulb Loop
Fort Myers, Florida 33908

Attorney for Personal Representative:
JDouglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C.
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
October 9, 16, 2026 26-01254T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26000983CP
Division: Probate
IN RE: ESTATE OF PATRICK E. PUTNAM, Deceased.

The administration of the Estate of Patrick E. Putnam, deceased, whose date of death was August 29, 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 the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.

The date of first publication of this Notice is October 9, 2026.

Personal Representative:
s/ Celeste J. Putnam
2089 Crestdale Drive
Tallahassee, FL 32308

Attorney for Personal Representative:
s/ Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
Schoenfeld Kyle & Associates LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
hollyk@trustska.com
October 9, 16, 2026 26-01224T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000898CP
Division Probate
IN RE: ESTATE OF TIMOTHY C. ROHDE
Deceased.

The administration of the estate of Timothy C. Rohde, deceased, whose date of death was July 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 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 October 9, 2026.

Personal Representative:
Teresa K. Rohde
9424 El Camp Avenue
Englewood, Florida 34224

Attorney for Personal Representative:
T. Thomas Shirley, Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Secondary E-Mail:
a4@dunkinshirley.com
October 9, 16, 2026 26-01222T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26000901CP
IN RE: ESTATE OF EDWARD K. WOLFF,
Deceased.

The administration of the estate of Edward K. Wolff, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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.

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 October 9, 2026.

Personal Representative:
Elizabeth Ann Benwell
1204 Woodcrest Avenue
Safety Harbor, FL 34695

Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
victoria@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
October 9, 16, 2026 26-01214T

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR Charlotte COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-000847-CP
IN RE: ESTATE OF Ruth Edith Johnson, a/k/a Ruth E. Johnson 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 Ruth Edith Johnson, also known as Ruth E. Johnson, deceased, File Number 2026-000847-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is that the decedent's date of death was July 16th, 2026; that the total value of the estate is $45,384.04 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Rose Marie Keeler
4536 Barker Hill Road
Jamesville, NY 13078

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 October 9, 2026.

Person Giving Notice:
Rose Marie Keeler
4536 Barker Hill Road
Jamesville, NY 13078

THEODORE R. M. MILLER, ESQ.
MILLER TROIANO, P.A.
Attorneys for Person Giving Notice
2323 S. FLORIDA AVENUE
LAKELAND, FL 33803
Telephone: 863-688-7038
Florida Bar No. 1010557
EmailAddresses:
tmiller@millerlawfl.com
tcook@millerlawfl.com
October 9, 16, 2026 26-01215T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-993-CP
Division Probate
IN RE: ESTATE OF CATHERINE A. SPYRIE,
Deceased.

The administration of the estate of CATHERINE A. SPYRIE, deceased, whose date of death was November 23, 2025, file number 2026-993-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 9, 2026.

Gretchen Heldmann
Personal Representative
439 Main Road
Eddington, ME 04428

Season Chisholm, Esq.
Attorney for Personal Representative
Florida Bar No.: 1044362
SPANSKI LAW, PLLC
304 W. Venice Avenue, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail: season@spanskilaw.com
October 9, 16, 2026 26-01216T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000960CP
Division Probate
IN RE: ESTATE OF EILEEN PALMER MEAD Deceased.

The administration of the estate of EILEEN PALMER MEAD, deceased, whose date of death was July 13, 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 representatives and the personal representatives' 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 October 9, 2026.

Personal Representatives:
AMANDA FENNO
9325 Fruitland Ave.
Englewood, Florida 34224
MELISSA M. HINSON
13816 NW 214th Terrace
High Springs, Florida 32643

Attorney for Personal Representatives:
ANTHONY G. MOWRY, Attorney
Florida Bar Number: 107374
Berg, Sloan, & Mowry, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: tony@sloanmowry.com
Secondary E-Mail:
jen@sloanmowry.com
October 9, 16, 2026 26-01223T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 08-2026-CP-000931
Division Probate
IN RE: ESTATE OF PETER CHIU A/K/A PETER KUN-HAI CHIU Deceased.

The administration of the estate of Peter Chiu a/k/a Peter Kun-Hai Chiu, deceased, whose date of death was April 19, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 October 9, 2026.

Personal Representative:
Kelly Angela Chiu
78 Watson Rd
Belmont, Massachusetts 02478

Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
October 9, 16, 2026 26-01234T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-966-CP
Division Probate
IN RE: ESTATE OF DONNA LEWIS WHITTINGTON AKA DONNA RAE WHITTINGTON, Deceased.

