

CHARLOTTE COUNTY LEGAL NOTICES

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001452CP
IN RE: ESTATE OF
JOHN MIRANTO JR.,
Deceased.

The administration of the estate of JOHN MIRANTO JR., Deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

Case No. 25000526CA
Fifth Third Bank, N.A.,
Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Catherine Ailes, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25000526CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Fifth Third Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Catherine Ailes, Deceased; Robert William Ailes a/k/a Robert W. Ailes; Annemarie Edith Ailes Juhlin a/k/a Annemarie A. Juhlin f/k/a Annemarie E. Ailes; Nina Maria Ailes Bert a/k/a Nina-Maria A. Bert; West Port Community Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 19th

FIRST INSERTION

NOTICE OF SALE
IN THE 20TH JUDICIAL CIRCUIT
COURT IN AND FOR CHARLOTTE
COUNTY, FLORIDA

Case No. 25000933CA
REGIONS BANK, SUCCESSOR
BY MERGER WITH AMSOUTH
BANK,

Plaintiff, vs.
SHARON M. CRAFTON, AS CO-
TRUSTEE OF THE CRAFTON
FAMILY TRUST DATED
DECEMBER 16, 2003; SHARON
M. CRAFTON; UNKNOWN
SPOUSE OF SHARON M.
CRAFTON; ADMINISTRATOR
OF THE U.S. SMALL BUSINESS
ADMINISTRATION; PORTFOLIO
RECOVERY ASSOCIATES, LLC;
CHARLOTTE COUNTY, FLORIDA;
and UNKNOWN TENANT,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 16, 2025, entered in Case No. 25000933CA of the Circuit Court in and for Charlotte County, Florida, wherein SHARON M. CRAFTON, AS CO-TRUSTEE OF THE CRAFTON FAMILY TRUST DATED DECEMBER 16, 2003; SHARON M. CRAFTON; UNKNOWN SPOUSE OF SHARON M. CRAFTON; ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION; PORTFOLIO RECOVERY ASSOCIATES, LLC; CHARLOTTE COUNTY, FLORIDA are the Defendants, that Roger D. Eaton, the Clerk of the Circuit Court & Comptroller, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on APRIL 20, 2026, at 11:00am at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following property as set forth in the Final Judgment:

LOT 50, BLOCK 1998, PORT

26-00005T

NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is January 2, 2026.

SANDRA MIRANTO,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954) 767-3399
Fax: (305) 945-2905
Primary Email:
scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
January 2, 9, 2026 26-00009T

FIRST INSERTION

day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 104, HAMMOCKS AT
WEST PORT PHASE II, AS PER
PLAT THEREOF RECORDED
IN PLAT BOOK 24, PAGE 16-
A, OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA.

TAX ID: 40212251298
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 12/23/2025.

Roger Eaton
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk
File # 25-F00517
January 2, 9, 2026
26-00004T

FIRST INSERTION

NOTICE OF SALE
IN THE 20TH JUDICIAL CIRCUIT
COURT IN AND FOR CHARLOTTE
COUNTY, FLORIDA

Case No. 25000933CA
REGIONS BANK, SUCCESSOR
BY MERGER WITH AMSOUTH
BANK,

Plaintiff, vs.
SHARON M. CRAFTON, AS CO-
TRUSTEE OF THE CRAFTON
FAMILY TRUST DATED
DECEMBER 16, 2003; SHARON
M. CRAFTON; UNKNOWN
SPOUSE OF SHARON M.
CRAFTON; ADMINISTRATOR
OF THE U.S. SMALL BUSINESS
ADMINISTRATION; PORTFOLIO
RECOVERY ASSOCIATES, LLC;
CHARLOTTE COUNTY, FLORIDA;
and UNKNOWN TENANT,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 16, 2025, entered in Case No. 25000933CA of the Circuit Court in and for Charlotte County, Florida, wherein SHARON M. CRAFTON, AS CO-TRUSTEE OF THE CRAFTON FAMILY TRUST DATED DECEMBER 16, 2003; SHARON M. CRAFTON; UNKNOWN SPOUSE OF SHARON M. CRAFTON; ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION; PORTFOLIO RECOVERY ASSOCIATES, LLC; CHARLOTTE COUNTY, FLORIDA are the Defendants, that Roger D. Eaton, the Clerk of the Circuit Court & Comptroller, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on APRIL 20, 2026, at 11:00am at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following property as set forth in the Final Judgment:

