CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on 11/19/2026 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
EDWARD ORTIZ MARTE	3124	$401
Lauren Ball	2049	$258
Cianan Coy	1043	$478
Cassandra Medlock	2028	$255
Ryan Southwell	2045	$434
NICHOLAS Brong	3158	$288
Jose Domena	2151	$298
Carol Plummer	2141	$694
JAMAR WALKER	4008	$544

October 23, 30, 2026 26-01305T

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Tuckers Pointe Community Development District (the "District") in Charlotte County, Florida, that a landowners' meeting will be held to elect three (3) members to the District Board of Supervisors. Immediately afterward, the Board of Supervisors will meet to elect District officers, consider other Board matters, and conduct any other business that may properly come before it.

DATE: November 19, 2026
TIME: 1:00 p.m.
LOCATION: Country Inn and Suites by Radisson
24244 Corporate Court
Port Charlotte, Florida 33954

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, 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 and the Board of Supervisors 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 hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 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 23, 30, 2026 26-01311T

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Coral Creek 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. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board, to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 19, 2026
TIME: 2:00 p.m.
LOCATION: Country Inn and Suites by Radisson
24244 Corporate Court
Port Charlotte, Florida 33954

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, (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 and the Board of Supervisors 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 meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 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 meetings 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.

Chesley (Chuck) E Adams, Jr.
District Manager
October 23, 30, 2026 26-01312T

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 Chelle Shoppe located at 18439 Temple Ave 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 14th day of October, 2026
Kirsten Black
October 23, 2026 26-01296T

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 The Coastal Witch Company located at PO Box 24 in the City of Placida, Charlotte, FL 33946 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
The Coastal Witch LLC
October 23, 2026 26-01300T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
FILE NO. 26-796-CP
IN RE: ESTATE OF JANELL DUANE CASE
DECEASED.

The administration of the Estate of Janell Duane Case, deceased, File Number 26-796-CP, 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 petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is October 23, 2026.

Petitioner: Janell Duane Case
6365 Spinnaker Blvd.
Englewood, FL 34224
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
October 23, 30, 2026 26-01319T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-973-CP
Division Probate
IN RE: ESTATE OF ARLENE J. STEWART A/K/A ARLENE JOYCE STEWART
Deceased.

The administration of the estate of Arlene J. Stewart a/k/a Arlene Joyce Stewart, deceased, whose date of death was August 10, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 23, 2026

Personal Representative:
R. Michael Stewart a/k/a Robert M. Stewart
15097 River Birch Court
Punta Gorda, Florida 33955
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
kimberly@kuhnslawfirm.com
October 23, 30, 2026 26-01320T

FIRST INSERTION

STARLING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at 10:30 a.m., at 26601 Dove Drive, Punta Gorda, Florida 33955 on the following dates:

November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://starlingcdd.net/.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to 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 at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
October 23, 2026 26-01324T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 11/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

433 Kat Lorini boxes, furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.
October 23, 30, 2026 26-01297T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-938-CP
Division Probate
IN RE: ESTATE OF RAMONA FULTON ENGER DYER a/k/a RAMONA FULTON-ENGER
Deceased.

The administration of the Estate of Ramona Fulton Enger Dyer a/k/a Ramona Fulton-Enger, deceased, whose date of death was June 10, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 23, 2026.

Personal Representative
Carrie Fiore
a/k/a Carrie Walker-Fiore
25 Paul Ln.
Alexandria, Kentucky 41001
Attorney for Personal Representative
John B. Mizell, Esq.
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
311 Sullivan St.,
Punta Gorda, Florida 33950
Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com
October 23, 30, 2026 26-01327T

Q&A

Q Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26001039CP
IN RE: ESTATE OF
GILBERT A. GUY Deceased.

The administration of the estate of GILBERT A. GUY, deceased, File no.: 26001039CP, 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, including unmatured, contingent or unliquidated claims, or whom a copy of this notice is served must filed their claims with this court WITHIN THE LATER OF THREE (3)MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this action is October 23, 2026.

Personal Representative
Sharon M. Guy
17 Long Meadow PL
Rotonda West, FL 33947

Attorney for Personal Representative:
SHARON M. GUY
Florida Bar No.: 0707953
LAW OFFICE OF SHARON M. GUY
17 Long Meadow PL
Rotonda West, FL 33947
Telephone (941) 321-1218
October 23, 30, 2026 26-01318T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 982 CP
Division: PROBATE
IN RE: ESTATE OF
VLADISLAV SAMSONOV
Deceased

The administration of the Estate of VLADISLAV SAMSONOV, deceased, File No. 2026 982 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is October 23, 2026

Personal Representative:
DIANA S. WHEELER
11109 Jacqueline Avenue
Englewood, Florida 34224

Attorney for Personal Rep.
Robert A. Dickinson
FL Bar No: 161468
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
October 23, 30, 2026 26-01291T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-862-CP
IN RE: ESTATE OF
ANN LEE AMBROSE
Deceased.

The administration of the estate of ANN LEE AMBROSE deceased, whose date of death was May 13, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, 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.

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 23, 2026.

Personal Representative:
James P. Ambrose, Jr.
8 Abanaki Dr.,
Billerica MA 01821

Attorney for Personal Representative:
/s/ Elias M. Mahshie
Elias M. Mahshie, ESQ.
Attorney for Petitioner
Florida Bar Number: 073103
MAHSHIE & DECOSTA, PA
407 E. Marion Ave, suite 101
Punta Gorda, Florida 33950
Telephone: (941) 639-7627
Fax: (941) 575-0242
E-Mail: Elias@MD-Lawfirm.com
Secondary E-Mail:
Kamalee@MD-Lawfirm.com
October 23, 30, 2026 26-01315T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-1001-CP
Division PROBATE
IN RE: ESTATE OF
DANIEL LOUIS CINELLI A/K/A
DANIEL L. CINELLI Deceased.

The administration of the estate of Daniel Louis Cinelli a/k/a Daniel L. Cinelli, deceased, whose date of death was September 14, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 23, 2026

Personal Representative:
Robin Vazquez
Estate & Guardianship Management Services

Schwarz & Harris, P.A.
Attorneys for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
Elise V. Bouchard
Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary: angel@schwarzlaw.net
October 23, 30, 2026 26-01306T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26001049CP
IN RE: ESTATE OF
JAMES ELLIS GAFFRON AKA
JAMES DOMINIC ELLIS
Deceased.

