CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/20/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 SUMM Park Trailer bearing vehicle identification number CE10CFL092497303S and all personal items located inside the travel trailer. Last Tenant: Kevin Carter Adams and Veronica Yliana Adams. Sale to be held at: Harbor Belle RV, LLC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010.

November 6, 13, 2026 26-01406T

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 HomePro Pool Lawn Pest located at 4069 S Access Rd in the City of Englewood, Charlotte, FL 34223 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2026

Michael Zurbrigen

November 6, 2026 26-01394T

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 Crestwater Health and Rehab Charlotte Harbor located at 4000 Kings Highway in the City of Port Charlotte, Charlotte, FL 33980 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

Crestwater Health and Rehab Charlotte Harbor, LLC

November 6, 2026 26-01410T

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1001632 from Dave Mattson, 140 Carillon Parkway, Saint Petersburg, FL 33716-1201. Application received: 09/24/2026. Proposed activity: The applicant intends to redevelop the site into a 4,584 SF Heartland Dental and a 2,427 SF Chipotle restaurant. Project name: Chipotle and Heartland Dental. Project size: 2.87 Acres. Location: Section(s) 05, Township 41 South, Range 21 East, in Charlotte County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the Application & Permit Search Tools function on the Districts website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the Districts website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 6, 2026 26-01379T

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 68046, 7001 Gasparilla Rd, Port Charlotte, FL 33981, (941) 212-3708

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

419 - Frey, Kevin; 444 - LANDON, VINCENT; 527 - Wichmann, Ian; 756 - Franco, Max; 865 - Soares, Brenno

PUBLIC STORAGE # 68047, 10500 Winborough Drive, Port Charlotte, FL 33981, (941) 255-7269

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

C01 - Thompson, Jilian

PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

B196 - marcos, Dayner manuel; B215 - Adams, Mykayla; C203 - Blandin, Romill; C215 - Malloy, Michael; E130 - Santiago, Angelique; F122 - Clarke, Paul

PUBLIC STORAGE # 68521, 4381 Placida Rd, Englewood, FL 34224, (941) 208-3936

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

0003 - Tyler, Todd; 0105 - Brown, Shea; 0143 - Ford, Scott; 0313-0356 - Metzker, Jim; 0349 - Malesky, Karen; 0357 - Hudson, Jaydenn; 0378 - Vaughn, Tuesday

PUBLIC STORAGE # 68527, 6221 Marlympia Way, Punta Gorda, FL 33950, (941) 866-3827

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

A108 - Buhler, Beth; D185 - Johnson Jr, Norvell; G246 - Masey, David

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

November 6, 13, 2026 26-01401T

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 HomePro located at 13283 Eisenhower Drive in the City of Port Charlotte, Charlotte, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2026

Florida HomePro Services LLC

November 6, 2026 26-01393T

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 MOZZARELLA MAFIA located at 520 KING STREET in the City of PUNTA GORDA, Charlotte, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

PIZZA CONECTION OF PG, LLC

RICK BARONE

November 6, 2026 26-01411T

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 Strategic Advisory Partners located at 42881 Lake Babcock Dr. in the City of Babcock Ranch, Charlotte, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of October, 2026

Wardein Strategic Advisory LLC

Stephanie Wardein, Managing Member

November 6, 2026 26-01400T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-921 CP
Division Probate
IN RE: ESTATE OF JOHN HAGMEYER,
Deceased.

The administration of the estate of JOHN HAGMEYER, deceased, whose date of death was May 12, 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 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.

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.

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
Jeanne Hagmeyer
25540 Heritage Lake Blvd.
Punta Gorda, FL 33983

Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Avenue, Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz

November 6, 13, 2026 26-01407T

FIRST INSERTION

NOTICE OF ADMINISTRATION / NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-991
IN RE: THE ESTATE OF: FABIANA MONIQUE RIVERA MUNIZ
Deceased.

The administration of the estate of FABIANA MONIQUE RIVERA MUNIZ, deceased, file number 26-CP-991, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the Will, the qualifications of the Personal Representatives, or venue or jurisdiction of this court, are required to file their objections 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. The fiduciary lawyer-client privilege in section 90.5021 applies with respect to the personal representative and ay attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice was served, within three months after the date of the first publication of this notice, 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 must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is November 6, 2026.

PERSONAL REPRESENTATIVE:
Mercedes Rosalina Muniz-Benitez
Angel Manuel Rivera-Pabon
687 Melville Court
Naples, FL 34104

ATTORNEY FOR PERSONAL REPRESENTATIVE
Holly B. Chernoff, Esq.
HOLLY B. CHERNOFF, Attorney/Mediator
Florida Bar No. 371246
3033 Riviera Drive, Suite 103
Naples, FL 34103

November 6, 13, 2026 26-01380T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000963CP
Division Probate
IN RE: ESTATE OF FRANCES DIANA HARRIS
Deceased.

The administration of the estate of Frances Diana Harris, 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 Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
Valencia Bjarkman
1760 Parker Drive
Englewood, Florida 34223

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

November 6, 13, 2026 26-01395T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25001253CP
IN RE: ESTATE OF MICHAEL R. SEDITA,
Deceased.

The administration of the Estate of MICHAEL R. SEDITA, deceased, whose date of death was December 3, 2024, 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, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 November 6, 2026.

PERSONAL REPRESENTATIVE:
/s/ Keith Sedita
Keith Sedita

Attorney for Personal Representative:
/s/ Lionel C. Darville
Lionel C. Darville, Esq.
Florida Bar No. 374989
1317 SW Avenue C
Belle Glade, FL 33430-3253
Office: 561-983-1749
Email: attorneydarville@gmail.com

November 6, 13, 2026 26-01386T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26001062CP
Division Probate
IN RE: ESTATE OF ROGER F. SIBLEY
Deceased.

The administration of the estate of Roger F. Sibley, deceased, whose date of death was September 15, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time 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 November 6, 2026.

Personal Representative:
Monty Sibley
PO Box 1304
Loveland, Colorado 80539

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

November 6, 13, 2026 26-01408T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000677
IN RE: ESTATE OF JUDITH AMMON
Deceased.

The administration of the estate of JUDITH AMMON, deceased, whose date of death was DECEMBER 28, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

HEREBY THIS NOTICE SHALL STATE THAT THE UNDERSIGNED 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 THE DEATH ACT AS DESCRIBED IN FLORIDA STATUTES SECTION 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS WRITTEN DEMAND IS MADE BY A CREDITORS AS SPECIFIC UNDER FLORIDA STATUTES SECTION 732.2211.