26-00005T

LOT 50, BLOCK 1998, PORT
26-00005T

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 Independent Beauty Suites located at 2240 S McCall Rd in the City of Englewood, Charlotte, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of December, 2025

Independent Suites LLC

January 2, 2026

26-00001T

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY,
FLORIDA

Case No. 25001175CA
EAST EUROPEAN EAGLE EQUIT,
LLC a Florida limited liability
company,
Plaintiff, v.
XQ13, LLC, a Florida limited
liability company,
Defendant.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on November 15, 2025 in Case No. 25001175 in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein EAST EUROPEAN EAGLE EQUIT, LLC, a Florida limited liability company is the Plaintiff and XQ13, LLC, a Florida limited liability company is the Defendant. The Clerk of the Court, Roger D. Eaton, will sell to the highest bidder for cash at www.charlotte.realforeclose.com on January 29, 2026 at 11:00 a.m. the following described real property:

Charlotte Park BLK T LT 6
126/410 126/410 745/148

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION

File No. 25-1368-CP
Division Probate
IN RE: ESTATE OF
LINDA ANN CHAGOLLA A/K/A
LINDA A. CHAGOLLA A/K/A
LINDA CHAGOLLA Deceased.

The administration of the estate of LINDA ANN CHAGOLLA a/k/a LINDA A. CHAGOLLA a/k/a LINDA CHAGOLLA, deceased, whose date of death was May 7, 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 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 ON THEM.**

26-000006T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA

File No. 25-001448-CP
Division Probate
IN RE: ESTATE OF
BETTY BEALE HANSELL a/k/a
BETTY B. HANSELL a/k/a
BETTY ELLEN HANSELL
Deceased.

The administration of the estate of Betty Beale Hansell, deceased, whose date of death was December 5, 2025, 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 ON THEM.**

26-000003T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA

CASE NO. 251042CA

ALAN ROTKIN, individually and
as Trustee of the ALAN ROTKIN
RECOVABLE TRUST AGREEMENT
U.A.D. 9/12/2016,

Plaintiffs, vs.

TODD FISCHER, his devisees,
grantees, creditors, and all other

parties claiming by, through, under
or against him 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 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 TODD

FISCHER; and CHARLOTTE

COUNTY UTILITIES,
Defendants.

NOTICE IS HEREBY GIVEN that I,

the undersigned Clerk of the Circuit

Court of Charlotte County, Florida,

Farr Law Firm, P.A.

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941) 639-1158

Fax: (941) 639-0028

E-Mail: bsifrit@farr.com

Secondary E-Mail:

jjacobson@farr.com;

probate@farr.com

--- SALES / ACTIONS ---

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. 25001273CA

PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.

TAMARA SMITH, et al.,
Defendant.

To: DHARMENDRA SOOKHAI,
15059 BUSWELL AVE, PORT CHARLOTTE, FL 33953

UNKNOWN SPOUSE OF DHARMENDRA SOOKHAI, 15059 BUSWELL AVE, PORT CHARLOTTE, FL 33953

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 26 AND 27, BLOCK 2413,
PORT CHARLOTTE SUBDIVISION,
SECTION 32, ACCORDING
TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 5, PAGES 29A
THROUGH 29H, PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written

defenses, if any, to it on Betzy Falgas, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before February 4, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 30 day of December, 2025.
ROGER D. EATON
CLERK OF COURT OF
CHARLOTTE COUNTY
As Clerk of the Court
BY: D. Gerace (SEAL)
Deputy Clerk

25-13214FL
January 2, 9, 2026 26-00012T

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. 25000851CA

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JOHN MICHAEL FREY, et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF GLENDA HALL A/K/A GLENDA F. HALL A/K/A GLENDA GUNTER HALL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN
JOHN MICHAEL FREY
21482 MEEHAN AVENUE, PORT CHARLOTTE, FL 33952

