CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MILKYJEWEL located at 7901 4TH ST N, Ste 300 in the City of St. Petersburg, Charlotte, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of November, 2026
Keptly LLC
Roberta Hutton
November 20, 2026 26-01448T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SeatWorX Auto Interiors located at 1167 Boundary Blvd in the City of Rotonda West, Charlotte, FL 33947 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2026
Johnson Global Holdings LLC
November 20, 2026 26-01449T

FIRST INSERTION

NOTICE OF MEETINGS CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Coral Lakes Community Development District will hold their meetings for the remainder of Fiscal Year 2027 at 11:00 a.m. at the Punta Gorda Charlotte Library, Room A – PG, 401 Shreve Street, Punta Gorda, FL 33950 on the fourth Monday of each month as follows:

January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Coral Lakes Community Development District
November 20, 2026 26-01463T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Crimzign located at 3579 S Access Rd. Unit H, Englewood, FL 34224 in Charlotte County, Florida intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of November, 2026
David McDonald
November 20, 2026 26-01478T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Chick-fil-A Tamiami & Cranberry FSU located at 120 Cypress Point Rd 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 18th day of November, 2026
Esto Lux Hospitality LLC
Jeremy Mann
November 20, 2026 26-01479T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF MEETING

The Governing Board ("Board") of Babcock Ranch Community Independent Special District ("District") will hold a Regular Meeting on December 17, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 ("District Manager's Office") during normal business hours, or by visiting the District's website, http://www.babcockranch-communityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
November 20, 2026 26-01487T

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 Englewood Electrical located at 1351 Tudor Road in the City of Englewood, 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated November 12, 2026
Alex Ruiz
November 20, 2026 26-01450T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Garrod Family Drywall located at 6660 Taylor Rd #109 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 17th day of November, 2026
Garrod Construction, Inc.
November 20, 2026 26-01480T

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000223CA
REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff, vs.
JEAN JUNIOR FELIX, UNKNOWN SPOUSE OF JEAN JUNIOR FELIX, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment dated June 30, 2026 and an Order Granting Motion to Reschedule Sale dated October 29, 2026, entered in Case No.: 26000223CA of the Circuit Court in and for Collier County, Florida, wherein JEAN JUNIOR FELIX, UNKNOWN SPOUSE OF JEAN JUNIOR FELIX, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, are the Defendants, that I will sell to the highest and best bidder for cash, on January 4, 2027, at 11:00 a.m., on the above prescribed date at www.charlotte.realforeclose.com, on the following described real property as set forth in the Summary Judgment:

Legal: LOT 21, BLOCK 735, PORT CHARLOTTE SUBDIVISION SECTION TWENTYTHREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 14A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
ALSO KNOWN AS 780 RED BAY STREET, PORT CHARLOTTE, FL 33948.

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.

11/17/2026

B. Lackey
Deputy Clerk
November 20, 27, 2026 26-01485T

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on November 16, 2026, modified an Individual Environmental Resource Permit (Permit Number 08-110998-P, Application Number 260814-66832) with conditions to Babcock Property Holdings, LLC at 4500 PGA Boulevard, Suite 400, Palm Beach Gardens, FL 33418 and Babcock Ranch Community Independent Special District at at 2300 Glades Road, Ste 410W, Boca Raton, FL 33431 for the Construction and Operation of a stormwater management (SWM) system serving 33.90 acres of residential development known as Village II-Tract 4. This permit authorizes the construction of multiple residential lots with associated pedestrian walkways, internal roadways with infrastructure and utilities. The stormwater management facilities consist of wet detention areas, and conveyance connections to the master SWM system located in the southeastern corner of the intersection between Cypress Parkway and Upper Road, within Tract D of the Babcock Ranch Community, Charlotte County, Florida.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING
A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS
A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m.- 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:
• Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
• Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING
Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION
The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL
Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.
November 20, 2026 26-01483T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001124-CP
IN RE: The Estate of:
DIANE LEE BARTON,
Deceased.

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

The administration of the estate of DIANE LEE BARTON, 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 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 November 20, 2026

VERA SHIRLEY FAULKNER
Personal Representative
2297 Beacon Drive
Port Charlotte, FL 33952
Mark A. Creech, Esq.
Attorney for PR
1620 Placida Rd., Ste A
Englewood, Florida 34223
941-474-3721
FB#043615
November 20, 27, 2026 26-01464T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001894CC
WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
STANISLAW BIEDRON,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 06th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

LOT 2, BLOCK 4996, OF UNIT/SECTION 94 IN PORT CHARLOTTE SUBDIVISION, FIRST REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AS PLAT BOOK 15, PAGE 48, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
More commonly known as: 9414 St Paul Dr, Port Charlotte, FL 33981

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 11, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court
November 20, 27, 2026 26-01469T

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
LV10184

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26001076CA
SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation,
Plaintiff, vs.
MAINTAIN FL, LLC, a Florida limited liability company, MARK A JACOBS, KATRINA C. JACOBS, CAPE HAZE PROPERTY OWNER'S ASSOCIATION, INC., a Florida Not for Profit Corporation and UNKNOWN TENANTS IN POSSESSION.
Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 13th day of November, 2026, in Civil Action No.26001076CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which MAINTAIN FL, LLC, MARK A. JACOBS and KATRINA C. JACOBS, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Roger D. Eaton, Clerk of Court, Charlotte County will sell to the highest and best bidder for cash on the 20th day of January, 2027, at 11:00 a.m. by electronic sale at www.charlotte.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida:

Lot 26, Block N, Cape Haze Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 93, 93A and 93B, of the Public Records of Charlotte County, Florida.
320 Archor Row, Placida, FL 33946

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 11/17/2026

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

November 20, 27, 2026 26-01486T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1144-CP
Division Probate
IN RE: ESTATE OF SINNETTE LAFAYETTE SPENCER a/k/a SINNETTE L. SPENCER
Deceased.