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 November 6, 2026.

Petitioner:
2005 E. MARK ST
ORLANDO FL, 32803
941-628-9766

Attorney for Petitioner:
/s/ Timothy A. Moran
Timothy A. Moran, Esq.
1750 W. Broadway Street
Oviedo, FL 32765
Tel: (407) 366-8529

November 6, 13, 2026 26-01409T

--- SALES/ ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 26-1107-CP
IN RE: ESTATE OF JO ROBERTA SABO, A/K/A JO R. SABO
DECEASED.

The administration of the estate of Jo Roberta Sabo, deceased, whose date of death was September 10th, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 6, 2026.

Ashley Place - Petitioner
P.O. Address:
5120 Collingswood Blvd.
Port Charlotte, FL 33948

Nathan Dougherty Law P.A.
Attorneys for Personal Representative
PO Box 380984
Murdock, FL 33938
Telephone: (941) 270-4489
Florida Bar No. 118632
Email Addresses:
contact@nathandoughertylaw.com
November 6, 13, 2026 26-01396T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-1071-CP
Division Probate
IN RE: ESTATE OF Verna Lee Woods a/k/a Verna Lee Davis Woods a/k/a Verna L. Woods
Deceased.

The administration of the estate of Verna Lee Woods, a/k/a Verna Lee Davis Woods, a/k/a Verna L. Woods, 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 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 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 November 6, 2026.

Personal Representative:
Wayne Brooks Crawford

Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
November 6, 13, 2026 26-01387T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-1076-CP
Division Probate
IN RE: ESTATE OF Richard L. Hocker a/k/a Richard Lee Hocker
Deceased

The administration of the estate of Richard L. Hocker, a/k/a Richard Lee Hocker, deceased, whose date of death was August 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 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 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 November 6, 2026.

Personal Representative:
Debora Lynn Melton

Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
November 6, 13, 2026 26-01413T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 25001351CA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JEREMY KOCH, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 1, 2026, in Case No. 25001351CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JEREMY KOCH, BRYCE KOCH, LANCE KOCH, CROSS RIVER BANK, ROTONDA WEST ASSOCIATION, INC., UNKNOWN SPOUSE OF JEREMY KOCH, UNKNOWN SPOUSE OF BRYCE KOCH, and UNKNOWN SPOUSE OF LANCE KOCH are Defendants, the Office of Roger D. Eaton, Charlotte County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at www.charlotte.realforeclose.com on November 19, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 130, ROTONDA WEST, PEBBLE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 13A THROUGH 13L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as 113 MARK TWAIN LANE, ROTONDA WEST, FL 33947

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated 10/29/2026

ROGER D. EATON,
Clerk of the Circuit Court
By: (SEAL) B. Lackey
As Deputy Clerk
November 6, 13, 2026 26-01390T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25001304CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER ORAGAINST THE ESTATE OF WINNIFRED SIMPSON, DECEASED, ET AL.,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated October 14, 2026 entered in Civil Case No. 25001304CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER ORAGAINST THE ESTATE OF WINNIFRED SIMPSON, DECEASED; OTHENIEL SIMPSON, AS POTENTIAL HEIR OF THE ESTATE OF WINNIFRED SIMPSON; ERIC A. SIMPSON, AS POTENTIAL HEIR OF THE ESTATE OF WINNIFRED SIMPSON are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on December 14, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK 3195, OF PORT CHARLOTTE SUBDIVISION, SECTION 51, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 65A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 22266 Alcorn 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.

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.

11/03/2026

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

Submitted By: Vanessa Nieto
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No.: 5299.000235
November 6, 13, 2026 26-01412T

Q&A

Q What makes public notices in newspapers superior to other forms of notices?

A Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q What is a public notice?

A 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.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

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

LV_1223_v3

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CC 841
WEST PORT COMMUNITY ASSOCIATION, INC.,
a Florida corporation not for profit,
Plaintiff, vs.
KEVIN YEUNG and MINGHUI YEUNG,
Defendants.

TO: KEVIN YEUNG

The property herein described is as follows:

Lot 34, of HAMMOCKS AT WEST PORT PHASE 1, according to the Plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Charlotte County, Florida.

Last Known Address: 1538 Sunset Preserve Way, Port Charlotte, Florida 33953

YOU ARE HEREBY NOTIFIED that a Complaint for foreclosure of Claim of Lien has been filed and commenced in this court by WEST PORT COMMUNITY ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Douglas G. Christy, Esquire, attorney for Plaintiff, whose address is 6000 Cattleridge Drive, Suite 300, Sarasota, Florida 34232, and file the original with the clerk of the above-styled court within thirty days from the first date of publication or 12/4/26; 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 on this 29 day of October, 2026.

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

Attorney for Plaintiff:
Douglas G. Christy, Esquire
Anderson, Givens & Fredericks, P.A.
6000 Cattleridge Drive, Suite 300
Sarasota, FL 34232
(941) 866-4348
dchristy@andersongivens.com
November 6, 13, 2026 26-01384T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-001182-CA
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC,
Plaintiff, vs.
DGC DEVELOPMENT CORP; GUSTAVO OLIVEIRA; CLAUDETH GOMEZ OBERGON; ABL RPC RESIDENTIAL CREDIT ACQUISITION, LLC; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

To: GUSTAVO OLIVEIRA
2912 Barrymore Court
Orlando, Florida 32835
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 2, BLOCK 1147, PORT CHARLOTTE SUBDIVISION, SECTION 30 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 23A THRU 23F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A 21 Warrington Boulevard, Port Charlotte, Florida 33954

has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/7/2026 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 30 day of October, 2026.

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

26-22374FL
November 6, 13, 2026 26-01397T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001722
BURNT STORE VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
LUCIENNE PEARS, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 12, 2026, and entered in Case No. 2025CA001722 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein BURNT STORE VILLAS HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and LUCIENNE PEARS are Defendants, Roger D. Eaton, Charlotte County Clerk of Court, will sell to the highest and best bidder for cash:

[] www.charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 10th day of December, 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 25, Burnt Store Golf Villas, according to the plat thereof, as recorded in Plat Book 15, Page(s) 64, of the Public Records of Charlotte County, Florida.

A/K/A: 5072 San Rocco Ct, Punta Gorda, FL 33950

A 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 CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.

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

DATED this day of 10/29/2026.