UNKNOWN SPOUSE OF JOHN MICHAEL FREY
21482 MEEHAN AVENUE, PORT CHARLOTTE, FL 33952

UNKNOWN SPOUSE OF KIRA BRIANA BOWDEN A/K/A KIRA BRIANA HALE
21482 MEEHAN AVENUE, PORT CHARLOTTE, FL 33952

UNKNOWN SPOUSE OF KIRA BRIANA BOWDEN A/K/A KIRA BRIANA HALE
21482 MEEHAN AVENUE, PORT CHARLOTTE, FL 33952

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 9, BLOCK 2799, PORT

CHARLOTTE SUBDIVISION,
SECTION 33, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
5, PAGES 35A THROUGH 35F,
OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before February 4, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 30 day of December, 2025.

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

25-12285FL
January 2, 9, 2026 26-00013T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 24001467CC
ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC, a Florida not for profit
Corporation,
Plaintiff, v.

IVONNE M. RUIZ and CESAR A.
CAMARGO,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 12/29/2025 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 17, Block 114, Rotonda Meadows, according to the plat thereof, recorded in Plat Book 10, Pages 15A through 15Z18, Public Records, Charlotte County, Florida.

Property address: 4 Aspen Ct,

Placida, FL 33946

Commonly known as: 4 Aspen

Ct., Placida FL 33946
In an online sale at www.charlotte.reaforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on February 6, 2026, at 11:00AM.

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

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

Dated this day of 12/30/2025.

By: Roger D. Eaton,

Clerk of Court

(SEAL) D. Gerace

January 2, 9, 2026 26-00014T

FIRST INSERTION

WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the West Port East Community Development District (the "District") will hold a regular meeting on January 13, 2026 at 12:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954. 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 for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, [https://westporteastcdd.com/](http://westporteastcdd.com/).

There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of 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

January 2, 2026

26-00015T

FIRST INSERTION

CAPE CORAL, FL 33904
WILLIAM R. VASQUEZ
18401 MURDOCK CIR.
PORT CHARLOTTE, FL 33948

HELEN DELCID
18401 MURDOCK CIR.
PORT CHARLOTTE, FL 33948

SYLVIA C. PROSSER
1111 ENGLEWOOD DR.
CLEVELAND, OH 44134

ESTATE OF SYLVIA C. PROSSER
1111 ENGLEWOOD DR.

CLEVELAND, OH 44134

UNKNOWN HEIRS OF SYLVIA C.
PROSSER

1111 ENGLEWOOD DR.

CLEVELAND, OH 44134

STANGER LAND HOLDINGS, LLC
97665 OVERSEAS HWY

KEY LARGO, FL 33037

FLOYD M. CELEY SR.

366 SAGEWOOD DRIVE

PORT ORANGE, FL 32109

ESTATE OF FLOYD M. CELEY SR.

366 SAGEWOOD DRIVE

PORT ORANGE, FL 32109

UNKNOWN HEIRS OF FLOYD M.
CELEY SR.

366 SAGEWOOD DRIVE

PORT ORANGE, FL 32109

UNKNOWN SPOUSE OF FLOYD
M. CELEY SR.

366 SAGEWOOD DRIVE

PORT ORANGE, FL 32109

UNKNOWN HEIRS OF FLOYD M.
CELEY SR.

366 SAGEWOOD DRIVE

PORT ORANGE, FL 32109

UNKNOWN SPOUSE OF GWEN-
DOLYN E. CELEY

366 SAGEWOOD DRIVE

PORT ORANGE, FL 32109

RAMON MORERA

15280 NW 79TH CT, STE 100

MIAMI LAKES, FL 33016

LAW OFFICE OF MEHRBAN AND
ASSOCIATES

10481 SANTA MONICA BLVD.

LOS ANGELES, CA 90025

PETER LEMBEROPULOS

14926 CROSS ISLAND PKWY,

APT 1

WHITESTONE, NY 11357

ATHENA LEMBEROPULOS

14926 CROSS ISLAND PKWY,

APT 1

WHITESTONE, NY 11357

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 COUN-
TY, FLORIDA, TO WIT:

LOTS 14 AND 15 BLOCK 2511 OF

PORT CHARLOTTE SUBDIVI-
SION SECTION 47, A SUBDIVI-
SION ACCORDING TO THE
PLAT THEREOF, RECORDED

IN PLAT BOOK 5, PAGES 62A

THRU 62E OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

-and-

LOT 7, BLOCK 2623 OF PORT
CHARLOTTE SUBDIVISION,
SECTION 48, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF, RECORDED

IN PLAT BOOK 5, PAGES 62A

THRU 62E OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

-and-

LOT 10, BLOCK 2683 OF PORT
CHARLOTTE SUBDIVISION,
SECTION 48, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF, RECORDED

IN PLAT BOOK 5, PAGES 62A

THRU 61C OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

-and-

LOT 10, BLOCK 2639 OF PORT
CHARLOTTE SUBDIVISION,
SECTION 48, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF, RECORDED

IN PLAT BOOK 5, PAGE 61A OF
THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLOR-
IDA.

-and-

LOT 3, BLOCK 3022, PORT
CHARLOTTE SUBDIVISION,
SECTION 55, A SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF AS RECORDED

IN PLAT BOOK 5, PAGES 69A

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

The Babcock Ranch Community Independent Special District Governing Board ("Board") will hold public hearings and public meeting on

PUBLIC HEARINGS AND MEETING

DATE: January 22, 2026
TIME: 4:00 PM
LOCATION: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments to provide security for a proposed additional State Infrastructure Bank Loan ("SIB Loan") on benefited lands within the Babcock Ranch Community Independent Special District ("District") relating to SR 31 Offsite Road Improvements, a depiction of which lands to be assessed is shown below, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's *Supplemental Engineer's Report for Babcock Ranch State Road 31 Offsite Improvements*, dated September 11, 2025 ("Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by contacting the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, SR 31 offsite roadway and related improvements all as more specifically described in the Improvement Plan, on file and available during normal business hours at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *SR31 Offsite Road Improvement 2025 Special Assessment Methodology Report*, dated December 18, 2025 ("Assessment Report"), which is on file and available during normal business hours at the addresses provided above. The Assessment Report identifies the assessment area within the District and assessments for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of twenty (20) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$10,000,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Number of Dwelling Units/Sq. Ft./Acres		Assessments per Dwelling Unit/1,000 Sq. Ft./Acre		Assessment per Dwelling Unit/1,000 Sq. Ft./Acre*	
	2025 SIB Loan Assessments	Total 2025 SIB Loan Annual Payments	2025 SIB Loan Unit/1,000 Sq. Ft./Acre	Total 2025 SIB Loan Annual Payments		
Undeveloped Lands						
Residential (Dwelling Units)						
Charlotte County	6,745	\$5,450,004.34	\$808.01	\$450,766.17	\$71.10	
Lee County	257	\$0.00	\$0.00	\$0.00	\$0.00	
	7,002	\$5,450,004.34		\$450,766.17		
Non-Residential (Sq. Ft.)						
Charlotte County						
Retail	1,771,023	\$3,210,444.52	\$1,812.76	\$265,533.69	\$159.50	
Office	1,252,459	\$1,076,762.79	\$859.72	\$89,058.32	\$75.65	
Industrial	153,687	\$90,278.94	\$587.42	\$7,466.91	\$51.69	
Hotel	250,000	\$172,509.40	\$690.04	\$14,268.14	\$60.72	
	3,427,169	\$4,549,995.66		\$376,327.06		
Total		10,000,000.00		827,093		

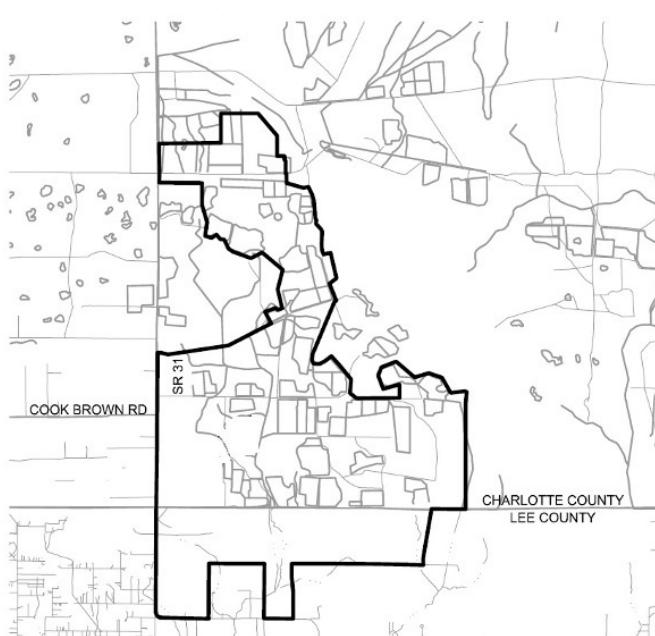
* Includes collections fees and early payment discount - assumes payment in March

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than nineteen (19) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 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.