The administration of the estate of James Ellis Gaffron aka James Dominic Ellis, deceased, whose date of death was September 26, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 23, 2026.

Personal Representative:
Melissa Anne Pirner
6453 Grandview Hill Ct.
Bradenton, Florida 34203

Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
October 23, 30, 2026 26-01301T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Charlotte COUNTY, FLORIDA
PROBATE DIVISION
File No. 08-2026-CP-000978
Division Probate
IN RE: ESTATE OF
RICHARD JOSEPH RAKAUSKAS
Deceased.

The administration of the estate of Richard Joseph Rakauskas, deceased, whose date of death was June 16, 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 23, 2026.

Personal Representative:
Kerri A. Goodwin
469 Lake Moxie Rd
Moxie Gore TWP, Maine 04985

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 23, 30, 2026 26-01295T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number 26001031CP
IN RE: THE ESTATE OF
PRISCILLA ANN TREMAIN,
Deceased.

The administration of the estate of PRISCILLA ANN TREMAIN, deceased, whose date of death was September 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 23, 2026.

HANNAH E. TREMAIN
717 NE 12th Terrace, Apt No.2
Boynton Beach, FL 33435

LAW OFFICE OF COX & SANCHEZ
Thomas F. Cox
Thomas F. Cox, Esq.
P.O. Box 21351
St. Petersburg, Florida 33742
Florida Bar No: 397873
Telephone (727) 896-2691
Attorney for Personal Representative
Thom@CoxSanchez.com
Electronic Service:
pleadings@CoxSanchez.com
October 23, 30, 2026 26-01316T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-430-CP
Division PROBATE
IN RE: ESTATE OF
THOMAS FRANCIS FENDON
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 Thomas Francis Fendon, deceased, File Number 26-430-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was February 1, 2026; that the total value of the estate is $4,455.79 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Natalie Beth Fendon 20409 Vanguard Terrace Port Charlotte, Florida 33954

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 23, 2026.

Person Giving Notice:
Natalie Beth Fendon
20409 Vanguard Terrace
Port Charlotte, Florida 33954

Attorney for Person Giving Notice
Elise V. Bouchard
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
October 23, 30, 2026 26-01292T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26000941CP
IN RE: ESTATE OF
LYDIA TAI Deceased

The administration of the estate of Lydia Tai, deceased, whose date of death was July 25, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle 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 23, 2026.

Personal Representative:
Alfred Tai
1653 Hollowcreek Place
San Jose, California 95121

Attorney for Personal Representative:
/s/ Wess M. Jacobs
Wess M. Jacobs
Attorney
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
hillaryh@omplaw.com
October 23, 30, 2026 26-01293T

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
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Friday Publication

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Business Observer

LV20906_V34

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001070
IN RE: ESTATE OF LISA MARIE SCOTT
Deceased.

The administration of the estate of Lisa Marie Scott, deceased, whose date of death was August 30, 2026, is pending in the Circuit Court for Charlottee 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 23, 2026.

Personal Representative:
A. Jill C. McCrory
309 Tamiami Trail
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
October 23, 30, 2026 26-01326T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-CP-001038
Division: Probate
IN RE: ESTATE OF DIANE H. SEAGLE
Deceased.

The administration of the estate of Diane H. Seagle, deceased, whose date of death was May 23, 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 23, 2026.

Personal Representative:
Brian A. Hoffman
234 Eufola Road
Statesville, NC 28677
Attorney for Personal Representative:
Forrest J. Bass, Esq.
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 23, 30, 2026 26-01330T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Charlotte COUNTY, FLORIDA
PROBATE DIVISION
File No. 26001019CP
IN RE: ESTATE OF THOMAS JAMES MAYS Deceased.

The administration of the estate of THOMAS JAMES MAYS, deceased, whose date of death was July 27th, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2026.

SANDRA L. MAYS
Address: 3633 San Sebastian Court
Punta Gorda, FL 33950
Palmer Palmer & Mangiero
Attorneys for Personal Representative
12790 S. Dixie Hwy
Miami, FL 33156
Telephone: (305) 378-0011
Florida Bar No. 818119
Email Addresses:
eservice@ppmpalaw.com
david@ppmpalaw.com
October 23, 30, 2026 26-01294T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26001033CP
Division Probate
IN RE: ESTATE OF DALE CLINTON CLARK a/k/a Dale C. Clark
Deceased.

The administration of the estate of DALE CLINTON CLARK a/k/a DALE C. CLARK, deceased, whose date of death was July 25, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
KEITH WILLIAM CLARK
1362 Clark Road
Wyalusing, Pennsylvania 18853
Attorney for Personal Representative:
DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 484-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail:
jpainchaud@farr.com
October 23, 30, 2026 26-01329T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1020-CP
Division Probate
IN RE: ESTATE OF GWENDOLYN H. SCUDDER a/k/a GWENDOLYN TOMIE SCUDDER
Deceased.

The administration of the Estate of Gwendolyn H. Scudder a/k/a Gwendolyn Tomie Scudder, deceased, whose date of death was August 31, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 23, 2026.

Personal Representative
Samuel A. Scudder
28383 Coco Palm Dr.
Punta Gorda, FL 33982
Attorney for Personal Representative
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Finn, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
October 23, 30, 2026 26-01325T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001041
Division Probate
IN RE: ESTATE OF WILLIAM MARK WARFEL
Deceased.

The administration of the estate of William Mark Warfel, deceased, whose date of death was July 28, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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 23, 2026.

Personal Representative:
Judith Ann Twining
15 Quill Road
Levittown, Pennsylvania 19057
Attorney for Personal Representative:
Guy S. Emerich, Esq.
Attorney
Florida Bar Number: 126991
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail: akibler@farr.com and probate@farr.com
October 23, 30, 2026 26-01321T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 26-CP-000293
IN RE: ESTATE OF JACQUES J. TESSIER Deceased.

The administration of the estate of JACQUES J. TESSIER, deceased, whose date of death was February 7, 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 23, 2026

Personal Representative:
Lisa Tessier
1901 West Madison Street, Apt. 317
Phoenix, Arizona 85009
Attorneys for Personal Representative:
/s/ Alvaro C. Sanchez
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Secondary E-Mail:
courtfilings@capecoralattorney.com
October 23, 30, 2026 26-01307T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26001044CP
Division Probate
IN RE: ESTATE OF JOHN NORMAN MEYER Deceased.