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

The date of first publication of this notice is November 20, 2026.

Personal Representative
Renee Lynn Spencer
a/k/a Renee Lynn Smith
451 W. Marion Ave.
Punta Gorda, Florida 33950

Attorney for Personal Representative
John B. Mizell, Esq.
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
311 Sullivan St.,
Punta Gorda, Florida 33950
Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com
November 20, 27, 2026 26-01482T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25000020CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not-for-profit corporation,
Plaintiff, v.
Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and all others who may claim an Interest in the Declaration of TRUST DATED DECEMBER 13, 1984 FORLEONARD A. CHRISTENSEN AND MARYT. CHRISTENSEN, and Unknown Heirs, Beneficiaries Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all others who may claim an Interest in the ESTATE OF LEONARD A. CHRISTENSEN and IN THE ESTATE OF MARYT. CHRISTENSEN,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 05th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

Lot 15, Block 44, ROTONDA MEADOWS, as recorded in the Plat Book 10 at Page 15P of the Public Records of Charlotte County, Florida
More commonly known as: 30 Willow Rd, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 3, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01472T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-1096-CP
Division Probate
IN RE: ESTATE OF WILLIAM CLARE PATTERSON
Deceased.

The administration of the estate of WILLIAM CLARE PATTERSON, 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 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 20, 2026.

Personal Representative:
Mark D. Laidlaw
694 Burroughs Street
Plymouth, Michigan 48170

Attorney for Personal Representative:
Nicole S. Peet
Attorney
Florida Bar Number: 1025612
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 484-1996
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail: tweiss@farr.com
November 20, 27, 2026 26-01474T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1143-CP
Division Probate
IN RE: ESTATE OF ANITA RUTH SPENCER a/k/a ANITA R. SPENCER
Deceased.

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

The date of first publication of this notice is November 20, 2026.

Personal Representative
Renee Lynn Spencer
a/k/a Renee Lynn Smith
451 W. Marion Ave.
Punta Gorda, Florida 33950

Attorney for Personal Representative
John B. Mizell, Esq.
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
311 Sullivan St.,
Punta Gorda, Florida 33950
Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com
November 20, 27, 2026 26-01481T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000933CP
Division Probate
IN RE: ESTATE OF KRISTIN SUZANNE WHISENANT ALSO KNOWN AS KRIS WHISENANT Deceased.

The administration of the estate of Kristin Suzanne Whisenant also known as Kris Whisenant, deceased, whose date of death was January 4, 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 November 20, 2026.

/s/Taylor Renee Whisenant
Taylor Renee Whisenant
Personal Representative
2567 Lake View Blvd.
Port Charlotte, FL 33948

/s/Mark Martella Mark Martella
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Martella Law Firm, PLLC
Florida Bar No. 0024021
18245 Paulson Drive, Suite 122
Port Charlotte, FL 33954
Telephone: (941) 867-6865
November 20, 27, 2026 26-01444T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1069-CP
Division Probate
IN RE: ESTATE OF HARRY T. LYMAN A/K/A HARRY THOMAS LYMAN Deceased.

The administration of the estate of Harry T. Lyman a/k/a Harry Thomas Lyman, deceased, whose date of death was May 17, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
Maryelizabeth Bailey
14 Wachusett Street
Lowell, Massachusetts 01850-1621

Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
kimberly@kuhnslawfirm.com
November 20, 27, 2026 26-01445T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001128-CP
Division: PROBATE
IN RE: ESTATE OF ROBERT SCOTT WELSH, a/k/a ROBERT SCOTT WELSH, SR., Deceased.

The administration of the estate of Robert Scott Welsh, Sr., deceased, whose date of death was October 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 November 20, 2026.

Personal Representative:
Kim C. Welsh
441 Hunter Street
Port Charlotte, FL 33980

Cheyenne R. Young
Attorney for Personal Representative
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
November 20, 27, 2026 26-01475T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 001139 CP
Division Probate
IN RE: ESTATE OF JAMES K. JOYCE 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 James K. Joyce, deceased, File Number 2026 001139 CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was April 4, 2026; that the total value of the estate is $27, 094.82 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Timothy J. Joyce as Trustee of the Joyce Joint Trust dated June 18, 2014
856 Proud Clarion Ct.
Naperville, IL 60540

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is November 20, 2026.

Person Giving Notice:
Timothy J. Joyce
856 Proud Clarion Ct.
Naperville, Illinois 60540

Attorney for Person Giving Notice
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
November 20, 27, 2026 26-01476T

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25000996CC
ROTONDAMEADOWS/VILLAS CONSERVATION ASSOCIATION INC., a Florida not-for-profit corporation,
Plaintiff, v.
MICHAEL GIOSHES,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 06th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

Lot 5, Block 27, Rotonda Villas, a subdivision according to the plat thereof, as recorded in Plat Book 12, at Pages 1A through 1Z15 of the Public Records of Charlotte County, Florida.