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

B01053/423812/32407566.v1
November 6, 13, 2026 26-01382T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 26000120CA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JACQUELINE COREA BUITRAGO; UNKNOWN SPOUSE OF JACQUELINE COREA BUITRAGO,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 12, 2026, in Case No. 26000120CA of the Circuit Court of the Charlotte Judicial Circuit, in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JACQUELINE COREA BUITRAGO and UNKNOWN SPOUSE OF JACQUELINE COREA BUITRAGO, are Defendants, the Office of Roger Eaton, Charlotte County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at https://www.charlotte.realforeclose.com on November 23, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 77, PORT CHARLOTTE SUBDIVISION SECTION FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 1A THROUGH 1F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as: 258 SEMINOLE BLVD NW, PORT CHARLOTTE, FL 33952

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated 11/03/2026

ROGER EATON
Clerk of the Circuit court
By: (SEAL) B. Lackey
As Deputy Clerk

November 6, 13, 2026 26-01404T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25001847CC
MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not for profit corporation,
Plaintiff, v.
BRIAN MATTHEW KERR, the unknown beneficiaries of the Estate of BRIAN MATTHEW KERR, UNKNOWN TENANT(S) IN POSSESSION, and all other persons who have or may claim an interest in the property,
Defendant.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure (the "Final Judgment") entered on October 30, 2026 in the above-referenced matter pending in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, Roger D. Eaton, the Clerk of Court will sell at public sale to the highest and best bidder for cash via the internet at www.charlotte.realforeclose.com at 11:00 a.m. on November 30, 2026 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Judgment:

The Physical Address is:
1084 York Trail a/k/a 2100 Kings Hwy, Unit 1084
Port Charlotte, Florida 33980
PID: 4023181301909
DESCRIPTION OF THE REAL PROPERTY:

Certificate No. 1084 of MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (1983 IMPE, VIN 317054A and 317054B) situated on Lot #1084 in MAPLE LEAF GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Charlotte, Charlotte County, Florida 33980.

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 11/03/2026

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

November 6, 13, 2026 26-01402T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case Number: 26000598CA
In Re: The Forfeiture of:
$10,000.00 U.S. Currency
Claimant: JINPAN WU

TO: CLAIMANT, JINPAN WU, whose last known address is 18255 NW 68th Avenue, Unit 307, Hialeah, Florida 33015, and his devisees, grantees, creditors, and all other parties claiming by, through, under or against him; and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through, or under those unknown natural persons; and their several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, whose exact status is unknown, claiming under any of the above named or described defendants or parties, who are claiming to have any right, title or interest in and to the property hereafter described.

YOU ARE NOTIFIED that a forfeiture action pursuant to Sections 932.701, et seq., Florida Statutes, has been filed in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, on the following property, to-wit:

$10,000.00 U.S. Currency

seized by the Charlotte County Sheriff's Office on or about April 15, 2026, in Charlotte County, Florida, and you are required to serve a copy of your written defenses, if any, to it on WILL W. SUNTER, ESQUIRE, of FARR LAW FIRM P.A., Attorney for Petitioner, whose address is 99 Nesbit Street, Punta Gorda, Florida 33950, on or before the 4 day of December, 2026, and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint for Final Order of Forfeiture.

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 on this 29 day of October, 2026.

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

001122.1013/aml
Nov. 6, 13, 20, 27, 2026 26-01388T

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.: 25001534CA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
RAUL ERNESTO IGNACIO; UNKNOWN SPOUSE OF RAUL ERNESTO IGNACIO, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of October, 2026, and entered in Case No. 25001534CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RAUL ERNESTO IGNACIO, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, UNKNOWN SPOUSE OF SANDRA HERNANDEZ A/K/A SANDRA FRANCEDY IGNACIO, UNKNOWN SPOUSE OF RAUL ERNESTO IGNACIO, SANDRA HERNANDEZ A/K/A SANDRA FRANCEDY IGNACIO AND SUNCOAST CREDIT UNION are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 21st day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 3288, PORT CHARLOTTE SUBDIVISION, SECTION 44, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 54A THROUGH 54G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property address: 17333 Sabrina Cir, Port Charlotte, FL 33948

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 11/03/2026.

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

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
November 6, 13, 2026 26-01405T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-001238-CA
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC,
Plaintiff, vs.
DGC DEVELOPMENT CORP; GUSTAVO OLIVEIRA; CLAUDETH GOMEZ OBERGON; UNKNOWN TENANT IN POSSESSION 1; UNKNOWN TENANT IN POSSESSION 2; UNKNOWN TENANT IN POSSESSION 3; UNKNOWN TENANT IN POSSESSION 4; UNKNOWN TENANT IN POSSESSION 5; and UNKNOWN TENANT IN POSSESSION 6,
Defendants.

To: GUSTAVO OLIVEIRA
2912 Barrymore Court
Orlando, Florida 32835
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 17, BLOCK 2081, PORT CHARLOTTE SUBDIVISION SECTION THIRTY, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 23A THROUGH 23F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

LOT 4, BLOCK 2080, PORT CHARLOTTE SUBDIVISION SECTION THIRTY, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 23A THROUGH 23F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

LOT 10, BLOCK 2080, PORT CHARLOTTE SUBDIVISION SECTION THIRTY, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 23A THROUGH 23F, INCLUSIVE, OF THE 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 Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/7/2026 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 30 day of October, 2026.

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

26-22371FL
November 6, 13, 2026 26-01399T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case Number: 26000226CC
ROTONDA WEST ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
HELEN R. BLECH, individually and as Trustee under a Revocable Trust Agreement dated May 10, 2001; CHARLOTTE COUNTY, FLORIDA, a political subdivision of the State of Florida; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; and UNKNOWN TENANTS #1 and #2, the names being fictitious to account for parties in possession,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated October 28, 2026 [DIN 38] entered in Case No. 26000226CC of the County Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is the Plaintiff, and HELEN R. BLECH, individually and as Trustee under a Revocable Trust Agreement dated May 10, 2001, et al., are the Defendants.

The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Wednesday, December 2, 2026 at www.charlotte.realforeclose.com, the following described property as set forth in said Final Judgment, to wit:

Legal Description:
Lot(s) 352 of Rotonda West LONG MEADOW, according to the plat thereof, as recorded in Plat Book 8, Page(s) 19A through 19K, of the Public Records of Charlotte County, Florida.

Parcel Identification Number: 412119180001

Property Address: 274 Long Meadow Lane (a/k/a 274 Long Meadow Lane South)
Rotonda West, FL 33947

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

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

DATED this 10/28/2026.