A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

RESOLUTION 2026-14

WHEREAS, the Babcock Ranch Community Independent Special District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 2007-306, Laws of Florida, as amended, (the "Act") being situated in Charlotte County and Lee County, Florida; and

WHEREAS, as provided in the Act, the special purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the District, including among other things, roadways; and

WHEREAS, the widening of SR 31 is needed to meet the existing roadway conditions and future growth and development of the District; and

WHEREAS, pursuant to Resolution 2021-8, the Board entered into a State Infrastructure Bank Loan Agreement with the Florida Department of Transportation for the State Road 31 roadway widening project; and

WHEREAS, as authorized by the Board on September 25, 2025, the District is pursuing an additional State Infrastructure Bank (the "SIB") loan for additional funding for construction of the project; and

WHEREAS, Babcock Property Holdings, LLC, (the "Developer") has committed to providing collected transportation fees to the District that will be used to pay back the SIB loan; and

WHEREAS, the District has committed to levy a special assessment in amounts sufficient to make the loan payments, in the event the transportation fees are not sufficient to cover the loan payments for any fiscal year's payment; and

WHEREAS, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") for the District and described in the District's *Supplemental Engineer's Report for Babcock Ranch State Road 31 Offsite Improvements*, dated September 11, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, in the event transportation fees are not sufficient to cover any fiscal year's loan payment, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 170 and 197, Florida Statutes, (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *SR31 Offsite Road Improvement 2025 Special Assessment Methodology Report*, dated December 18, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
3. The total estimated cost of the Improvements is \$216,362,673 (the "Estimated Cost").
4. The Assessments will defray approximately \$10,000,000, which includes a portion of the Estimated Cost.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions regarding the collection of the Assessments in any fiscal year in which there is a projected shortfall of transportation fees or other contributed sources to cover the SIB loan payments.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
8. In accordance with the schedule provided in Table 4 of Exhibit B, the Assessments shall be paid in not more than (20) twenty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non-ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of December, 2025.

ATTEST:

/s/ Cindy Cerbone
Secretary / Assistant Secretary

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT

/s/ Bill Vander May
Chairman / Vice Chairman

Exhibit A: *Supplemental Engineer's Report for Babcock Ranch State Road 31 Offsite Improvements*, dated September 11, 2025
Exhibit B: *SR31 Offsite Road Improvement 2025 Special Assessment Methodology Report*, dated December 18, 2025

December 26, 2025; January 2, 2026

25-01351T



Are internet-only legal notices sufficient?

A

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.



--- ESTATES / ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
Case No. 25-001167-CC

PLACIDA HARBOUR CLUB, INC., a Florida not-for-profit corporation, Plaintiff, vs.

GODOI E SOUZA REAL ESTATE INVESTMENTS LLC, a Florida limited liability company; PLACIDA

POINTE HOME OWNERS ASSOCIATION, INC., a Florida

not-for-profit corporation; and

JOHN DOE AND MARY DOE, as

Unknown Occupants.

Defendants.

NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in this cause on or about December 16, 2025, in the County Court of Charlotte County, Florida, the Clerk shall offer for sale the property situated in Charlotte County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinbelow, on January 26, 2026 at 11:00 a.m. at <https://www.charlotte.realforeclose.com> in accordance with Chapter 45 Florida Statutes.

Lot 53, PLACIDA POINTE, Unit 1, a Subdivision according to the plat thereof, as recorded in Plat

Book 16, Pages 60A and 60B, of the Public Records of Charlotte County, Florida,
- and -
All personal property located on or in the Unit.

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 on 12/17/2025.