The administration of the estate of JOHN NORMAN MEYER, deceased, whose date of death was September 14, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
Gary Meyer
1437 Silverwood Lane
Neenah, Wisconsin 54956
Attorney for Personal Representative:
Season A. Chisholm
Attorney
Florida Bar Number: 1044362
304 W Venice Ave., Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
October 23, 30, 2026 26-01317T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 26000719CP
Division: Probate
IN RE: ESTATE OF JOHN A. YANSICK,
Deceased.

The administration of the estate of John A. Yansick, deceased, whose date of death was May 25, 2024, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 23, 2026

Personal Representative:
Rebecca A. Lane
205 Wyoming Street
Warsaw, NY 14569
Attorney for Personal Representative:
Audrey A. Peartree, Esq.
Florida Bar No. 108246
Harris Beach Murtha Cullina, PLLC
99 Garnsey Road
Pittsford, NY 14534
Telephone: (585) 419-8800
Email Address:
apeartree@harrisbeachmurtha.com
October 23, 30, 2026 26-01308T

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Business Observer

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 26000084CA
MIDFIRST BANK
Plaintiff, V.
FRANCES MARY KOWALCZYK A/K/A FRANCES M. KOWALCZYK; UNKNOWN SPOUSE OF FRANCES M. KOWALCZYK A/K/A FRANCES M. KOWALCZYK; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

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

LOT 12, BLOCK 552, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 2A-2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
a/k/a 3138 LOCKWOOD ST, PORT CHARLOTTE, FL 33952-7146

at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on November 13, 2026 beginning at 11:00 AM.

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 10/14/2026.

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

1000009283
October 23, 30, 2026 26-01299T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26000292CC
SUN 1318 CORP.,
Plaintiff, vs.
WILLIAM W. HOWELL, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on November 9, 2026, at 11:00 EST at www.charlotte.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Charlotte County, Florida:

LOT 1, BLOCK 1408, PORT CHARLOTTE SECTION 27, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20G INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 402210477014
PROPERTY ADDRESS: 1418 HARBOR BLVD., PORT CHARLOTTE, FL 33952

pursuant to a Final Judgment of Foreclosure entered in Case No. 26000292CC of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the style of which is indicated above.

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 10/20/2026.

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

October 23, 30, 2026 26-01322T

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. 25001466CA
Rocket Mortgage, LLC,
Plaintiff, vs.
Beverly J Hassler, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25001466CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Rocket Mortgage, LLC is the Plaintiff and Beverly J Hassler; Section 23, Property Owner's Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 16th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 727, PUNTA GORDA ISLES, SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 2A THROUGH 2-Z-41, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
TAX ID: 402308493003

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 10/16/2026.

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

File # 25-F02929
October 23, 30, 2026 26-01310T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CA 000643
RC FUND III, LLC,
Plaintiff, vs.
INVENTERIORS, LLC, LAUREL TEVOLITZ, RIKER CONSTRUCTION SERVICES, LLC, and UNKNOWN PARTY IN POSSESSION, with said Defendant being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 14, 2026, in the above captioned case, that the Clerk of Court of Charlotte County, Florida will to the highest and best bidder for cash online at the following website: https://www.charlotte.realforeclose.com. in accordance with Chapter 45, Florida Statutes on November 25, 2026, at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 35, THIRD ADDITION TO: OXFORD MANOR, according to the plat thereof, as recorded in Plat Book 7, Page 24, of the Public Records of charlotte County, Florida.
Commonly Known As: 1215 MARYKNOLL RD. S., 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 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.

10/19/2026

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

October 23, 30, 2026 26-01313T

FIRST INSERTION

NOTICE OF SALE
(PURSUANT TO CHAPTER 45)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001797CA
SCOTTSDALE MORTGAGE FUND 66, LLC, a foreign limited liability company,
Plaintiff, -vs-
JOHN I. O'DONNELL, SOLE TRUSTEE OF THE BARBARA C. COL VILLE-O'DONNELL LIVING TRUST AS RESTATED AND AMENDED MARCH 19, 1998, an individual, JOHN I. O'DONNELL, an individual, CITY OF PUNTA GORDA, a government entity, and PUNTA GORDA ISLES CIVIC ASSOCIATION, INC., a Florida non-profit corporation,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 14, 2026 and entered in Case No. 25001797CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein JOHN I. O'DONNELL, SOLE TRUSTEE OF THE BARBARA C. COLVILLE-O'DONNELL LIVING TRUST AS RESTATED AND AMENDED MARCH 19, 1998, JOHN I. O'DONNELL, CITY OF PUNTA GORDA and PUNTA GORDA ISLES CIVIC ASSOCIATION, INC. are the Defendants, Roger D. Eaton, as Clerk of the Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11 :00 o'clock A.M. on November 25, 2026, the following described property set forth in said Final Judgment, to wit:

LOTS 22 AND 23, BLOCK 90, PUNTA GORDA ISLES, SECTION TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 58-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
SITUATE IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA.
With an address of: 2035 Jamaica Way, Punta Gorda, FL 33950
Property ID:412211252003

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 10/20/2026.

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

October 23, 30, 2026 26-01323T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 23000135CA
MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, D/B/A R P FUNDING, FORMERLY KNOWN AS R P FUNDING, INC.
Plaintiff(s), vs.
BRANDON RHODEN; GULF WESTERN ROOFING AKA GWR CENTRAL, LLC; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on October 12, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of November, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 20, BLOCK 213, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 16A THROUGH 16Y AND 16Z1 THROUGH 16Z7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property address: 1273 Armsdale Avenue, 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.

In accordance with Rule of General Practice and Judicial administration 2.515, the undersigned represents that the legal authorities identified herein exist and are accurately cited.