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

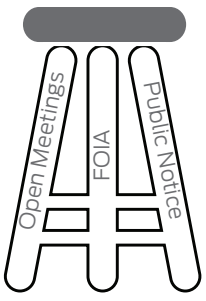
November 6, 13, 2026 26-01381T

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

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

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- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
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Court Notices

- Mortgage Foreclosures
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XNLV18187

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-001233-CA
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC,
Plaintiff, vs.
DGC DEVELOPMENT CORP; GUSTAVO OLIVEIRA; CLAUDETH GOMEZ OBERGON; ABL RPC RESIDENTIAL CREDIT ACQUISITION, LLC; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

To: GUSTAVO OLIVEIRA
2912 Barrymore Court
Orlando, Florida 32835
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 23, BLOCK 2071, PORT CHARLOTTE SUBDIVISION, SECTION 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A 17057 Hillsborough Boulevard, Port Charlotte, FL 33954

has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/4/26 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 29 day of October, 2026.

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

26-22373FL
November 6, 13, 2026 26-01389T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case Number: 26001926CC
ROTONDA WEST ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SERGIO GODINHO; VINCENZA DI SALVO; and any and all unknown parties claiming by, through, under, or against the herein named individual defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,
Defendants.

TO: SERGIO GODINHO; VINCENZA DI SALVO; and any and all unknown parties claiming by, through, under, or against the herein named individual defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants.

YOU ARE NOTIFIED that an action to foreclose homeowners' association liens recorded against the following real property located in Charlotte County, Florida:

PROPERTY ADDRESS:
254 Tournament Road, Rotonda West, FL 33947
PARCEL IDENTIFICATION NUMBER:
412025355010
LEGAL DESCRIPTION:
Lot 634, Rotonda West Pine Valley, according to the plat thereof, as recorded in Plat Book 8, Pages 16A through 16K, of the Public Records of Charlotte County, Florida.

and
PROPERTY ADDRESS:
16 Pine Valley Place, Rotonda West, FL 33947
PARCEL IDENTIFICATION NUMBER:
412025355025
LEGAL DESCRIPTION:
Lot 653, Rotonda West Pine Valley, according to the plat thereof, as recorded in Plat Book 8, Pages 16A through 16K, of the Public Records of Charlotte County, Florida.

has been filed in this Court, and you are required to serve your written defenses, if any, on Plaintiff's attorney: Will W. Sunter, Esq., Farr Law Firm P.A., 99 Nesbit Street, Punta Gorda, FL 33950, within twenty (20) days after service thereof, and file the original with the Clerk of Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, an order may entered for the relief demanded without further notice or hearing.

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 October 28/26.

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

Nov. 6, 13, 20, 27, 2026 26-01385T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-001292-CA
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC,
Plaintiff, vs.
DGC DEVELOPMENT CORP; GUSTAVO OLIVEIRA; CLAUDETH GOMEZ OBERGON; UNKNOWN TENANT IN POSSESSION 1; UNKNOWN TENANT IN POSSESSION 2; UNKNOWN TENANT IN POSSESSION 3; UNKNOWN TENANT IN POSSESSION 4; UNKNOWN TENANT IN POSSESSION 5; and UNKNOWN TENANT IN POSSESSION 6,
Defendants.

To: GUSTAVO OLIVEIRA
2912 Barrymore Court
Orlando, Florida 32835
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 11, BLOCK 2080, PORT CHARLOTTE SUBDIVISION THIRTY, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 23A THROUGH 23F, INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE COUNTY, FLORIDA.
LOT 7, BLOCK 2080, PORT CHARLOTTE SUBDIVISION THIRTY, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 23A THROUGH 23F, INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE COUNTY, FLORIDA.
LOT 18, BLOCK 2081, PORT CHARLOTTE SUBDIVISION THIRTY, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 23A THROUGH 23F, INCLUSIVE, OF THE PUBLIC RECORDED 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 Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/7/2026 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 30 day of October, 2026.

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

26-22372FL
November 6, 13, 2026 26-01398T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CC 841
WEST PORT COMMUNITY ASSOCIATION, INC.,
a Florida corporation not for profit,
Plaintiff, vs.
KEVIN YEUNG and MINGHUI YEUNG,
Defendants.

TO: MINGHUI YEUNG

The property herein described is as follows:

Lot 34, of HAMMOCKS AT WEST PORT PHASE 1, according to the Plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Charlotte County, Florida.
Last Known Address: 1538 Sunset Preserve Way, Port Charlotte, Florida 33953

YOU ARE HEREBY NOTIFIED that a Complaint for foreclosure of Claim of Lien has been filed and commenced in this court by WEST PORT COMMUNITY ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Douglas G. Christy, Esquire, attorney for Plaintiff, whose address is 6000 Cattleridge Drive, Suite 300, Sarasota, Florida 34232, and file the original with the clerk of the above-styled court within thirty days from the first date of publication or 12/4/26; 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 on this 29 day of October, 2026.

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

Attorney for Plaintiff:
Douglas G. Christy, Esquire
Anderson, Givens & Fredericks, P.A.
6000 Cattleridge Drive, Suite 300
Sarasota, FL 34232
(941) 866-4348
dchristy@andersongivens.com
November 6, 13, 2026 26-01383T

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: 25001599CA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, VS.
LUIS ESTANDO GARCIA, SR.; MELISSA JAYNE A/K/A MELISSA LEIGH JAYNE; UNKNOWN SPOUSE OF LUIS ESTANDO GARCIA, SR.; UNKNOWN SPOUSE OF MELISSA JAYNE A/K/A MELISSA LEIGH JAYNE; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated October 26, 2026 entered in Civil Case No. 25001599CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein is Plaintiff and LUIS ESTANDO GARCIA, SR. AND MELISSA JAYNE, 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 December 07, 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 FORECLOSURE to-wit:

LOT 2, BLOCK 797, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SEVEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 20-A THROUGH 20-F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1402 Viscaya Dr., 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 11/03/2026.

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

04-102741-F00
November 6, 13, 2026 26-01403T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25001304CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER ORAGAINST THE ESTATE OF WINNIFRED SIMPSON, DECEASED, ET AL.,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated October 14, 2026 entered in Civil Case No. 25001304CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER ORAGAINST THE ESTATE OF WINNIFRED SIMPSON; ERIC A. SIMPSON, AS POTENTIAL HEIR OF THE ESTATE OF WINNIFRED SIMPSON; OTHENIEL SIMPSON, AS POTENTIAL HEIR OF THE ESTATE OF WINNIFRED SIMPSON are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on December 14, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK 3195, OF PORT CHARLOTTE SUBDIVISION, SECTION 51, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 65A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 22266 Alcorn 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.