More commonly known as: 13371 Whitefish Ct, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 09, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01467T

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25001525CA
MIDFIRST BANK
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROSEMARY THOMAS, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROBERT LEE THOMAS, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARY ETTA WEBSTER THOMAS, DECEASED; MICHELLE PLATT; EUGENE THOMAS, SR.; UNKNOWN TENANT 2; UNKNOWN TENANT 1; CHARLOTTE COUNTY, FLORIDA; PUNTA GORDA HMA D/B/A BAYFRONT HEALTH PUNTA GORDA; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 07, 2026, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 12, BLOCK 69, PORT CHARLOTTE SUBDIVISION, SECTION 5, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 1A THROUGH 1F, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
a/k/a 178 GLENRIDGE AVE NW, PORT CHARLOTTE, FL 33952-7914

at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on December 09, 2026 beginning at 11:00 AM.

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

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

Dated this day of 11/13/2026.

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

1000011146
November 20, 27, 2026 26-01461T

FIRST 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. 25001278CA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST,
Plaintiff, VS.
KENNETH KENDALL A/K/A KENNETH I. KENDALL; CHARLOTTE COUNTY, FLORIDA; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; 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 of Foreclosure dated pursuant to a Summary Final Judgment January 27, 2026, and an Order Resetting Sale dated October 26, 2026 and entered in Case No. 25001278CA of the Circuit Court in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST is Plaintiff and KENNETH KENDALL A/K/A KENNETH I. KENDALL; CHARLOTTE COUNTY, FLORIDA; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; 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 January 29, 2027, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 12 AND LOT 13, BLOCK 764, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SIX, ACCORDING TO THE PLA THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 19A TO 19E INCLUSIVE, IN 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 11/13/2026.

ROGER D EATON
As Clerk, Circuit Court
(SEAL) By: B. Lackey
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
1491-221923/ GS 1
November 20, 27, 2026 26-01462T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25001208CA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MICHAEL TORYN RUDDEROW, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2026 in Civil Case No. 25001208CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Michael Toryn Rudderow, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to wit:

Lot 3, in Block 556, of Port Charlotte Subdivision, Section 13, according to the Plat thereof, as recorded in Plat Book 5, at Page 2A thru 2G, of the Public Records of Charlotte County, Florida.
Address: 22400 Lacombe Ave, Port Charlotte, FL 33952

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

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

Dated this day of 11/13/2026.

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

25-13247FL
November 20, 27, 2026 26-01458T

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. 25000405CA
SELENE FINANCE, LP,
Plaintiff, vs.
KAREN S. STORM, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 19, 2025, and entered in 25000405CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and KAREN S. STORM 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT CHARLOTTE, COUNTY OF CHARLOTTE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: LOT 14, BLOCK 4851, PORT CHARLOTTE GOLF COURSE SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 33A THROUGH 33G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.PARCEL ID: 40-22-14-382-007THIS BEING THE SAME PROPERTY CONVEYED TO ROBERT R. STORM AND KAREN S. STORM, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, FROM PETER C. MORENCY AND TRACY K. MORENCY, HUSBAND AND WIFE , IN A DEED DATED APRIL 1, 2011, AND RECORDED APRIL 11, 2011, IN DEED BOOK 3562, PAGE 199 AND INSTRUMENT NUMBER 2010205.PROPERTY COMMONLY KNOWN AS: 2440 SISTINA STREET, PORT CHARLOTTE, FL 33952PARCEL ID: 40-22-14-382-007
Property Address: 2440 SISTINA ST, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 12 day of November, 2026.

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

24-233821 - MaM
November 20, 27, 2026 26-01446T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26000265CA
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
A-LAKE INVESTMENTS LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 10, 2026 and entered in Case No. 26000265CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein CLAUDETH GOMEZ OBREGON, A-LAKE INVESTMENTS LLC, et al., are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https://www.charlotte.realforeclose.com on January 14, 2027 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 4589, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 60-A THROUGH 60-Q INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
and commonly known as: 13410 APPLETON BLVD, PORT CHARLOTTE, FL 33981 (the "Property").

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

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

WITNESS my hand and the seal of the court on 11/13/2026.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
November 20, 27, 2026 26-01456T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIR-CUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25001736CA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, VS.
BRON V LUKAS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 6, 2026 in Civil Case No. 25001736CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and Bron V Lukas, 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 7th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block 191, PORT CHARLOTTE SUBDIVISION, Section 8, according to the Plat thereof, recorded in Plat Book 4, Pages 16A through 16Y and 16Z1 through 16Z7, of the Public Records of Charlotte County, Florida.
Address: 365 Lambert St, Port Charlotte, FL 33948

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

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

Dated this day of 11/13/2026.