10/21/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
October 23, 30, 2026 26-01331T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000542CA
EF MORTGAGE LLC,
Plaintiff, v.
ELLIS REAL ESTATE HOLDINGS LLC, a Florida Limited Liability Company; MICHAEL ELLIS, an Individual; KEN MANLEY HOMES INC; SUNCOAST SPEED SHOP INC D/B/A SUNCOAST CUSTOM CABINETS; UNKNOWN TENANT #1; UNKNOWN TENANT#2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure or Order dated October 9, 2026 entered in Civil Case No. 26000542CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein EF MORTGAGE LLC, Plaintiff and ELLIS REAL ESTATE HOLDINGS LLC, a Florida Limited Liability Company; MICHAEL ELLIS, an Individual; KEN MANLEY HOMES INC. and SUNCOAST SPEED SHOP INC D/B/A SUNCOAST CUSTOM CABINETS, are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on November 23, 2026 the following described property as set forth in said Final Judgment of Foreclosure, to wit:

LOT 18, BLOCK 498, PORT CHARLOTTE SUBDIVISION SECTION NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 19, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3552 Middletown St, Port Charlotte,FL 33952

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

10/21/2026

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) D. Harwood
DEPUTY CLERK OF COURT

Submitted By: Barron A. Becker
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service E-mail:
ftlrealprop@kelleykronenberg.com
October 23, 30, 2026 26-01328T

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


IV20878_V21

--- ACTIONS / SALES ---

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
2026 CA 000516
MSR ASSET VEHICLE LLC,
Plaintiff, VS.
PATRICIA WOODS; UNKNOWN SPOUSE OF PATRICIA WOODS; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 6, 2026 in Civil Case No. 2026 CA 000516, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, MSR ASSET VEHICLE LLC is the Plaintiff, and PATRICIA WOODS is the Defendant.

The Clerk of the Court, Roger D. Eaton will at sell to the highest bidder for cash www.charlotte.realforeclose.com on November 23, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 1326, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 2A THROUGH 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of the court on 10/15/2026.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-17331B
Ref# 27578
October 23, 30, 2026 26-01303T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26001179CA
EF MORTGAGE, LLC,
Plaintiff, v.
AYNI ESTATE LLC, et al,
Defendant(s).

To the following Defendant(s):
AYNI ESTATE LLC
(Last Known Address: BNL CAPITAL INVESTMENTS INC 1717 N BAYSHORE DR 2647, MIAMI, FL 33132)
ANGEL DAMIAN SUPPA URSI
(Last Known Address: 15482 VISCOUNT CIR, PORT CHARLOTTE, FL 33981)
BRUNO LOMBARDI
(Last Known Address: 15482 VISCOUNT CIR, PORT CHARLOTTE, FL 33981)
VINCENT FRANK PACE
(Last Known Address: 1717 N BAYSHORE DRIVE 2647, MIAMI, FL 33132)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 61, BLOCK 4907, PORT CHARLOTTE SUBDIVISION SECTION NINETY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 1 - A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 15482 VISCOUNT CIR, PORT CHARLOTTE, FL 33981

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 11-23-26, a date which is within thirty (30) days after the first publication of this Notice in the 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 16 day of Oct, 2026.

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

October 23, 30, 2026 26-01309T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000523CA
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
DGC DEVELOPMENT CORP, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 12, 2026 and entered in Case No. 26000523CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein CLAUDETH GOMEZ OBREGON, DGC DEVELOPMENT CORP, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on November 25, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 2080, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 23-A THROUGH 23-F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 16418 VOLKERTS AVE, PORT CHARLOTTE, FL 33954 (the "Property").

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

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

WITNESS my hand and the seal of the court on 10/19/2026.

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/ Rebecca E. Smith
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 23, 30, 2026 26-01314T

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. 25001310CA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, VS.
DUSTIN WALKER A/K/A DUSTIN L. WALKER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 23, 2026 in Civil Case No. 25001310CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Dustin Walker a/k/a Dustin L. Walker, 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 12th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 9, BLOCK 387, PUNTA GORDA ISLES, SECTION 18, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Address: 7519 Carambola, 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 this day of 10/14/2026.

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

25-13216FL
October 23, 30, 2026 26-01298T

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: 25001259CA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, VS.
MELODY LEE ARQUILLO; THOMAS ANTHONY ARQUILLO, JR.; UNKNOWN SPOUSE OF MELODY LEE ARQUILLO; UNKNOWN SPOUSE OF THOMAS ANTHONY ARQUILLO, JR.; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated August 6, 2026 entered in Civil Case No. 25001259CA of the Circuit Court of the 20TH Judicial Circuit and for Charlotte County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and MELODY LEE ARQUILLO, 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 February 01, 2027, in accordance with Chapter 45, Florida Statutes, the following described property located in CHARLOTTE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOT 10, BLOCK 1774, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY-TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 66A THROUGH 66F OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 5550 Eyerly Terrace, Port Charlotte, FL 33981

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 10/15/2026.

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

This document was prepared by:
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Attorney for Plaintiff - Bidder # 13699
October 23, 30, 2026 26-01304T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000716CA
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, VS.
MICHAEL ARNDT; ZYLER ARNDT; ET AL
Defendant(s).

To the following Defendant(s):
MICHAEL ARNDT
Last Known Address
3229 EASY ST
PORT CHARLOTTE, FL 33952
ZYLER ARNDT
Last Known Address
3229 EASY ST
PORT CHARLOTTE, FL 33952
UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY
Last Known Address
3229 EASY ST
PORT CHARLOTTE, FL 33952
UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY
Last Known Address
3229 EASY ST
PORT CHARLOTTE, FL 33952

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

LOT 28, BLOCK 1340, PORT CHARLOTTE SUBDIVISION SECTION 11, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 22A THRU 22E,OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

a/k/a 3229 EASY ST, PORT CHARLOTTE, FL 33952

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 West Cypress Creek Road, Suite 1045, Fort Lauderdale, FL 33309, within 11-20-2026 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 15 day of October, 2026.

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

Submitted by:
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (401) 262-2110
October 23, 30, 2026 26-01302T

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

THIRD 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

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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

--- PUBLIC SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT 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

SECOND 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

SECOND 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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIR-
CUIT 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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



--- ACTIONS / SALES ---

SECOND INSERTION

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

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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, 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

SECOND 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

SECOND 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

SECOND 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

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--- ACTIONS / SALES ---

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. 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

SECOND 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

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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.: 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

The Facts

How Costs Exploded

the Black Hole of Health Care

Since Medicare and Medicaid began, health care has become more expensive and less efficient. Re-privatizing medical care is the only way to fix it.

BY **MILTON FRIEDMAN**

Some years ago, I came across a study by Dr. Max Gammon, a British physician who also researches medical care, comparing input and output in the British socialized hospital system. Taking the number of employees as his measure of input and the number of hospital beds as his measure of output, he noted that long waiting lists for hospital admission assured that all beds were in use. This meant that the total number of beds could be taken as equal to the number of occupied beds. He found that input had increased sharply, whereas output had not only failed to keep pace but had actually fallen.