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 hearingorvoiceimpaired,call711.

11/03/2026

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

Submitted By: Vanessa Nieto
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No.: 5299.000235
November 6, 13, 2026 26-01391T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001342CA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM7,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANICE L. HOOKENSON A/K/A JANICE HOOKENSON, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 21, 2026, and entered in 25001342CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM7 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANICE L. HOOKENSON A/K/A JANICE HOOKENSON, DECEASED; RODNEY WHITWORTH; TAMMY HOOKENSON; KIMBERLY HOOKENSON; DEBBIE PALMER; DALE HOOKENSON 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 December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 2317, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 1598 ORLANDO BOULEVARD, 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 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 10/29/2026.

ROGER D. EATON
As Clerk of the Court
(SEAL) By: 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
25-327865 - MaM
November 6, 13, 2026 26-01392T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1028-CP
Division Probate
IN RE: ESTATE OF
Laurie Busey a/k/a Laurie H. Busey a/k/a Laurie Hoffman Busey
Deceased.

The administration of the estate of Laurie Busey, a/k/a Laurie H. Busey, a/k/a Laurie Hoffman Busey, deceased, whose date of death was September 18, 2026 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other 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 30, 2026.

Personal Representative:
Gregg A. Busey

Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
Oct. 30; Nov. 6, 2026 26-01361T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000799-CP
Division Probate
IN RE: ESTATE OF JOHN CORLL THOMAS,
Deceased

The administration of the Estate of JOHN CORLL THOMAS, deceased, whose date of death was December 19, 2025, file number 26-000799-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 name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 30, 2026.

Suzan Barnes Thomas
Personal Representative
710 Bal Harbor Blvd.
Punta Gorda, FL 33950

Suzan Barnes Thomas, Esq.
Attorney for Personal Representative
Florida Bar No.: 0074829
710 Bal Harbor Blvd.
Punta Gorda, FL 33950
Telephone (917) 754-2332
E-mail: szb284@gmail.com
Oct. 30; Nov. 6, 2026 26-01359T

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001087-CP
IN RE: ESTATE OF ERIC GENE BROCKNER, Deceased.

The administration of the estate of ERIC GENE BROCKNER, deceased, whose date of death was September 10, 2026; is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 30, 2026.

GINA LYNN HERRICK-BROCKNER
Personal Representative
1235 Autumn Street
Port Charlotte, FL 33980

DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
Oct. 30; Nov. 6, 2026 26-01360T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1067-CP
Division Probate
IN RE: ESTATE OF DOROTHY JEAN HODGSON a/k/a DOROTHY HODGSON Deceased.

The administration of the Estate of Dorothy Jean Hodgson a/k/a Dorothy Hodgson, deceased, whose date of death was September 6, 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, 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 30, 2026.

Personal Representative
Paul V. Lioon
24123 Peachland Blvd. C4 #306
Port Charlotte, FL 33954

Attorney for Personal Representative
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
Oct. 30; Nov. 6, 2026 26-01355T

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
2026CA000102
VANDYK MORTGAGE CORPORATION,
Plaintiff, VS.
AMY ARGENTINE; UNKNOWN SPOUSE OF AMY ARGENTINE; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 9, 2026 in Civil Case No. 2026CA000102, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, VANDYK MORTGAGE CORPORATION is the Plaintiff, and AMY ARGENTINE; UNKNOWN SPOUSE OF AMY ARGENTINE are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on December 9, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 3601, PORT CHARLOTTE SUBDIVISION SECTION SIXTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 76-A THROUGH 76-E, 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 10/26/2026.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
Oct. 30; Nov. 6, 2026 26-01357T

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 26001479CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under or against CHRISTOPHER L. WELLS, deceased,
Defendants.

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under or against CHRISTOPHER L. WELLS, deceased.
4209 LAUREL RIDGE DR, RALEIGH, NC 27612

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:

Lot(s) 93, Block 15, in Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page(s) 1A thru 1Z15, of the Public Records of Charlotte County, Florida.
Which has the address of 13422 Walleye Way, Placida, FL 33946

Has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED on 10/27, 2026.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
(SEAL) By: D. Harwood
As Deputy Clerk
Oct. 30; Nov. 6, 2026 26-01337T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000880-CP
IN RE: The Estate of: WILLIAM CULLION, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of WILLIAM CULLION, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 and 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 10-30-2026

SARA BETH CULLION
Personal Representative
16 Marlborough Street
East Greenwich, RI 02818

Mark A. Creech, Esq.
Attorney for PR
1620 Placida Rd., Ste A
Englewood, Florida 34223
941-474-3721
FB#043615
Oct. 30; Nov. 6, 2026 26-01354T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26000378CA
NEWREZ LLC
Plaintiff(s), vs.
MELVIN J. WHITE;
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 22, 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 5, BLOCK 1730, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 66A-66F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property address: 5507 Norlander Drive, Port Charlotte, FL 33981

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

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

10/26/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-002615-1
Oct. 30; Nov. 6, 2026 26-01356T

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. 26000366CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, VS.
ROSS V ECHTERMEYER A/K/A ROSS VANCE ECHTERMEYER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 6, 2026 in Civil Case No. 26000366CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Ross V Echtermeyer a/k/a Ross Vance Echtermeyer, 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 23rd day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 1-A, PLAZA VIEW CONDOMINIUM APARTMENTS, UNIT IV, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 314, Page 395, as amended from time to time, of the Public Records of Charlotte County, Florida.
Address: 3126 Harbor Blvd Unit 1A, 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 10/23/2026.

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

25-19594FL
Oct. 30; Nov. 6, 2026 26-01348T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 26001010CP
IN RE: ESTATE OF CAROLYN D. MILLS, DECEASED.

The petitioner of the estate of CAROLYN D. MILLS, deceased, whose date of death was JUNE 25, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, File Number 26001010CP, the address of which is Clerk of the Circuit Court, Attention: Probate, Charlotte County Justice Center, 350 E. Marion Avenue, 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 on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 must file their claims with this court WITHIN THREE (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.

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

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 30, 2026.