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

25-14660FL
November 20, 27, 2026 26-01457T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26001290CA
REAL ESTATE MANAGEMENT SERVICES LLC,
Plaintiff, V.
BUFFALO BILL, LLC; VERO ATLANTIC 2, LLC; UTL HOLDINGS LLC; DAVID P. MOULIN, individually and as a person doing business as MOULAROSA PROPERTIES; THE ESTATE OF KENNETH L. MOULIN; MARYE. MOULIN a/k/a MARYE. KENDRICK; and THE UNKNOWN HEIRS OF KENNETH L. MOULIN,
Defendants.

TO:
DAVID P. MOULIN, individually and as a person doing business as MOULAROSA PROPERTIES
4495 VALLEY FORGE DR.
CLEVELAND, OH 44126
THE ESTATE OF KENNETH L. MOULIN
4495 VALLEY FORGE DR.
CLEVELAND, OH 44126
MARYE. MOULIN a/k/a MARYE. KENDRICK
4495 VALLEY FORGE DR.
CLEVELAND, OH 44126
THE UNKNOWN HEIRS OF KENNETH L. MOULIN
4495 VALLEY FORGE DR.
CLEVELAND, OH 44126

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

THE FOLLOWING DESCRIBED LANDS, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

LOTS 1 AND 2, BLOCK 140, HARBOUR HEIGHTS, SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 83A THROUGH 83C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication ofthis Notice, and file the original with the Clerk of this Court, at 18500 Murdock Circle, Port Charlotte, Florida 33948 before service on Plaintiff or immediately thereafter. If you fail to do so, 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.

DATE: November 6, 2026

ROGER D. EATON
CLERK OF THE COURT
& COMPTROLLER
By: /s/ As Deputy Clerk

Nov. 20, 27; Dec. 4, 11, 2026
26-01451T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25000116CA
PALM ISLAND VILLAGE II PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MATTHEW SNOW; his/her/their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF MATTHEW SNOW; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.

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

Unit 2124 of Palm Island Village II Condominium, together with its undivided share in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 780, Page(s) 791, as amended from time to time, and according to the plat thereof recorded in Condominium Book 4, Pages 64A through 64E, inclusive, and as thereafter amended, of the Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 25000116CA, Palm Island Village II Property Owners Association, Inc., Plaintiff vs. Matthew Snow, Defendant.

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

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

Dated this day of 11/13/2026.

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

November 20, 27, 2026 26-01459T

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26000723CA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
GREGORY WYNNE LAWHORN A/K/A GREGORY LAWHORN AND TARA L. LAWHORN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 15, 2026, and entered in 26000723CA 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 AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and GREGORY WYNNE LAWHORN A/K/A GREGORY LAWHORN ; TARA L. LAWHORN; GOODLEAP, LLC; LENDING ASSETS LLC 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 464, BLOCK 2091, REPLAT OF PORTION OF PORT CHARLOTTE SUBDIVISION, SECTION FORTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 26A THROUGH 26E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 258 BEENEY RD SE, 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 17 day of November, 2026.

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

25-384180 - MaM
November 20, 27, 2026 26-01477T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25002044CC
WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
DORIS LAYA-CALLE,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 06th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as::

Lot 2, Block 5013, Port Charlotte Subdivision, First Replat of Section 94, according to the plat thereof recorded in Plat Book 15, pages 48A through 48R, Public Records of Charlotte County, Florida.

More commonly known as: 10144 St Paul Dr, Port Charlotte, FL 33981

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 7, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01468T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24001449CC
ROTONDAHEIGHTS CONSERVATION ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
YIZHENG WANG,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 06th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

Lots 1206, ROTONDA HEIGHTS, A Subdivision according to the Plat thereof as recorded in Plat Book 8, Pages 26-A through 26-Z, of the Public Records of Charlotte County, Florida.

More commonly known as: 234 Sunset Rd, Rotonda West, FL 33947

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 11, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01466T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 26-1555-CA
FUFSC, LLC, a Florida limited liability company,
Plaintiff, v.
YU-YEH CHAN, a.k.a. YO-YEH CHAN,
Defendant.

STATE OF FLORIDA
To: YU-YEH CHAN, a.k.a. YO-YEH CHAN, and all parties having or claiming to have any right, title or interest in the below-described, whose residence is unknown.

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

Lot 22 Blk 595 of Port Charlotte Subdivision Section 41
Parcel ID: 402113256006
a.k.a. 17343 Young Ave, Port Charlotte, FL 33948

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before 12-21-2026 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198 Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED this 13 day of November, 2026.

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

Nov. 20, 27; Dec. 4, 11, 2026 26-01452T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25001749CA
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR BMCF-EG SERIES II TRUST,
Plaintiff, v.
ARLENA ISAIAN-SEFIANI, et al,
Defendant(s).

To the following Defendant(s):
ARLENA ISAIAN-SEFIANI
(Last Known Address: 10459 Live Oak Rd, Port Charlotte, FL 33981)
KARLO SEFIANI
(Last Known Address: 10459 Live Oak Rd, Port Charlotte, FL 33981)
UNKNOWN SPOUSE OF ARLENA ISAIAN-SEFIANI
(Last Known Address: 10459 Live Oak Rd, Port Charlotte, FL 33981)
UNKNOWN SPOUSE OF KARLO SEFIANI
(Last Known Address: 10459 Live Oak Rd, Port Charlotte, FL 33981)

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

LOT 2, BLOCK 4449, PORT CHARLOTTE, SECTION 82, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 52A THROUGH 52M, PROPERTY ADDRESS: 10459 LIVE OAK RD, PORT CHARLOTTE, FL 33981

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 12/22/26, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 16 day of Nov, 2026.