The administration of the Estate of DONNA LEWIS WHITTINGTON AKA DONNA RAE WHITTINGTON, deceased, whose date of death was September 5, 2026, file number 26-966-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 9, 2026.

Jessica Lee Corwin
Personal Representative
23113 Ambassador Avenue
Port Charlotte, FL 33954

Season Chisholm, Esq.
Attorney for Personal Representative
Florida Bar No.: 1044362
SPANSKI LAW, PLLC
304 W. Venice Avenue, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail: season@spanskilaw.com
October 9, 16, 2026 26-01217T

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025-CA-001419
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
CLARA CAULFIELD, et al.,
Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on October 26, 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 2, Block 4856, PORT CHARLOTTE SUBDIVISION SECTION NINETY- ONE, according to the plat thereof, as recorded in Plat Book 7, Page(s) 68A and 68B, of the Public Records of Charlotte County, Florida.
Property Address: 1286 Hillcrest Avenue NW, Port Charlotte, FL 33948

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 10/6/2026.

Roger D. Eaton
Clerk of the Circuit Court
By: (SEAL) D. Harwood
DEPUTY CLERK

October 9, 16, 2026 26-01241T

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.: 25001687CA
TRINITY LIFE INSURANCE COMPANY,
Plaintiff, v.
JEFFREY ALLAN EVERHART, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 15, 2026 and entered in Case No. 25001687CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein MELANIE KAY EVERHART AND JEFFREY ALLAN EVERHART, 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 January 14, 2027 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 2, OF KINGS GATE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 56A THROUGH 56H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
and commonly known as: 24148 BUCKINGHAM WAY, PUNTA GORDA, FL 33980 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the court on 10/05/2026.

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

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

October 9, 16, 2026 26-01237T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25001230CA
LESTER MORLOCK,
Plaintiff, v.
ROSE HARDING; UNKNOWN SPOUSE OF ROSE HARDING; WAYNE R. HARDING; UNKNOWN SPOUSE OF WAYNE R. HARDING; PAUL TINCHER, PHYLLIS TINCHER, LINDA L. YEATMAN, CHARLES CASH, LLC, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against them, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, and CHARLOTTE COUNTY TAX COLLECTOR,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on November 12, 2026 at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 23, of certain parcel of land lying in Section 23, Township 41 South, Range 23 East, in Charlotte County, Florida and being more particularly described as follows:
Take for a point of reference in the Northeast corner of the Northwest ¼ of the Southwest ¼ of aforesaid Section 23, Township 41 South, Range 23 East; go thence North 85° 46'30" West along the North line of said Northwest ¼ of the Southwest ¼ 758.9 feet to a point; go thence South 1° 30' West, 575 feet to a Point of Beginning; continue along the same line 75 feet to a point; go thence North 85° 46'30" West, 100 feet to a point; go thence North 1° 30' East 75 feet to a point; go thence South 85° 46'30" East 100 feet to the Point of Beginning. Also known as Lot 23, of Gator Creek Estates unrecorded Plat.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 25001230CA, Lester Morlock v Rose Harding, et al., Defendants.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this day of 10/02/2026.

ROGER D. EATON, Clerk
By: (SEAL) B. Lackey
Deputy Clerk

October 9, 16, 2026 26-01219T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No: 25001448CA
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003- NC1,
Plaintiff, vs.
DIANE L. WILSON A/KA DIANE WILSON, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 18, 2026 and entered in Case No. 25001448CA of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC1, is the Plaintiff and DIANE L. WILSON A/KA DIANE WILSON; JACK DENNIS WILSON, JR.; ALBERT L. WILSON A/K/A ALBERT WILSON; MICHAEL D. WILSON; BRENDA J. TERRY; SUNNOVA SLA MANAGEMENT LLC; GOODLEAP, LLC; GULF ELECTRICAL SERVICE LLC,, is/are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, beginning at 11:00 a.m. on November 30, 2026, on the following described property set forth in said Final Judgment, to wit:

LOT 29, BLOCK 1341, PORT CHARLOTTE SUBDIVISION SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 22A THRU 22E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Commonly known as: 3181 Crestwood Dr, Port Charlotte, FL 33952

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DATED in Charlotte, Florida this, day of 10/05/2026

As Clerk of Circuit Court
CHARLOTTE County, Florida
(SEAL) B. Lackey
Deputy Clerk

LLS17910

October 9, 16, 2026 26-01235T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26001112CA
BMO Bank N.A.
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jamie L. Edwards a/k/a Jamie Lynn Edwards f/k/a Jamie Lynn Benning, Deceased; Michael E. Wedell, Jr. a/k/a Michael Ernest Wedell, Jr. a/k/a Michael Ernest Wedell
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jamie L. Edwards a/k/a Jamie Lynn Edwards
f/k/a Jamie Lynn Benning, Deceased
Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 3, BLOCK 847 OF PORT CHARLOTTE SUBDIVISION, SECTION 26, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THRU 19E 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 11-6-2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 10-1-2026.