Petitioner:
MARK MILLS,
2100 Kings Highway, Lot #988,
Port Charlotte, FL 33980

Attorney for Petitioner:
William J. Fuller, III, Esq.
Florida Bar No. 218626
Fuller Law Firm
1058 N. Tamiami Trail, Suite 108-268,
Sarasota, Florida 34236
Email address:
fullerlawfirm@mac.com
Telephone: 941.955.6446
Facsimile: 941.296.8900
Oct. 30; Nov. 6, 2026 26-01358T

FOURTH 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 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

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-000104-CP
Division Probate
IN RE: ESTATE OF HUBERT PETER HUTTO A/K/A HUBERT P. HUTTO
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 Hubert Peter Hutto a/k/a Hubert P. Hutto, deceased, File Number 26-104-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 8, 2025; that the total value of the estate is less than $5,000 and that the names and addresses of those to whom it has been assigned by such order are:

Tara Hutto 110 Back Creek Drive
Middletown, DE 19709-8842

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 date of first publication of this Notice is October 30, 2026.

Person Giving Notice: Tara Hutto
110 Back Creek Drive
Middletown, Delaware 19709-8842
Attorney for Person Giving Notice:
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
Oct. 30; Nov. 6, 2026 26-01375T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-CP-001068
Division: Probate
IN RE: ESTATE OF ROBERT G. HUTT a/k/a ROBERT GEORGE HUTT
Deceased.

The administration of the estate of Robert G. Hutt a/k/a Robert George Hutt, deceased, whose date of death was September 22, 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 30, 2026.

Personal Representative:
Ashley P. Cohl
4059 Camp Shore Drive
Sebring, FL 33875
Attorney for Personal Representative:
Forrest J. Bass, Attorney
Florida Bar No.: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and probate@farr.com
Oct. 30; Nov. 6, 2026 26-01372T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001504CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
KAY M. WESTERFELD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 23, 2026, and entered in 25001504CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and KAY M. WESTERFELD; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. NOMINEE FOR ROCKET MORTGAGE, LLC; ADMIRALTY VILLAS A/K/A ADMIRALTY VILLAS, INC.; ADMIRAL'S POINT CONDOMINIUM ASSOCIATION, INC. 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT BV-3, ADMIRALTY VILLAS, A CONDOMINIUM ACCORDING TO THE PLAT RECORDED IN CONDOMINIUM BOOK 1, PAGES 3A THRU 3D, AS AMENDED, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND PURSUANT TO DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 283, PAGE 22, AS AMENDED, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED 1/39TH INTEREST IN THE COMMON ELEMENTS AND ALL OTHER APPURTENANCES SET FORTH IN THE DECLARATION OF CONDOMINIUM AND PROVIDED BY LAW.

TOGETHER WITH AN UNDIVIDED 1/39 INTEREST IN AND TO THOSE CERTAIN PARCELS OF LAND DESCRIBED AS BEACH LEASE AREA "A" AND LEASE AREA "B" ON THE AMENDED PLAT OF ADMIRALTY VILLAS, A CONDOMINIUM, RECORDED IN O.R. BOOK 283, PAGE 39, OF THE PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH ALL OF THE RENT FROM THE DATE HEREOF ACCRUING PURSUANT TO THE NINENTY-NINE YEAR LEASE DESCRIBED HEREIN FROM UNIT BV-3, IF ANY, ADMIRALTY VILLAS, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM, RECORDED IN O.R. BOOK 293, PAGE 22, AS AMENDED, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 2985 N BEACH RD BV3, 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 10/28/2026.

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
25-346298 - MaM
Oct. 30; Nov. 6, 2026 26-01376T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24000530CA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2024, and entered in 24000530CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JAMIE BARNES A/K/A JAMIE STRATICO; STATE OF FLORIDA; UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A JAMIE N. STRATICO; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. are the 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 29, BLOCK 552, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A-2Z42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 26166 PAYSANDU DR, PUNTA GORDA, FL 33983

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 10/27/2026.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-173487 - MaM
Oct. 30; Nov. 6, 2026 26-01377T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25001352CA
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
WILLIAM J. GUENTHER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 14, 2026, and entered in 25001352CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and WILLIAM J. GUENTHER; UNKNOWN SPOUSE OF WILLIAM J. GUENTHER; 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 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 65, PUNTA GORDA ISLES, SECTION 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 48A THROUGH 48G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 415 NORMA 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 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 10/28/2026.

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
25-346298 - MaM
Oct. 30; Nov. 6, 2026 26-01376T

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Coral Lakes Community Development District

Notice is hereby given to the public and all landowners within the Coral Lakes Community Development District (the "**District**"), comprised of approximately 306.51 acres in Charlotte County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. 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:	Monday, November 23, 2026
Time:	11:00 a.m.
Place:	Punta Gorda Charlotte Library 401 Shreve St. Punta Gorda, FL 33950

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 313 Campus Street Celebration, FL 34747. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

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. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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.

Angel Montagna, District Manager
October 30; November 6, 2026 26-01333T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
IV10184

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 082025CA001572000101
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MICHAEL REED; CHRYSTAL REED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 7, 2026 and an Order Resetting Sale dated October 2, 2026 and entered in Case No. 082025CA001572000101 of the Circuit Court in and for Charlotte County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MICHAEL REED; CHRYSTAL REED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose.com, 11:00 a.m., on December 1, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 20, BLOCK 2975, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 73A THROUGH 73F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED at Punta Gorda, Florida, on 10/22/2026.

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

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1475-209375 / GS1
Oct. 30; Nov. 6, 2026 26-01343T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE #: 26000852CA
FIRST NATIONAL ACCEPTANCE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; GEORGE WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; ANDREW WALTER WILLIS A/K/A ANDREW WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; AMANDA RENEE WILLIS A/K/A AMANDA WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; TRINITY LYNNE WILLIS A/K/A TRINITY WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED; CHARLOTTE COUNTY, FLORIDA, a political subdivision of the State of Florida; UNKNOWN TENANT # 1; UNKNOWN TENANT # 2;
Defendants,

TO: GEORGE WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED
Las Known Address: 248 Saddle River Rd., Airmont, NY 10952
TO: TRINITY LYNNE WILLIS A/K/A TRINITY WILLIS, AS AN HEIR OF MARION WILLIS A/K/A MARION B. WILLIS, DECEASED
Last Known Address: 22291 Westchester Blvd., Apt. 204, Port Charlotte, FL 33952

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

LOT 1, BLOCK 2822, PORT CHARLOTTE SUBDIVISION SECTION FORTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 56A THROUGH 56E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL ID NUMBER: 402215159005

COMMONLY KNOWN AS: 21098 GEPHART AVE., PORT CHARLOTTE, FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

This notice shall be published once a week for two consecutive weeks.