ROGER D. EATON
As Clerk of the Court
By D. Harwood
As Deputy Clerk

November 20, 27, 2026 26-01465T

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. 26001062CA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ALYSHA MARIE SAMATARO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 12, 2026, and entered in 26001062CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ALYSHA MARIE SAMATARO; UNKNOWN SPOUSE OF ALYSHA MARIE SAMATARO; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LVNV FUNDING LLC 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 29, BLOCK 901, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 38-A THROUGH 38-H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 20400 VANGUARD TERRACE, PORT CHARLOTTE, FL 33954

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

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

Dated this 12 day of November, 2026.

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

25-330056 - MaM
November 20, 27, 2026 26-01447T

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO: 25001250CA
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, v.
VLADISLAV ZHEREBNENKO; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 19, 2026, in the above-styled cause, the Clerk of Circuit Court Roger D. Eaton, shall sell the subject property at public sale on the 17th day of December, 2026, at 11:00 AM to the highest and best bidder for cash, at www.charlotte.realforeclose.com on the following described property:

UNIT 212 OF SUNSET VILLAGE OF ROTONDA WEST, PHASE 2, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 1945, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 209 Boundary Blvd., Unit 212, Rotunda West, FL 33947.
Parcel ID: 412022726005

This Notice of the sale will be published in the Business Observer.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner 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: November 5, 2026

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

November 20, 27, 2026 26-01460T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 26001240CA
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELLEY MCINTIER AKA SHELLEY LEAH MCINTIER, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELLEY MCINTIER AKA SHELLEY LEAH MCINTIER
19505 QUESADA AVE APT O-107, PORT CHARLOTTE, FL 33948

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

UNIT O-107, OF THE OAKS III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 781, PAGE(S) 406, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 12-21-2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 13 day of November, 2026.

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

26-02622
November 20, 27, 2026 26-01454T

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. 26-000982-CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,
Plaintiff, vs.
SGC1 HOMES LLC a/k/a HEAVY DUTY RENTALS LLC, SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., DUOMO BUILDERS CORP., COAST CONCRETE COMPANY, LLC, GIOVANI ZAGONEL, EVANDRO FASCINA, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

To: GIOVANI ZAGONEL
4609 Lake Calabay Drive
Orlando, Florida 32837
EVANDRO FASCINA
2985 Bosque Avenue, Apt. 315
Kissimmee, Florida 34747
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 14, BLOCK 4209, PORT CHARLOTTE SUBDIVISION SECTION FIFTY-EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 72A THROUGH 72J, 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 12/21/26 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 13 day of November, 2026.

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

26-22088FL
November 20, 27, 2026 26-01453T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 26001344CC
EAGLE POINT HOMEOWNERS, INC., a Florida not for profit corporation,
Plaintiff, v.
KATHRYN B. TREVELINO, EXECUTRIX OF THE ESTATE OF ANTHONY TREVELINO, the unknown beneficiaries of the Estate of ANTHONY TREVELINO, UNKNOWN TENANT(S) IN POSSESSION, and all other persons who have or may claim an interest in the property,
Defendants.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure (the "Final Judgment") entered on November 9, 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 December 11, 2026 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Judgment:

The Physical Address is:
10303 Burnt Store Road, Unit 146 a/k/a 146 8th Street
Port Charlotte, Florida 33980
PID: 412329402909
DESCRIPTION OF THE REAL PROPERTY:

Certificate No. 1226 (representing 5 shares) of EAGLE POINT HOMEOWNERS, INC., a Florida not-for-profit corporation, recorded on October 4, 2002 at Official Records Book 2105 page 326 of the Public Records of Charlotte County, Florida, together with the 1974 mobile home (VIN 2162202AH&B) situated on Unit/ Lot #146 of Eagle Point, 10303 Burnt Store Road, #146, Punta Gorda, Florida 33950.

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

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

DATED: 11/13/2026

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

November 20, 27, 2026 26-01455T

--- ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001649CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not-for-profit corporation,
Plaintiff, v.
PAUL PASTRANA,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 06th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

Lot 3, Block 10, ROTONDA MEADOWS, according to the Plat thereof, recorded in Plat Book 10, Page(s) 15A through 15Z18, inclusive, of the Public Records of Charlotte County, Florida.

More commonly known as: 14 Lark Dr, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 10, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01471T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26000439CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not-for-profit corporation,
Plaintiff, v.
BOUDREAULT & ROULEAU INVESTMENT,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 06th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

Lot(s) 6, Block 122, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Pages(s) 15A through 15Z18, of the Public Records of Charlotte County, Florida.

More commonly known as: 7 Calamondin Way, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 4, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01473T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24001509CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not-for-profit corporation,
Plaintiff, v.
STOVER O. POTTER and BETTY L. POTTER, deceased individuals, and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against STOVER O. POTTER and BETTYL. POTTER, both deceased,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 06th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

Lot 19, BLOCK 26, OF ROTONDA VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

More commonly known as: 12497 Toadfish Ct, Placida, FL 33946

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 1, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/16/2026.