He was thus led to enunciate what he called "the theory of bureaucratic displacement." In his words, in "a bureaucratic system … increase in expenditure will be matched by fall in production. … Such systems will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources, and shrinking in terms of 'emitted' production."

I have long been impressed by the operation of Gammon's law in the U.S. school system: input, however measured, has been going up for decades, and output, whether measured by number of students, number of schools, or even more clearly, quality, has been going down.

The recent surge of concern about the rising cost of medical care, and of proposals to do something about it—most involving a further move toward the complete socialization of medicine—reminded me of Gammon's study and led me to investigate whether his law applied to U.S. health care.

The major advances in medical care in the past half century have greatly benefited most of us. Indeed, I would not be alive today if it were not for some of them. Yet the question remains whether these gains were promoted or retarded by the extraordinary rise in the fraction of national income spent on medical care. How does output compare with input?

HOSPITALS

Even a casual glance at figures on input and output in U.S. hospitals indicates that Gammon's law has been in full operation for U.S. hospitals since the end of World War II, especially since the enactment of Medicare and Medicaid in 1965.

Before 1940 input and output both rose (input somewhat more than output presumably because of the introduction of more sophisticated and expensive treatments). The cost of hospital care per resident of the United States, adjusted for inflation, rose from 1929 to 1940 at the rate of 5% per year; the number of occupied beds, at 2.4% a year (see table below). Cost per patient day, adjusted for inflation, rose only modestly.

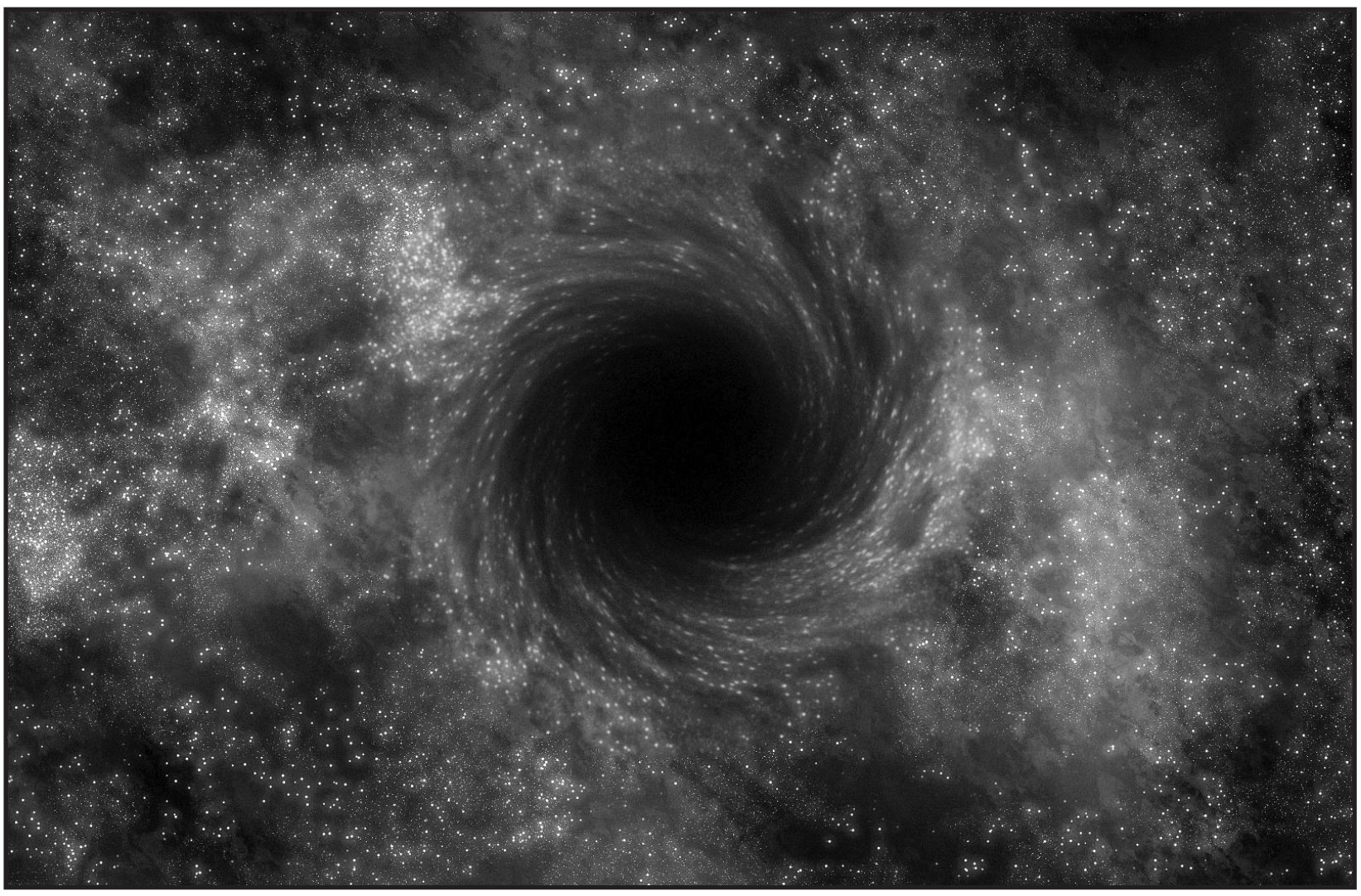
The situation was very different after the war. From 1946 to 1989 the number of beds per one thousand population fell by more than half; the occupancy rate, by an eighth. In sharp contrast, input skyrocketed. Hospital personnel per occupied bed multiplied nearly sevenfold, and cost per patient day, adjusted for inflation, an astounding twenty-six-fold, from $21 in 1946 to $545 in 1989 at the 1982 price level. One major engine of these changes was the enactment of Medicare and Medicaid in 1965. A mild rise in input was turned into a meteoric rise; a mild fall in output, into a rapid decline.

1-MEDICAL EXPENSES PROVE GAMMON'S LAW

Notice how the increase in medical expenditures have resulted in lower productivity — more employees and expenses while the number of beds (patients served) has shrunk.