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

Dec. 26, 2025; Jan. 2, 2026
25-01335T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
Case No. 25000601CA

B-MUSED, LLC,
Plaintiff, vs.

THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLES W. COOK, DECEASED, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on February 19, 2026, at 11:00 EST at www.charlotte.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Charlotte County, Florida:

LOT(S) 9, BLOCK 2805, PORT CHARLOTTE SUBDIVISION, SECTION 45, ACCORDING TO THE PAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE

PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 21330 HEPNER AVENUE, PORT CHARLOTTE, FL 33952

pursuant to a Final Judgment of Foreclosure entered in Case No. 25000601CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the style of which is indicated above.

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

WITNESS MY HAND and seal of this Court on 12/22/2025.

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

Dec. 26, 2025; Jan. 2, 2026
25-01357T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-1376
IN RE: ESTATE OF

TORY JAMES MCMAHAN, a/k/a
TORY MCMAHAN,
Deceased.

The administration of the estate of Tory James McMahan, deceased, whose date of death was April 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 claims not filed within the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is 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 December 26, 2025.

WITNESS MY HAND and seal of this Court on 12/22/2025.

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

Dec. 26, 2025; Jan. 2, 2026
25-01357T

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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 December 26, 2025.

Patricia McMahan Burkett
Personal Representative
19731 State Rd. 31
N. Fort Myers, Florida 33917

Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar Number: 12495

SIMMONS & COOK, PLLC
2080 McGregor Blvd., Suite 101

Fort Myers, FL 33901

Telephone: (239) 204-9376

Fax: (239) 204-9378

E-Mail: Nicole@lawsfl.com

Secondary E-Mail:
Victoria@lawsfl.com

Dec. 26, 2025; Jan. 2, 2026

25-01357T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2500139SCP
IN RE: ESTATE OF

SIMON JOHN CONROY
Deceased.

The Trust administration of the Simon J. Conroy Living Trust, dated January 5, 2021, for Simon John Conroy, deceased, whose date of death was July 9, 2025, is pending in Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the Trustee and the Trustee'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 Trustee 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 December 26, 2025.

/s/ Jonathan W. Conroy
Jonathan W. Conroy Trustee
21000 Midway Boulevard
Port Charlotte, FL 33952

/s/ Mark Martella
Mark Martella
Attorney for Personal Representative
Email Addresses:

mark@martellalaw.com
tara@martellalaw.com
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Palson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865

Dec. 26, 2025; Jan. 2, 2026
25-01346T

The personal representative has no duty to discover whether any property

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-001388-CP
IN RE: ESTATE OF

RAYMOND VICTOR BIZIER
Deceased.

The administration of the estate of Raymond Victor Bizer, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 December 26, 2025.

Personal Representative:
Monika Bizer
11030 Sandrift Avenue
Englewood, Florida 34224

Attorney for Personal Representative:

Albert Stickley III, Esq.

Attorney

Florida Bar Number: 0051605

237 Nokomis Ave S

Venice, FL 34285

Telephone: (941) 474-5506

Fax: (941) 474-5507

E-Mail: astickley@farr.com

Secondary E-Mail: smerlo@farr.com

Dec. 26, 2025; Jan. 2, 2026
25-01340T

The personal representative has no duty to discover whether any property

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-001400
IN RE: ESTATE OF

JOHN STEWART DEMARS A/K/A
JOHN S. DEMARS A/K/A
JOHN DEMARS Deceased.

The administration of the estate of John Stewart Demars A/K/A John S. Demars A/K/A John Demars, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The date of first publication of this notice is December 26, 2025.

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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 December 26, 2025.

Personal Representative:
Bonnie S. Demars
5031 Bal Harbor Blvd.
Punta Gorda, Florida 33950

Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562

McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950

Telephone: (941)

SECOND INSERTION

SECOND INSERTION

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION
CASE NO.: 24-001351-CC

PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs.

ZEMLANDS LLC, a Florida Limited liability company, Defendant.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Charlotte County, Florida, the Clerk will sell the property described below situated in Charlotte County, Florida, described as:

1596 Frisco Terrace, Port Charlotte, Florida, Lot 9, Block 2592, Port Charlotte Section 29 and being more particularly described in Notice of Commencement recorded as instrument number 20233334317, Charlotte County, Florida at public sale, to the highest bidder, for cash. The judicial sale will be conducted

electronically online at the following website <https://www.charlotte.reaforeclose.com> at 11:00 a.m. on February 9, 2025.