By: D. Harwood
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01470T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001607CC
WATERVIEW PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
GESNER AUGUSTE,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on November 05th, 2026, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as:

Lot 6, Block 4995, in 1st Replat in Port Charlotte Subdivision Section 94, a Subdivision according to the plat thereof, recorded in Plat Book 15, Page 48A, of the public records of Charlotte County, Florida.

More commonly known as: 9252 Light St, Port Charlotte, FL 33981

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 2, 2026, at 9:00 am

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed, in accordance with Florida Statutes 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 11/17/2026.

By: B. Lackey
Roger D. Eaton,
Clerk of Court

November 20, 27, 2026 26-01484T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26001077CP
Division Probate
IN RE: ESTATE OF BARBARA M. MACFARLAND
Deceased.

The administration of the estate of Barbara M. MacFarland, deceased, whose date of death was June 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representatives:
David W. Hilliard
23 Hillcrest Street
Boston, Massachusetts 02132
Nancy L. Lake
3022 Potshop Road
East Norriton, Pennsylvania 19403

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

November 13, 20, 2026 26-01421T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 24001066CA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DAREN D. GOSHAY, JR.; YASMINE A. MARSHALL-HESLOP; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated the 14th day of October 2026 and entered in Case No. 24001066CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and DAREN D. GOSHAY, JR.; YASMINE A. MARSHALL-HESLOP; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, are defendants. Roger D. Eaton the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 16th day of December 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 547, PORT CHARLOTTE SUBDIVISION, SECTION 13 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 22232 ONEIDA 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this day of 11/04/2026.

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

23-05690

November 13, 20, 2026 26-01414T

THIRD 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA:
CIVIL DIVISION:
CASE NO.: 26000528CA
BD CAPITAL SE LLC,
Plaintiff, vs.
DGC & VECCHIATO LLC, A Florida Limited Liability Company; CLAUDETH GOMEZ OBREGON; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBYGIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 14th day of October 2026 and entered in Case No. 26000528CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein BD CAPITAL SE LLC is the Plaintiff, DGC & VECCHIATO LLC, A Florida Limited Liability Company and CLAUDETH GOMEZ OBREGON, are defendants. Roger D. Eaton the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 14h day of December 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 4360, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY-ONE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 27-A THROUGH 27-L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 9531 MELODY CIR, PORT CHARLOTTE, FL, 33981

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

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

Dated this 11/9/2026.

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

26-07123-1

November 13, 20, 2026 26-01437T

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 26000341CA
MIDFIRST BANK
Plaintiff, v.
COLEEN TERESA HENRY; THOMAS CARL MAJESKI SR; UNKNOWN TENANT 1; UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 09, 2026, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 10, BLOCK 103, PORT CHARLOTTE SUBDIVISION, SECTION TEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 20 A THROUGH 20 N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
a/k/a 318 SKYLARK LN NW, PORT CHARLOTTE, FL 33952-6560

at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on December 09, 2026 beginning at 11:00 AM.

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

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

DATED this day of 11/09/2026.

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

1000011297

November 13, 20, 2026 26-01442T

THIRD 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

--- ACTIONS / SALES ---

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.: 25001177CA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff(s), vs.
STEVEN MICHAEL CLIFFORD A/K/A STEVEN M. CLIFFORD; JO ELLEN C. CLIFFORD
UNKNOWN TENANT IN POSSESSION,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 16, 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 11th day of December, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 13, BLOCK 10, PORT CHARLOTTE SUBDIVISION, SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 26A THRU 26C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property address: 3347 Elkcam 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 before the clerk reports the surplus as unclaimed.

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

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

11/10/2026

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-015411-1
November 13, 20, 2026 26-01443T

SECOND 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.: 2025-CA-001418
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
KRISTINA LYNN WHITMAN; AQUA FINANCE, INC.; A-A-A SCHWARTZ ROOFING, INC.; UNKNOWN SPOUSE OF KRISTINA LYNN WHITMAN,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on September 30, 2026, in Case No. 2025-CA-001418 of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is Plaintiff, and KRISTINA LYNN WHITMAN, AQUA FINANCE, INC., A-A-A SCHWARTZ ROOFING, INC., UNKNOWN SPOUSE OF KRISTINA LYNN WHITMAN 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 December 2, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 533, PORT CHARLOTTE SUBDIVISION, SECTION 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 11A THROUGH 11G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as: 22106 MALONE AVE, 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 11/06/2026

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

November 13, 20, 2026 26-01431T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No: 26000418CA
HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H,
Plaintiff, vs.
DON DEWITT AND ASSOCIATES, AS TRUSTEE OF THE DAVID L. CLAYPOOL AND HARRIETT E. CLAYPOOL REVOCABLE TRUST DATED JANUARY 18, 2022, et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated October 9, 2026, and entered in Case No. 26000418CA of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H, is the Plaintiff and DON DEWITT AND ASSOCIATES, AS TRUSTEE OF THE DAVID L. CLAYPOOL AND HARRIETT E. CLAYPOOL REVOCABLE TRUST DATED JANUARY 18, 2022; GARDENS OF GULF COVE PROPERTY OWNERS ASSOCIATION, INC., are Defendant(s), I Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on December 7, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 4, BLOCK 5112, PORT CHARLOTTE SUBDIVISION, SECTION NINETY-FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 1A THROUGH 1Z-33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Commonly known as: 6370 FACET LN, 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 the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DATED in Charlotte, Florida this, day of 11/04/2026

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

LLS16371
November 13, 20, 2026 26-01417T

SECOND INSERTION

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

NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on December 14, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:

Lot 9, Block 2832, PORT CHARLOTTE SUBDIVISION SECTION FORTY-FIVE, according to plat thereof as recorded in Plat Book 5, Pages 56A through 56K, of the Public Records of Charlotte County, Florida.