	1923	1929	1940	1946	1965	1989
Beds per 1,000 population	6.8	7.5	9.3	10.3	8.8	4.9
Percentage of beds occupied	73.0%	80.0%	84.0%	80.0%	82.0%	69.6%
Cost per patient day in constant (1982) dollars		$18	$22	$21	$71	$545
Personnel per occupied bed				0.7	1.4	4.6
Hospital expense as % of total medical expense		17.8%	24.3%	24.0%	32.1%	35.6%
Medical cost / person / year in constant (1982) dollars						
Hospital		$30	$52	$63	$190	$683
Other		$143	$164	$200	$403	$1,237
TOTAL	$136	$173	$216	$263	$593	$1,920
PHYSICIANS						
Number per 100,000 population	130	125	133	135*	153	252†
Median income‡ (Constant 1982 dollars)		$21,722	$23,191	$34,407	$82,391	$99,016†
Ratio to per capita income		5.1	5.2	6.6	10.7	9.1†

*1949 †1987 ‡"Nonsalaried physicians" through 1965; "incorporated and unincorporated" in 1987



Taken by itself, the decline in the number of occupied beds could be interpreted as evidence of the progress of medical science: a healthy population needs less hospitalization, and advances in science and medical technology have reduced the length of hospital stays and enabled more procedures to be performed outside the hospital.

That may well be part of the reason for the decline in output, perhaps a major part. But that does not explain much, if any, of the rise in input. True, care has become more sophisticated and expensive, and medical machines, more complex. Yet improvements in health and in the quality of hospital care do not appear to have proceeded more rapidly after 1965 than before.

Indeed, there is some evidence that the reverse is true. Whereas reported expenditures on research (per capita and in constant dollars) rose at the rate of 15% a year from 1948 to 1964, they rose at less than 2% a year from 1965 to 1989. Yet the number of occupied beds per thousand population fell by 1% a year from 1946 to 1964 and by 2.5% a year from 1965 to 1989. Cost per patient day rose by 6% in the first period, 9% in the second.

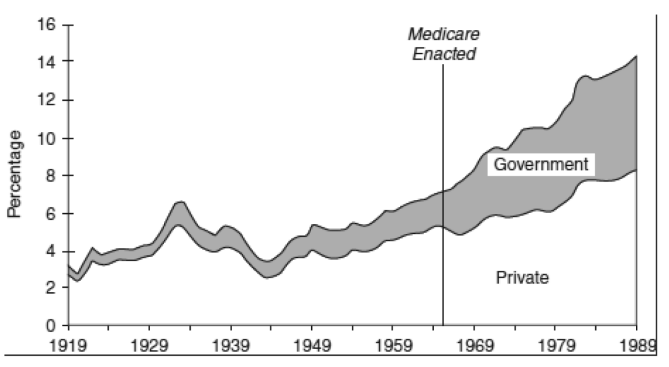
Gammon's law, not medical miracles, was clearly at work.

The federal government's assumption of responsibility for hospital and medical care of the elderly and the poor provided a fresh pool of money, and there was no shortage of takers. Personnel per occupied bed, which had already doubled from 1946 to 1965, more than tripled from that level after 1965. Cost per patient day, which had already more than tripled from 1946 to 1965, multiplied a further eightfold after 1965. The difference between the rise in personnel and costs reflects expenditures on expensive equipment and higher prices for medical personnel relative to other goods.

Growing costs, in turn, led to more regulation of hospitals, further increasing administrative expense.

2-MEDICARE FUELS SPENDING

Health Spending as Percentage of National Income, 1919–1989



Unfortunately, I have been unable to uncover comprehensive and readily available data for a sufficiently long period to judge how large a role was played by increasing administrative costs. Anecdotal evidence suggests that increased administrative complexity played a major role in the explosion of total cost per patient day and led to a shift from hospital to outpatient care, accelerating the decline in occupied beds.

Experts in medical care and in hospital administration can doubtless expand this amateur's explanation and put flesh on the stark evidence from the limited statistical data. But a fuller description is hardly likely to alter the bottom line: In Gammon's words, "a bureaucratic system … will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources and shrinking in terms of 'emitted' production."

OTHER MEDICAL CARE

Although hospital cost has risen as a percentage of total medical cost from 24% in 1946 to 36% in 1989, it is still a minor part of total medical cost. It is tempting to apply Gammon's analysis to total medical cost rather than simply to hospital care.

There is no problem about input. Estimates of expenditure on medical care are readily available for the post-war period and can be estimated back to 1919 and corrected readily for the rise in population and in the price level.

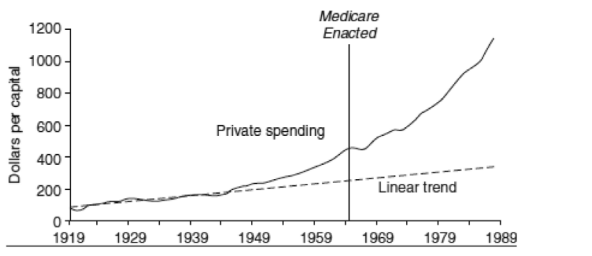
In figure 2 below, I show total health spending as a percentage of national income from 1919 on and its division between private and governmental spending. Except for the Great Depression, when the collapse of incomes raised the percentage sharply, health spending from 1919 on rose gradually but stayed between about 3% and 4% of total national income. Government spending was only a modest part of that total and was primarily state and local rather than federal.

For example, in 1940 federal spending was about one-sixth of total government spending on health care. After the war total spending on health care tripled as a fraction of national income, and government spending, particularly federal, became an increasing fraction of the total.

In figures 3, 4, and 5 (see page 8), I present the same data as dollars per capita in constant prices. Private spending rose at a steady arithmetic rate up to the end of World War II, increasing by $3.30 per capita a year, with only minor deviations as a result of cyclic forces. The increase reflected mostly the long-term increase in income. As a percentage of national income, private spending stayed between 3.5% and 5% from 1922 to 1958 except for some of the depression years. From 1958 on, private spending began to rise as a percentage of national income — at first slowly, then more rapidly, reaching more than 8% by 1989.

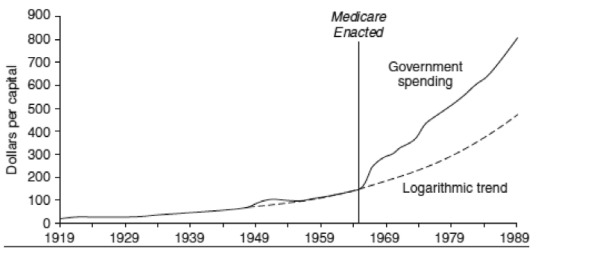
3-PRIVATE HEALTH SPENDING

Private Health Spending, 1919–1989, and Linear Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices.)