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 said court on 12/18/2025.

Roger D. Eaton
Clerk of the Charlotte County Circuit Court 350 E. Marion Ave.
Punta Gorda, FL 33950
By: (SEAL) D. Gerace
Deputy Clerk

Dec. 26, 2025; Jan. 2, 2026

25-01337T

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 25-001741-CA

D&I LAND AND LOTS, INC., Plaintiff, vs.

PHILIPPE BONS AND NADINE BONS, his wife, and GEORGE WILLIAM HILBORN, Defendants.

To: Philippe Bons and Nadine Bons, 25 Rue du General De Gaulle, 52330 Colombe Les Deux, Eglises, France

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

Lot 11, Block 211, Unit No. 10, Tropical Gulf Acres, according to the Plat thereof, as recorded in Plat Book 4, Page 76-A, Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before 1/24/26,

otherwise default will be entered against you for the relief prayed for in the complaint or petition.

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this 12/19/25.

ROGER D. EATON
As Clerk of said Court
(SEAL) By Deni Gerace
Deputy Clerk

Filed by: Dane T. Stanish, Esq.,
3475 Sheridan St., Suite 209,
Hollywood, FL 33021
(954-923-0524,
stanishd@gmail.com)

Dec. 26, 2025; Jan. 2, 9, 16, 2026

25-01341T

SECOND INSERTION

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NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24000530CA

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC, Plaintiff, vs.

JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 23, 2024, and entered in 24000530CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JAMIE BARNES A/K/A JAMIE STRATICO; STATE OF FLORIDA; UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A JAMIE N. STRATICO; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.reaforeclose.com, at 11:00 AM, on January 15, 2026, the following described property as set forth in said Final Judgment, to wit:

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

RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 26166 PAY-SANDU DR, PUNTA GORDA, FL 33983

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 12/19/2025.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-173487 - MaM
Dec. 26, 2025; Jan. 2, 2026

25-01342T

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 25000523CA

Regions Bank d/b/a Regions

Mortgage, Plaintiff, vs.

Pamela J. Monnier, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25000523CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Regions Bank d/b/a Regions Mortgage is the Plaintiff and Pamela J. Monnier; Unknown Spouse of Pamela J. Monnier; Burnt Store Meadows Property Owner's Association, Inc.; North State Bank are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.reaforeclose.com, beginning at 11:00 AM EST on the 26th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 378, PUNTA GORDA ISLES, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 10, PAGES 4-A THROUGH 4-Q, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TAX ID: 412328479004

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 12/19/2025.

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

File # 24-F02395
Dec. 26, 2025; Jan. 2, 2026

25-01350T

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NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 25968CA

NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

FLORA COLEMAN, her devisees, grantees, creditors, and all other parties claiming by, through, or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN

SPOUSE OF FLORA COLEMAN, 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 Monday, February 2, 2026, at 11:00 a.m. at www.charlotte.reaforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 11, Block 2937, Port Charlotte Subdivision, Section Fifty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73A through 73F, inclusive, of the Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 25968CA, New Vista Properties, Inc., v. Flora Coleman.

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 12/18/2025

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

Dec. 26, 2025; Jan. 2, 2026

25-01339T

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. 25000948CA

CITIBANK, N.A., NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS TRUSTEE OF COLT

2022-6 TRUST, Plaintiff, vs.

TERENCE ELLIOTT BLACKSHEAR, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 01, 2025, and entered in 25000948CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-6 TRUST is the Plaintiff and TERENCE ELLIOTT BLACKSHEAR; BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK 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.reaforeclose.com, at 11:00 AM, on January 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 184, OF BABCOCK RANCH COMMUNITY PHASE 1A & TOWN SQUARE, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 17204 BULLHORN CIR, PUNTA GORDA, FL 33982

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

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

Dated this day of 12/19/2025.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-218823 - MaM

Dec. 26, 2025; Jan. 2, 2026

25-01343T

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HOW TO

PUBLISH YOUR

LEGAL

NOTICE