WITNESS my hand and the seal of this court on this 23 day of October, 2026.

ROGER D. EATON
Clerk of the Circuit Court
(SEAL) By: D. Harwood
Deputy Clerk
Oct. 30; Nov. 6, 2026 26-01341T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-1016-CP
Division Probate
IN RE: ESTATE OF SUSAN STEVENS SUAREZ f/k/a SUSAN GOTTLIEB
Deceased.

The administration of the Estate of Susan Stevens Suarez a/k/a Susan Gottlieb, deceased, whose date of death was June 11, 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, 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 30, 2026.

Personal Representative
Wayne I. Gottlieb
1397 Ellis Hollow Rd.
Ithaca, NY 14850

Attorney for Personal Representative
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
Oct. 30; Nov. 6, 2026 26-01344T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26001060CP
Division Probate
IN RE: ESTATE OF JUDITH ANN WHEELER
Deceased.

The administration of the estate of Judith Ann Wheeler, deceased, whose date of death was October 2, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
T. Thomas Shirley
170 West Dearborn Street
Englewood, Florida 34223

Attorney for Personal Representative:
T. Thomas Shirley, Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Secondary E-Mail:
a4@dunkinshirley.com
Oct. 30; Nov. 6, 2026 26-01347T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2600095029
Division: Probate
IN RE: ESTATE OF RUTH ANN HACKETT, Deceased.

The administration of the estate of Ruth Ann Hackett, deceased, whose date of death was August 13, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal 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 30, 2026.

Personal Representative:
Thomas E. Ryan, III
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, FL 34285

Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@Ledbettercowan.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@Ledbettercowan.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@Ledbettercowan.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@Ledbettercowan.com
Oct. 30; Nov. 6, 2026 26-01336T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 26000720CP
Division: Probate
IN RE: ESTATE OF SHIRLEY J. 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 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 representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 30, 2026.

Personal Representatives:
Rebecca A. Lane
205 Wyoming Street
Warsaw, NY 14569
James A. Yansick
16 Rule Drive
Arcade, NY 14009

Attorney for Personal Representatives:
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
Oct. 30; Nov. 6, 2026 26-01334T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001222CP
Division: Probate
IN RE: ESTATE OF BARBARA DALE BAUER,
Deceased.

The administration of the estate of BARBARA DALE BAUER, deceased, whose date of death was August 3, 2021, 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.211 of the Florida Statutes.

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

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

The date of first publication of this notice is October 30, 2026.

PHILIP E. BAUER
Personal Representative
101 E. Kennedy Blvd., Ste 2500
Tampa, Florida 33602

TODD M. PHELPS
Attorney for Personal Representative
E-mail: todd.phelps@stinson.com
Secondary e-mail:
kaley.ryder@stinson.com
Fla. Bar No. 0122086
STINSON LLP
100 S. Ashley Dr., Ste. 500
Tampa, Florida 33602-5301
Telephone: (813) 534-7334
Facsimile: (813) 534-7338
Oct. 30; Nov. 6, 2026 26-01346T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-001045-CP
Division: PROBATE
IN RE: ESTATE OF CHAD EUGENE WILLIAMS, A/K/A CHAD E. WILLIAMS, Deceased.

The administration of the estate of Chad Eugene Williams, a/k/a Chad E. Williams, deceased, whose date of death was September 17, 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 30, 2026.

Personal Representative:
Devin Jacob Anderson
23447 Altman Avenue
Punta Gorda, FL 33980

Attorney for Personal Representative:
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
Oct. 30; Nov. 6, 2026 26-01340T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26001002CP
Division Probate
IN RE: ESTATE OF LEONARD THOMAS SCOTT JR.
Deceased.

The administration of the estate of Leonard Thomas Scott Jr., 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 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 30, 2026.

Personal Representative:
Patricia S. Kelly
1119 Crystal Creek Pkwy
Wentzville, Missouri 63385

Attorney for Personal Representative:
Bryan K. Tippen, Esq., Attorney
Florida Bar Number: 113421
TIPPEN LAW FIRM, PLLC
315 E. Olympia Ave, STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
Oct. 30; Nov. 6, 2026 26-01335T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26000965CP
IN RE: ESTATE OF ARGELIO BENIGNO HERNANDEZ,
Deceased.

The administration of the estate of ARGELIO BENIGNO HERNANDEZ, deceased, whose date of death was July 21, 2026; File Number 26000965CP, is pending in the Circuit Court for Charlotte County, Florida, PROBATE Division, the address of which is 350 East Marion Avenue, Attn: Probate, Punta Gorda, FL 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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.

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.

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 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 30, 2026.

Signed on October 21, 2026.

DOUGLAS A. COHEN, ESQ.
Personal Representative

Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
Attorneys for Petitioner
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302
Oct. 30; Nov. 6, 2026 26-01339T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26000948CP
Division Probate
IN RE: ESTATE OF PETER JOHN BRITKO JR. ALSO KNOWN AS PETE BRITKO
Deceased.

The administration of the estate of Peter John Britko Jr. also known as Pete Britko, deceased, whose date of death was August 18, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 the 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 STATUES 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 30, 2026.

/s/Mary S. Brady
Mary S. Brady
Personal Representative
708 32nd Street
Bay City, MI 48708

/s/Mark Martella
Mark Martella
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Florida Bar No. 0024021
18245 Paulson Drive, Suite 122
Port Charlotte, FL 33954
Telephone: (941) 867-6865
Oct. 30; Nov. 6, 2026 26-01345T

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-1109-CC
BABCOCK RANCH RESIDENTIAL ASSOCIATION INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MICHAEL MONAHAN; et al,
Defendant.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 16th day of July, 2026, in Civil Action No. 2025-001707-CC, of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which MICHAEL MONAHAN is the Defendant, and BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff, ROGER D. EATON, CLERK OF THE CIRCUIT COURT, will sell to the highest and best bidder for cash at WWW.CHARLOTTE.REALFORECLOSE.COM at 11:00 a.m., on the 21st day of December 2026, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida:

Lot 706, Babcock Ranch Community Phase 1B2, according to Plat thereof as recorded in Plat Book 22, Page 13A, of the Public Records of Charlotte County, Florida.
(Property Address: 42998 Wiregrass Ln., Punta Gorda, FL 33982)

Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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: 10/27/2026
ROGER D. EATON, CLERK OF THE CIRCUIT COURT
By: (SEAL) B. Lackey
Deputy Clerk

Jennifer A. Nichols, Esq.
FisherBroyles, LLP
999 Vanderbilt Beach Rd- Suite 200
Naples, FL 34108
(239) 497-4708
Oct. 30; Nov. 6, 2026 26-01368T

SECOND INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 26001246CA
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff, vs.
TDL DEVELOPMENT LLC; et al.,
Defendants.