Property Address: 2352 Dallas Street, Port Charlotte, FL 33952

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

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

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

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

WITNESS my hand and official seal of this Honorable Court this day of 11/06/2026.

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

November 13, 20, 2026 26-01430T

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25001814CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF ADMT 2024-NQM2
Plaintiff, v.
ELVIRA TOLENTINO JOACHIM; LEONARD JOACHIM; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PALM ISLAND VILLAGE II PROPERTY OWNERS ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Consent Final Judgment of Foreclosure entered on September 16, 2026 in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

UNIT 2422, PALM ISLAND VILLAGE II CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 791, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE 64A, AS AMENDED, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

a/k/a 7486 PALM ISLAND DR #2422, PLACIDA, FL 33946

at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on December 16, 2026 beginning at 11:00 AM.

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

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

Dated this day of 11/9/2026.

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

1000011229
November 13, 20, 2026 26-01435T

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
26000119CA
MIDFIRST BANK,
Plaintiff, VS.
THE ESTATE OF REGINALD A. BEGIN, DECEASED; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; REGINALD ALFRED BEGIN, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF REGINALD A. BEGIN, DECEASED; LISA MICHELLE BEGIN; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 14, 2026 in Civil Case No. 26000119CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and THE ESTATE OF REGINALD A. BEGIN, DECEASED; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; REGINALD ALFRED BEGIN, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF REGINALD A. BEGIN, DECEASED; LISA MICHELLE BEGIN; 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 10, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK C, VILLA TRIANGULO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 67, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH A 2006 CAPE ADVANCED MOBILE HOME, WITH VIN SBHGA1280500760A AND SBHGA1280500760B. REAL PROPERTY NUMBERS 12320886 AND 12320887

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 11/05/2026.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
November 13, 20, 2026 26-01415T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2026-CA-001379
JUNIOR ARCHIL,
Plaintiff, v.
MARYANN E. BODTKE and ROBERT W. BODTKE JR.,
Defendants.

TO: ROBERT W. BODTKE, JR.
605 VIA CALA
ENGLEWOOD, FLORIDA 34224
MARYANN E. BODTKE
605 VIA CALA
ENGLEWOOD, FLORIDA 34224

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

THE FOLLOWING DESCRIBED LANDS, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Lot 5, Block D, FIRST ADDITION TO MOBILE GARDENS, according to the plat thereof, recorded in Plat Book 6, Page 18, of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 18500 Murdock Circle, Port Charlotte, Florida 33948 before service on Plaintiff or immediately thereafter. If you fail to do so, 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.

DATE: November 6, 2026

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

Nov. 13, 20, 27; Dec. 4, 2026 26-01438T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No: 18-001085-CA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated February 12, 2020 and entered in Case No. 18-001085-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; SECTION 23 PROPERTY OWNERS ASSOCIATION INC., are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on December 11, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 25, BLOCK 742, PUNTA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, PAGES 2-A, THROUGH 2-Z-41, INCLUSIVE, OF THE PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA

Commonly known as: 1422 Navigator Road, Punta Gorda, Florida 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 before the clerk reports the surplus as unclaimed.

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

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

DATED in Charlotte, Florida this, day of 11/04/2026

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

LLS08143-Wieder, Cathleen & McLaughlin, Peter
November 13, 20, 2026 26-01416T

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 26-000163-CA
Home Pros Funding, LLC,
Plaintiff, v.
E-Development Group, Corp., Sunrise Contractors of Florida, LLC, Sinclair Structural Corporation, Inc., Unknown Tenant #1, Unknown Tenant #2, and Unknown Tenant #3.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Default Final Judgment of Mortgage Foreclosure entered on October 14, 2026 in CASE NO. 26-000163-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein, the parties are identified as Plaintiff, Home Pros Funding, LLC and Defendants, E-Development Group, Corp., Sunrise Contractors of Florida, LLC, Sinclair Structural Corporation, Inc., Unknown Tenant #1, Unknown Tenant #2, and Unknown Tenant #3, that:

The Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on December 18, 2026 at: www.charlotte.realforeclose.com the following described real properties as set forth in said Judgment, to wit:

LOT 43, BLOCK 3119, OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 64A THROUGH 64F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

A/K/A 22217 TENNYSON AVENUE, PORT CHARLOTTE, FLORIDA 33954

(and)

LOT 23, BLOCK 4202, OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY-EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 72A THROUGH 72J,OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

A/K/A 8051 WALBERT STREET, PORT CHARLOTTE, FLORIDA 33981

(and)

LOT 32, BLOCK 4273, OF PORT CHARLOTTE SUBDIVISION FIFTY-EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 72A THROUGH 72J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

A/K/A 14074 WHITTIER LANE, PORT CHARLOTTE, FLORIDA 33981

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

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

DATED THIS 11/09/2026.