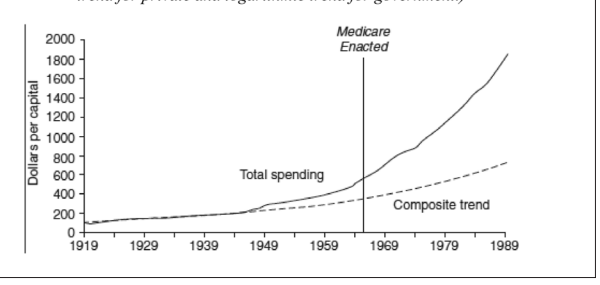
4-GOV'T HEALTH SPENDING

Government Health Spending, 1919–1989, and Log Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices.)



5-TOTAL HEALTH SPENDING

Total Health Spending, 1919–1989, and Composite Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices; composite trend is sum of linear trend for private and logarithmic trend for government.)



Government spending behaved somewhat differently, rising at a rather constant percentage rate, 3.5% a year, from 1919 all the way to 1965 except for a short post-war bulge. The enactment of Medicare and Medicaid produced an explosion in government spending that went sharply higher than the extrapolated trend.

In the process, government's share of total spending went from 15% during the 1920s to 25% in 1965 before surging to 42% in the next two decades, or from less than 1% of national income to nearly 6%.

The data from figures 3 and 4 are combined in figure 5 to show that, if the earlier trends had continued, total spending in 1989 would have been less than half as much as it actually was.

One major physical input is the number of physicians. Physicians numbered 157 per 100,000 population at the turn of the century, gradually declined to 125 by 1929, and then rose slowly to 133 by 1959 before beginning an exponential climb to 252 by 1987, the latest year for which I have data. The rapid increase in the number of physicians was preceded by a sharp rise in their median income, from a level less than 7.0 times per capita income to a peak of 11.6 to 1 in 1962 (see the final line in table 1).

As cost containment became more pressing, the rise in the number of physicians was accompanied by a decline in their relative income, though their income continued to rise in absolute terms. By 1987 the ratio had declined from 11.6 to 9.1, and no doubt the decline is continuing.

Despite the sharp rise in the number and income of physicians, it is worth noting, first, that the cost of physicians' services accounts for only about one-fifth of total health care cost and, second, that the share is less than it has historically been. In 1929 the cost of physicians' services was about 27% of total health cost; after World War II, about 25%. The explanation is presumably a combination of expensive equipment and administrative expense.

So much for input. What about output?

That is the true problem.

The output of the medical care industry that we are interested in is its contribution to better health. How can we measure better health in a reasonably objective way that is not greatly influenced by other factors?

For example, if medical care enables people to live longer and healthier lives, we might expect that the fraction of persons aged 65 to 70 who continue to work would go up. In fact, of course, the fraction has gone down drastically — thanks to higher incomes reinforced by financial incentives from Social Security.

With the same "if" we might expect the fraction of the population classified as disabled to go down, but that fraction has gone up, again not for reasons of health but because of government social security programs. And so I have found with one initially plausible measure after another — all of them are too contaminated by other factors to reflect the output of the medical-care industry.

The least bad measure that I have been able to come up with is length of life, although that too is seriously contaminated by other factors.

Improvements in diet, housing, clothing, and so on made possible by increasing affluence as well as government measures such as provision of purer water and better garbage collection and disposal have doubtless contributed to lengthening the average life span.

Wars, epidemics, and natural and man-made disasters have played a part. Even more important, the quality of life is as meaningful as the length of life. Perhaps someone more knowledgeable in this field can come up with a better measure of the relevant output of the medical care industry. I have not been able to.

Figures 6 and 7 (see page 9) present two different sets of data on length of life: figure 6, on length of life at birth, figure 7, on remaining length of life at age 65. The two tell rather different stories.

For length of life at birth, data are readily available by sex and race, and I have concentrated on the length of life of females and of whites and blacks separately to keep the populations involved as homogeneous as possible over a long period. In figure 6, I show the estimated average length of life at birth of white and black females since 1900. As in the preceding charts, I have also included trends fitted to pre-war data. The trends fit the data surprisingly well until the late 1950s.

Until then, life expectancy at birth of white females went up steadily, from 48.7 years in 1900 to 74.2 years in 1959, and of black females from 33.5 to 65.2 years — or, during the intervening 59 years, on the average by 0.43 years per year for white females and 0.54 for black. The rise then slowed drastically. Life expectancy for white females went from 74.2 years in 1959 to 79.0 in 1989 and for black females from 65.2 years in 1959 to 75.6 in 1989 — an average of only 0.16 and 0.35 years per year during those 30 years. The rate of rise was cut by more than half for whites, by more than a third for blacks.

As life expectancy lengthens, further increases are presumably more difficult to achieve — early gains would seem to be the easiest. Yet there are no signs of any slowdown for the first 59 years of the 20th century (see figure 6). The shift to a lower rate of improvement comes suddenly, not long before the rapid expansion in the federal government's role in medical care and the sharp slowdown in the rate of increase in the amount of funds going to research.

Figure 7, on life expectancy at age 65, is for both races combined because I have been unable to get data going far enough back for blacks and whites separately. In sharp contrast to figure 6, we see very slow though steady progress to about 1939 and then decidedly more rapid progress, especially for females. Does the speeding up around 1939 reflect the discovery and subsequent wider use of a range of antibiotics? I leave that as a puzzle for others.

In terms of my own concern — the effect of greater government involvement — figure 7 is of little help. For females, Medicare is followed by an initial speeding up, then tapering off; for males, the pattern is almost the reverse: little or no change from 1950 to 1970, then a speeding up. In short, it will take a far more detailed and informed analysis to reach any clear conclusions about what has been happening to the output of the medical care industry in terms of either the length of life or, even more, the quality of life.

Nonetheless, for total medical care, as for hospitals, it is hard to avoid the conclusion that Gammon's law is at work. There is no question that medicine in all its aspects has become subject to an ever more complex bureaucratic structure. No question that input has exploded. No evidence that output has come anywhere close to keeping pace, though we lack a firm basis for going beyond this very general statement. "Black holes" indeed.

Why should we be surprised?