Roger Eaton
As Clerk of the Court
By B. Lackey (SEAL)
As Deputy Clerk

File #26-F02482

October 9, 16, 2026 26-01226T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No: 2026-CA-000380
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF SARLES MORTGAGE LOAN TRUST,
Plaintiff, vs.
UNKNOWN SUCCESSOR TRUSTEE(S) OF THE RONALD W. HILDEBRAND AND BOBBIE N. HILDEBRAND REVOCABLE TRUST DATED JULY 23, 2003; et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 8, 2026 and entered in Case No. 2026-CA-000380 of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF SARLES MORTGAGE LOAN TRUST, is the Plaintiff and UNKNOWN SUCCESSOR TRUSTEE(S) OF THE RONALD W. HILDEBRAND AND BOBBIE N. HILDEBRAND REVOCABLE TRUST DATED JULY 23, 2003; and ROTONDA WEST ASSOCIATION, INC, are Defendant(s), Roger D. Eaton, Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at 11:00 a.m. at www.charlotte.realforeclose.com, on November 12, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 686 AND 687, OF OAKLAND HILLS SECTION OF ROTONDA WEST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGES 15 THROUGH 15D, INCLUSIVE OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Commonly known as: 82 OAKLAND HILLS PL, ROTONDA WEST, FL 33947

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DATED in Charlotte, Florida this, day of 10/05/2026

As Clerk of Circuit Court
Charlotte County, Florida
(SEAL) B. Lackey
Deputy Clerk

LLS16348- HILDEBRAND

October 9, 16, 2026 26-01236T

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26000657CA
PRESERVE AT BABCOCK RANCH HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.
LUIS ALBERTO MEJIA, UNKNOWN SPOUSE OF LUIS ALBERTO MEJIA, and UNKNOWN TENANT(S) / OCCUPANT(S),
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Charlotte County, Florida on September 17, 2026 I will sell the property situated in Charlotte County, Florida, described as:

Lot 2129, Babcock Ranch Community-Preserve, according to the plat as recorded in Plat Book 25 pages 14A through 14Q of the Public Records of Charlotte County, Florida. Parcel ID #422629106045

at public sale, to the highest and best bidder, for cash, on November 9, 2026, beginning at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

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

Dated: 10/02/2026

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

October 9, 16, 2026 26-01218T

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 26001093CA
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff, vs.
DSN & AD CONSTRUCTIONS LLC; et al.,
Defendants.

TO: GUSTAVO OLIVEIRA; 2912 BARRYMORE COURT ORLANDO, FL 32835

YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:

LOT 27, BLOCK 4233, PORT CHARLOTTE SUBDIVISION SECTION FIFTY-EIGHT, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 72A THROUGH 72J, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Also known as 8329 NOLAN STREET, PORT CHARLOTTE, FL 33981.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 11-2-2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on Sept 25, 2026.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: B. Lackey
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff

October 9, 16, 2026 26-01232T

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
CIRCUIT CIVIL DIVISION
CASE NO.: 25001343CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2024-RTL3 TRUST,
Plaintiff, v.
MI HERRERA GROUP LLC., A FLORIDA LIMITED LIABILITY COMPANY A/K/A MI HERRERA GROUP, LLC, 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 30, 2026, issued in and for Charlotte County, Florida, in Case No. 25001343CA, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2024-RTL3 TRUST is the Plaintiff, and MI HERRERA GROUP LLC., A FLORIDA LIMITED LIABILITY COMPANY A/K/A MI HERRERA GROUP, LLC, ISRAEL HERRERA, MAOLINE HERRERA and BURNT STORE LAKES PROPERTY OWNER`S ASSOCIATION, INC. 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 November 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, to wit:

LOT 11, BLOCK 965, PUNTA GORDA ISLES SECTION 21, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 1, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
Property Address: 17370 Cape Horn Boulevard, Punta Gorda, FL 33955

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

If you are a person with a 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: 10/06/2026

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

25-000314-2

October 9, 16, 2026 26-01245T

SECOND INSERTION

Notice of Public Sale

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

Sale Date October 23, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13327 2008 Bayline MT4954BA Hull ID#: USDA01SAF708 in/out pleasure gas fiberglass 30ft R/O Big Sky Water Investments Lienor: Safe Harbor Burnt Store 3192 Matecumbe Key Rd Punta Gorda

October 9, 16, 2026 26-01212T

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 26-001353-CA
D&J LAND AND LOTS, INC., Plaintiff, vs.
KHALID TAHA, Defendant.