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

November 13, 2026 26-01436T

Q&A

What is a public notice?

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

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

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26000523CP
Division Probate
IN RE: ESTATE OF JENNIFER C. FAZZONE
Deceased.

The administration of the estate of Jennifer C. Fazzone, deceased, whose date of death was March 6, 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 13, 2026.

Personal Representative:
Ashley Keagle-Black
3849 Afton Circle
Sarasota, Florida 34233
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
November 13, 20, 2026 26-01420T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-1103-CP
Division Probate
IN RE: ESTATE OF DONALD ALLAN KIAH a/k/a DONALD A. KIAH
Deceased.

The administration of the Estate of Donald Allan Kiah a/k/a Donald A. Kiah, deceased, whose date of death was September 27, 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, 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 13, 2026.

Personal Representative:
Donald Addison Kiah
26146 Stillwater Cir.
Punta Gorda, FL 33955
Attorney for Personal Representative:
Tina M. Mays
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
November 13, 20, 2026 26-01432T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-1055CP
Division Probate
IN RE: ESTATE OF SONDRA K. KRUSE,
Deceased.

The administration of the estate of SONDRA K. KRUSE, deceased, whose date of death was April 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.

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 13, 2026.

Personal Representative:
Troy Kruse
1483 Monte Street
Port Charlotte, FL 33952
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 13, 20, 2026 26-01440T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26001040CP
Division Probate
IN RE: ESTATE OF DAVID LINATSAS
Deceased.

The administration of the estate of David Linatsas, deceased, whose date of death was May 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, 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 13, 2026.

Personal Representative:
Steven K. Linatsas
10 Edgewood Drive
Nashau, New Hampshire 03064
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 13, 20, 2026 26-01419T

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-981-CP
Division Probate
IN RE: ESTATE OF JOHN MATHEWSON A/K/A JOHN C.C. MATHEWSON A/K/A JOHN CEDRIC CAMPBELL MATHEWSON
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 John Mathewson a/k/a John C.C. Mathewson a/k/a John Cedric Campbell Mathewson, deceased, File Number 26-981-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 June 29, 2026; that the total value of the estate is $9,945 and that the names and addresses of those to whom it has been assigned by such order are:

Eric Stephen Mathewson
10429 Superb Lane
Charlotte, NC 28215
John Corey Mathewson
PO Box 267
Elkins, NH 03233

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 November 13, 2026.

Persons Giving Notice:
Eric Stephen Mathewson
10429 Superb Lane
Charlotte, NC 28215
John Corey Mathewson
PO Box 267
Elkins, NH 03233
Attorney for Persons Giving Notice:
Jeffrey R. Kuhns,
Florida Bar Number: 96026
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
November 13, 20, 2026 26-01441T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26000459CP
Division Probate
IN RE: ESTATE OF ANN L. ROCHELEAU
Deceased.

The administration of the estate of Ann L. Rocheleau, deceased, whose date of death was July 30, 2025, 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 13, 2026.

Personal Representative:
Christopher Rocheleau
1911 Brentwood Drive
Mt. Pleasant, Michigan 48858
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
November 13, 20, 2026 26-01418T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001080
IN RE: ESTATE OF GLEN GOLDBERG a/k/a GLEN V. GOLDBERG a/k/a GLEN VICTOR GOLDBERG, Deceased.

The administration of the Estate of Glen Goldberg a/k/a Glen V. Goldberg a/k/a Glen Victor Goldberg, deceased, whose date of death was August 19, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 13, 2026.

Personal Representative:
Theordore Novak
14 John Singer Sargent Way
Marlton, New Jersey 08053
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
November 13, 20, 2026 26-01434T

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 26001081CP
IN RE: ESTATE OF SUSAN LYNNE GIACALONE
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 Susan Lynne Giacalone, deceased, File Number 26001081CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was June 26, 2026; that the total value of the estate is $0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Joseph Giacalone 2382 Bremen Court Punta Gorda, FL 33983

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is November 13, 2026.

Person Giving Notice:
Joseph Giacalone
2382 Bremen Court
Punta Gorda, Florida 33983
Attorney for Person Giving Notice
/s/ Marlo B. Sloan
Marlo B. Sloan, Esq., Attorney
Florida Bar Number: 1010133
BERG, SLOAN & MOWRY, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: marlo@sloanmowry.com
Secondary E-Mail:
haley@sloanmowry.com
November 13, 20, 2026 26-01439T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-001047
Division PROBATE
IN RE: ESTATE OF DIANE MARIA BAYLOR,
Deceased.

The administration of the estate of DIANE MARIA BAYLOR, deceased, whose date of death was September 27, 2026, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 East 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 13, 2026.

JESSICA LIN ADAMS
Personal Representative
2753 Reynolds Circle
Columbiaville, Michigan 48421
ERIC C. MILLHORN
Attorney for Personal Representative
Florida Bar Number: 806501
Millhorn Trust & Estate
Administration Group, PLLC
9481 N US Hwy 301
Wildwood, Florida 34785
Telephone: (352) 753-9333
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twolfe@millhornlaw.com
November 13, 20, 2026 26-01433T

SAVE TIME



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Friday Publication

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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For legal notice listings go to: **Legals.BusinessObserverFL.com**

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