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

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

LOT 19, BLOCK 1873, PORT CHARLOTTE SUBDIVISION SECTION FIFTY SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 70-A THROUGH 70-H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Also known as 12207 STORKE AVE, PORT CHARLOTTE, FL 33981.

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

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

DATED on 10/23, 2026.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
(SEAL) By: D. Harwood
DEPUTY CLERK
Oct. 30; Nov. 6, 2026 26-01353T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.
CASE No. 26001014CA
LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF, VS.
MICHAEL LAND, ET AL.
DEFENDANT(S).

To: Unknown Tenant in possession of the subject property
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10601 Ayear Rd, Port Charlotte, FL 33981
To: Michael Land
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10601 Ayear Rd, Port Charlotte, FL 33981
To: Nicole Danielle Land
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 1027 NE 10th Ave, Apt. 3, Fort Lauderdale, FL 33304

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

Lot 23, Block 4451, Port Charlotte Subdivision, Section Eighty Two, according to the Plat thereof, recorded in Plat Book 6, Page(s) 52A through 52M, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

Date: 10/22/26
Roger D. Eaton
Clerk of the Circuit Court
(SEAL) By: D. Harwood
Deputy Clerk of the Court

Our Case #:
26-002114-FL/26001014CA/MT
Oct. 30; Nov. 6, 2026 26-01342T

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. 25001473CA
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
FAITHE BYRN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 24, 2026 in Civil Case No. 25001473CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Faithe Byrn, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, Block 2658, Port Charlotte Subdivision Section 48, according to the plat thereof recorded at Plat Book 5, Page 62A-62E, in the Public Records of Charlotte County, Florida.
Address: 14141 Cain Ave, 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 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 10/27/2026.
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey

25-12716FL
Oct. 30; Nov. 6, 2026 26-01365T

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. 26000404CA
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
JERRY LEMOINE A/K/A GERARD C. LEMOINE A/K/A G. C. LEMOINE A/K/A GERARD C LEMOINE A/K/A G. C LEMOINE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 12, 2026 in Civil Case No. 26000404CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein ROCKET MORTGAGE, LLC is Plaintiff and Jerry Lemoine a/k/a Gerard C. Lemoine a/k/a G. C. Lemoine a/k/a Gerard C Lemoine a/k/a G. C Lemoine, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 20, Block 4944, Port Charlotte Subdivision, Section 93, according to the plat thereof recorded in Plat Book 9, Pages lA through 1Z4, inclusive, Public Records of Charlotte County, Florida.
Address: 9203 Calumet Blvd, Port Charlotte, FL 33981

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 10/27/2026.
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey

25-14927FL
Oct. 30; Nov. 6, 2026 26-01363T

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. 26000487CA
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
KATHLEEN JOHNSTON A/K/A KATHLEEN S. JOHNSTON A/K/A KATHLEEN E. JOHNSTON, AS TRUSTEE OF THE ERLE E. JOHNSTON AND KATHLEEN S. JOHNSTON TRUST, DATED SEPTEMBER 19, 2007, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 13, 2026 in Civil Case No. 26000487CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein ROCKET MORTGAGE, LLC is Plaintiff and Kathleen Johnston a/k/a Kathleen S. Johnston a/k/a Kathleen E. Johnston, as Trustee of The Erle E. Johnston and Kathleen S. Johnston Trust, dated September 19, 2007, 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 25th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Land situated in the County of Charlotte in the State of FL
LOT 3, BLOCK 3506, PORT CHARLOTTE SUBDIVISION, SECTION 74, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 32A THROUGH 32P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Address: 7178 Darlington St, Englewood, FL 34224

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 10/27/2026.
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey

26-20035FL
Oct. 30; Nov. 6, 2026 26-01362T

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. 24001219CA
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
MARY K HAWKSHEAD A/K/A MARY KAY HAWKSHEAD, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 4, 2026 in Civil Case No. 24001219CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Mary K Hawkshead a/k/a Mary Kay Hawkshead, 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 23rd day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 57, Block 92, PORT CHARLOTTE SUBDIVISION, SECTION 6, a subdivision according to the plat thereof, recorded in Plat Book 4, Page 7A thru 7F, of the Public Records of Charlotte County, Florida.
Address: 111 Rodgers Ave NE, 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 10/27/2026.
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey

24-09495FL
Oct. 30; Nov. 6, 2026 26-01364T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2024-CA-001026
MIDFIRST BANK,
Plaintiff, v.
ANDREY VLADIMEROVICH GLADKOV, et al.,
Defendants.

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on November 30, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:

Lot 11, Block 3626, PORT CHARLOTTE SUBDIVISION SECTION SIXTY TWO, according to plat thereof as recorded in Plat Book 5, Page 76-A through 76-E, of the Public Records of Charlotte County, Florida.
Property Address: 10348 Kidron Ave A & B, Englewood, FL 34224

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WITNESS my hand and official seal of this Honorable Court this day of 10/27/2026.
Roger D. Eaton
Clerk of the Circuit Court
By: (SEAL) B. Lackey
DEPUTY CLERK
Oct. 30; Nov. 6, 2026 26-01367T

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26000225CC
ROTONDA WEST ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
MARIA-LOUISE COQUEUGNIOT; and any and all unknown parties claiming by, through, under, or against the herein named individual defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated October 23, 2026 [DIN 30] entered in Case No. 26000225CC of the County Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is the Plaintiff, and MARIA-LOUISE COQUEUGNIOT, et al., are the Defendants.

The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Wednesday, December 2, 2026 at www.charlotte.realforeclose.com, the following described property as set forth in said Final Judgment, to wit:

Legal Description:
Lot 580, ROTONDA WEST LONG MEADOW, according to the plat thereof, recorded in Plat Book 8, Page 19A thru 19K, of the Public Records of Charlotte County, Florida.
Parcel Identification Number: 412024181005
Property Address: 144 Marker Road, Rotonda West, FL 33947

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

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

DATED this 10/27/2026.
ROGER D. EATON Clerk of the Court
BY: (SEAL) B. Lackey
Deputy Clerk
Oct. 30; Nov. 6, 2026 26-01366T

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**