To: Khalid Taha, P.O. Box 1818, Kfar Kana, Israel 16930

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:

Lot 4, Block 1356, Port Charlotte Subdivision Section Thirteen, according to the Plat thereof, as recorded in Plat Book 5, Page 2, 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 Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, Fl 33021, and file the original with the Clerk of the above-styled Court on or before 11-6-2026, otherwise a default will be entered against you for the relief prayed for 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.

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this 10/1/2026.

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

Oct. 9, 16, 23, 30, 2026 26-01227T

SECOND INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025CA000841
ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.
MARIO JEREZ, CLAITDIL GARCIA JEREZ A/K/A CLARIDIL JEREZ, et al., Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on September 16, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on October 30, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com:

UNIT NO. 326, OF PROMENADES WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 682, PAGE 1336, AND ALL EXHIBITS AND AMENDENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGTHER WITH THE RIGHT TO USE PARKING SPACE #133.

Property Address: 3006 Caring Way Unit 326, 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, 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: 10/01/2026.

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

Matter No.: FL-009071-25
October 9, 16, 2026 26-01221T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 26000990CA
CIVIL DIVISION
PAUL GOODING, an individual and a beneficiary of the Estate of Annesita Rose Gooding, Plaintiff, v.
VERNON GOODING, a beneficiary Defendant(s).

TO: FRANCIS GOODING
240 VAN NOSTRAND AVE.
JERSEY CITY, NJ 07305

YOU ARE NOTIFIED of a Complaint for Partition that was filed against you. You are required to serve a copy of your written defenses, if any, to it on Kevin Drummond, the petitioner's attorney, whose address is 1645 Palm Beach Lakes Blvd., Suite 1200, West Palm Beach, FL 33401, on or before 11/5/2026, and file the original with the clerk of this court either before service on the petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

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

WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 30th day of September, 2026.

ROGER D. EATON
Clerk of the Circuit Court
By: As Deputy Clerk

Attorney for Petitioner
KEVIN DRUMMOND, ESQ.
(FBN 1002238)
1645 Palm Beach Lakes Blvd.,
Suite 1200
West Palm Beach, FL 33401
Telephone: 888-611-9511
Facsimile: 561-892-3330
Email: intake@tbllf.com
E-Service: Eservice@tbllf.com
October 9, 16, 2026 26-01229T

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 26001121CA
AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs.
NAM LAM; TING JIANG, Defendants.

TO: NAM LAM; 11466 ALLIGATOR STREET PUNTA GORDA, FL 33955
TING JIANG; 11466 ALLIGATOR STREET PUNTA GORDA, FL 33955

YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:

LOTS 1935 AND 1936, SOUTH PUNTA GORDA HEIGHTS 7TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 96-A THROUGH 96-F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as 11466 ALLIGATOR STREET, PUNTA GORDA, FL 33955.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before November 12, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on October 6, 2026.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: B. Lackey (SEAL)
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 9, 16, 2026 26-01243T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25001029CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, VS.
TABATHA KERRY A/K/A TABATHA L. KERRY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 28, 2026 in Civil Case No. 25001029CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Tabatha Kerry a/k/a Tabatha L. Kerry, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of October, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 31 and 32, Block 334, Port Charlotte Subdivision, Section 21, a subdivision, according to the plat thereof, as recorded in Plat Book 5, Pages 12A through 12G, of the Public Records of Charlotte County, Florida.

Address: 2031 Backton St, Port Charlotte, FL 33948

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 10/02/2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey
Deputy Clerk

25-12564FL
October 9, 16, 2026 26-01230T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 26-001250-CA
SUNCOAST CREDIT UNION, Plaintiff, v.
THE HEIRS AND BENEFICIARIES OF THE ESTATE OF JOHN K. JEFFERS IV, DECEASED; SHEILA TURNER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN K. JEFFERS IV, AND DULY APPOINTED GUARDIAN OF THE PROPERTY OF LONNIE RENEE JEFFERS AKA LONNIE R. JEFFERS, A MINOR CHILD; AND ANY UNKNOWN PERSONS IN POSSESSION, Defendants.