Evidence covering a much broader range of activities

documents the conclusion that bureaucratic structures produce high-cost, low-quality, and inequitably distributed output. That is the dramatic lesson underlined recently by the collapse of socialism in the Soviet Union, China and the Eastern European satellites of the Soviet Union.

The U.S. medical system has become in large part a socialist enterprise. Why should we be any better at socialism than the Soviets? Or the East Germans? Or the Czechs? Or the Chinese?

Medicine is not unique. Our socialized postal system, our socialized school system, our socialized system of trying to control drugs, and indeed our socialized defense industry provide clear evidence that we are no better at socialism than countries that have gone all the way.

Yet not only do we keep on being surprised, but we continue in each of these areas to increase the scope of socialism. Nearly all the suggestions for improving our medical system involve expanding the role of government, at the extreme moving from a partly socialist system to a completely socialist system!

SOLUTION

I believe that the inefficiency, high cost and inequitable character of our medical system can be fundamentally remedied in only one way: by moving in the other direction, toward reprivatizing medical care.

I conjecture that almost all consumers of medical services, and many producers, would favor a simple reform that would privatize most medical care. Yet that reform is not politically feasible because it would be violently opposed by the bureaucracy that plans, controls and administers the current structure of medical care.

The reform has two major elements:

(1) End both Medicare and Medicaid and replace them with a requirement that every U.S. family unit have a major medical insurance policy with a high deductible, say $20,000 a year or 30% of the unit's income during the prior two years, whichever is lower.

(2) End the tax exemption of employer-provided medical care; it should be regarded as a fully taxable fringe benefit to the employee — deductible for the employer but taxable to the employee. Each of these reforms needs further discussion.

For the first element, preferably, the major medical insurance policy should be paid for by the individual family unit, which should receive a reduction in taxes reflecting the reduction in cost to the government. There would be an exception for lower-income families and for families unable to qualify for coverage at an affordable fee. The government would help them finance the policy though not administer it. That would be done by private competitive insurance companies chosen by each individual or family separately. Individuals or families would, of course, be free to buy supplementary insurance if they so desired.

However, even if the government were to pay for major medical insurance for everyone directly — rather than by reducing taxes — there is little doubt that both the government's cost and the total health cost would decline drastically because of the elimination of the tremendous governmental bureaucratic structure that has been built up to supervise a large fraction of all health activities.

The tax exemption of employer-provided medical care has two different effects, both of which contribute to raising health costs.

First, it leads the employee to rely on the employer rather than himself to finance and provide medical care. Yet the employee is likely to do a far better job of monitoring health-care providers in his own interest than is the employer.

Second, it leads the employee to take a larger fraction of his total remuneration in the form of health care than he would if it had the same tax status as other expenditures.

If the tax exemption were removed, employees could bargain with their employers for a higher take-home pay in lieu of health care and provide for their own health care either by dealing directly with health-care providers or through purchasing health insurance.

These two reforms would completely solve the problem of the currently medically uninsured, eliminate most of the bureaucratic structure, free medical practitioners from an incredible burden of paperwork and regulation, and lead many employers and employees to convert employer-provided medical care into a higher cash wage. The taxpayer would save money because total governmental costs would plummet.

The family unit would be relieved of one of its major concerns — the possibility of being impoverished by a major medical catastrophe — and most could readily finance the remaining medical costs, which I conjecture would return to something like the 5% of total consumer spending that it was before the federal government got into the act.

Families would once again have an incentive to monitor the providers of medical care and to establish the kind of personal relations with them that once were customary. The demonstrated efficiency of private enterprise would have a chance to operate to improve the quality and lower the cost of medical care.

There is only one thing wrong with this dream. It would displace and displease the large number of people now engaged in administering, studying and daily revising the present socialized system, including a large private-sector component that has adjusted to the system. Most of them are highly competent at what they do and would be able to use their abilities in productive activities if their current employment were terminated. But, understandably, they will not see it that way, and they are sufficiently potent politically to kill any such reform before it could ever get an extensive following, just as the educational bureaucracy has repeatedly killed even modest programs for privatizing the educational system, though poll after poll shows that the public supports privatization through parental choice.

Medical care provides a clear example of the basic difference between private and governmental enterprise. That difference is not in the quality of people who initiate or operate new ventures or in the promise of the ventures. The people proposing and undertaking government ventures are generally as able, as ingenious, and of as high moral character as the people undertaking private ventures, and the ventures they undertake may well be of equal promise.

The difference is in the bottom line. If a private venture is unsuccessful, its backers must either shut it down or finance its losses out of their own pockets, so it will generally be terminated promptly. If a governmental venture is unsuccessful, its backers have a different bottom line.

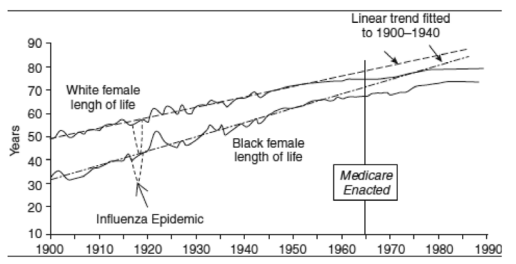
Shutting it down is an admission of failure, something none of us is prepared to face if we can help it. Moreover, it is likely to mean the loss of a remunerative job for many of its backers and promoters. And they need not shut it down. Instead, in entire good faith, the backers can contend that the apparent lack of success is simply a result of not carrying the venture far enough. If they are persuasive enough, they can draw on the deep pockets of the taxpaying public, while replenishing their own, to finance a continuation and expansion of the venture.

Little wonder that unsuccessful government ventures are generally expanded rather than terminated.

In my opinion, that is what is responsible for Gammon's "black holes" in medicine, schooling, the "war on drugs," agricultural subsidies, protectionism and so on and on. That is the way high-minded motives and self-interest combine to produce what Rep. Richard Armey once labeled "the invisible foot of government." I challenge you to find more than a very exceptional counterexample.

6-LIFE EXPECTANCY AT BIRTH

Estimated Length of Life at Birth of Females, 1900–1989, and Linear Trend Fitted to 1900–1940
NOTE: In computing trend, 1918 observation replaced by average of 1917 and 1919 to eliminate effect of influenza epidemic.



7-LIFE EXPECTANCY AT AGE 65

Male and Female Life Expectancy at Age 65, 1900–1988
NOTE: Dashed lines are linear trends fitted to the two successive periods 1900–1939, 1940–1988.