TO: THE HEIRS AND BENEFICIARIES OF THE ESTATE OF JOHN K. JEFFERS IV, DECEASED

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property located in Charlotte County, Florida:

Lots 20 and 21, Block 210, Tropical Gulf Acres Unit 10, a subdivision according to the plat thereof recorded in Plat Book 4, Page 76A through 76X, 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 Shannon M. Puopolo, Esq., Plaintiff's attorney, of the law firm of Henderson, Franklin, Starnes & Holt, P.A., whose address is Post Office Box 280, Fort Myers, Florida 33902, within thirty (30) days after the first publication of the notice and file the original with the Clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and seal of this Court on October 2, 2026.

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

October 9, 16, 2026 26-01225T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000939
IN RE: ESTATE OF GLENN ARTHUR STEWART A/K/A GLENN A. STEWART A/K/A GLENN STEWART
Deceased.

The administration of the estate of Glenn Arthur Stewart a/k/a Glenn A. Stewart a/k/a Glenn Stewart, deceased, whose date of death was December 8, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 October 9, 2026.

Personal Representative:
Steven A. Stewart
111 Gladys Avenue
Hempstead, New York 11550

Attorney for Personal Representative:
Jenny C. Hazel
Attorney
Florida Bar Number: 0163562
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
allee@mccrorylaw.com
October 9, 16, 2026 26-01240T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-000934-CP
IN RE: ESTATE OF DANNY JOE DACZEWITZ, A/K/A DANIEL J. DACZEWITZ
Deceased.

The administration of the Estate of Danny Joe Daczewitz, a/k/a Daniel J. Daczewitz, deceased, whose date of death was July 1, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948, Port Charlotte, FL 33301. The name and address of the personal representative and the personal representative's attorney are set forth below.

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 Florida Statutes Sections 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under Florida Statute Section 732.2211.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 October 9, 2026.

Personal Representative:
Jacob Daczewitz
1403 Bradley Court
Spring Grove, IL 60081

Attorney for Personal Representative:
/s/ Beth Lazar Beth Lazar, Esq.
Florida Bar Number: 51187
THERREL BAISDEN, LLP
1 SE 3rd Avenue, Suite 2950
Miami, FL 33131
Tel: (305) 371-5758 Fax: (305) 371-3178
Primary E-Mail:
BLazar@TherrelBaisden.com
Secondary E-Mail:
LBermudez@TherrelBaisden.com
Probate@TherrelBaisden.com
October 9, 16, 2026 26-01249T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25001762CA
Kimberly Ann Kierman Plaintiff, vs.
Lewis Maguire Homes, LLC A Florida Limited Liability Company Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment ofForeclosure dated June 5, 2026 and entered in Case No. 25001762CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Kimbely Ann Kierman is the Plaintiff and Lewis Maguire Homes, LLC is the Defendant(s), that Roger D. Eaton, Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash at website www.charlotte.realforeclose.com, at 11:00 a.m. on October 26, 2026, the following described property situated in Charlotte County, Florida, as set forth in said Final Judgment of Foreclosure:

LEGAL DESCRIPTION:

Lot 11, Block 163, Punta Gorda Isles, Section 14 Replat, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 7A through 7B, inclusive, of the Public Records of Charlotte County Florida

Also known as 2926 Magdalina Drive, Punta Gorda, Florida 33950

Parcel Identification Number: 412213258005

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 claim the surplus prior to the clerk reporting the surplus as unclaimed.

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

DATED this 17 day of Sept, 2026.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
By: (SEAL) K. Davis
Deputy Clerk

DATED this day of 09/30/2026.

Law Office of Christopher G. Frey
Attorney for Plaintiff
412 E. Madison St. Ste. 1106
Tampa, FL 33602
Telephone: (813) 222-8210
Email: chris@freylawpa.com
By: CHRISTOPHER G. FREY
Florida Bar No.: 825761
October 9, 16, 2026 26-01220T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001405CA
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
CHRISTOPHER JOSEPH ROMPRE A/K/A CHRISTOPHER ROMPRE; DEBORAH JEAN ROMPRE A/K/A DEBORAH ROMPRE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of September, 2026, and entered in Case No. 25001405CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, CHRISTOPHER JOSEPH ROMPRE A/K/A CHRISTOPHER ROMPRE, DEBORAH JEAN ROMPRE A/K/A DEBORAH ROMPRE, CONTRACTOR, LLC, SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 2nd day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 34, Block 599, PUNTA GORDA ISLES SECTION 20, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 2A through 2Z-42, inclusive, ofthe Public Records of Charlotte County, Florida.

Property address: 25504 Taltal Dr, Punta Gorda, FL 33983

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this day of 10/05/2026.

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

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
25FL373-0406
October 9, 16, 2026 26-01238T