



--- 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.

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 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

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf Email legal@businessobserverfl.com Business Observer

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.realforeclose.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/.

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

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025-CA-000932 TOWERIDGE LLC, Plaintiff, v. MARK E. DE LONG; ESTATE OF MARK E. DE LONG; UNKNOWN HEIRS OF MARK E. DE LONG; UNKNOWN SPOUSE OF MARK E. DE LONG; ERIKA V. DE LONG; ESTATE OF ERIKA V. DE LONG; UNKNOWN HEIRS OF ERIKA V. DE LONG; UNKNOWN SPOUSE OF ERIKA V. DE LONG; MERFET ELNAW ELNAIAL MOHAMED; MARIA R. ALFANO-COOPER; PHILIP M. KOBY; MARIA DEL SOCORRO MORERA; DARYL R. PARKS; RUTH L. CHASE; WILLIAM R. VASQUEZ; HELEN DELCID; SYLVIA C. PROSSER; ESTATE OF SYLVIA C. PROSSER; UNKNOWN HEIRS OF SYLVIA C. PROSSER; UNKNOWN SPOUSE OF SYLVIA C. PROSSER; GGH 47, LLC; STANGER LAND HOLDINGS, LLC; FLOYD M. CELEY SR.; ESTATE OF FLOYD M. CELEY SR.; UNKNOWN HEIRS OF FLOYD M. CELEY SR.; UNKNOWN SPOUSE OF FLOYD M. CELEY SR.; GWENDOLYN E. CELEY; ESTATE OF GWENDOLYN E. CELEY; UNKNOWN HEIRS OF GWENDOLYN E. CELEY; RAMON MORERA; LAW OFFICE OF MEHRBAN AND ASSOCIATES; PETER LEMBEROPULOS; ATHENA LEMBEROPULOS; Defendants. TO: MARK E. DELONG 4495 VALLEY FORGE DR. CLEVELAND, OH 44126 ESTATE OF MARK E. DELONG 4495 VALLEY FORGE DR. CLEVELAND, OH 44126 UNKNOWN HEIRS OF MARK E. DELONG 4495 VALLEY FORGE DR. CLEVELAND, OH 44126 UNKNOWN SPOUSE OF MARK E. DELONG 4495 VALLEY FORGE DR. CLEVELAND, OH 44126 ERIKA V. DE LONG 4495 VALLEY FORGE DR. CLEVELAND, OH 44126 ESTATE OF ERIKA V. DE LONG 4495 VALLEY FORGE DR. CLEVELAND, OH 44126 UNKNOWN HEIRS OF ERIKA V. DE LONG 4495 VALLEY FORGE DR. CLEVELAND, OH 44126 MERFET ELNAW ELNAIAL MOHAMED 4300 2ND AVE. S. SAINT PETERSBURG, FL 33711 PHILIP M. KOBY 215 OXFORD RD. EDISON, NJ 08820 MARIA DEL SOCORRO MORERA 15280 NW 79TH CT. STE 250 MIAMI LAKES, FL 33016 DARYL R. PARKS 2800 PACIFIC ST. MINNEAPOLIS, MN 55411 RUTH L. CHASE 1633 SE 47TH TER.

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 UNKNOWN SPOUSE 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 32019 ESTATE OF FLOYD M. CELEY SR. 366 SAGEWOOD DRIVE PORT ORANGE, FL 32019 UNKNOWN HEIRS OF FLOYD M. CELEY SR. 366 SAGEWOOD DRIVE PORT ORANGE, FL 32019 UNKNOWN SPOUSE OF FLOYD M. CELEY SR. 366 SAGEWOOD DRIVE PORT ORANGE, FL 32019 GWENDOLYN E. CELEY 366 SAGEWOOD DRIVE PORT ORANGE, FL 32019 GWENDOLYN E. CELEY 366 SAGEWOOD DRIVE PORT ORANGE, FL 32019 UNKNOWN HEIRS OF GWENDOLYN E. CELEY 366 SAGEWOOD DRIVE PORT ORANGE, FL 32019 UNKNOWN SPOUSE OF GWENDOLYN E. CELEY 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 COUNTY, FLORIDA, TO WIT: LOTS 14 AND 15 BLOCK 2511 OF PORT CHARLOTTE SUBDIVISION SECTION 47, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 61A THRU 61C OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and-

LOT 16, BLOCK 2201 PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 41-A THROUGH 41-H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 6, BLOCK 2684, PORT CHARLOTTE SUBDIVISION, SECTION 48, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 62A THROUGH 62E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 12, BLOCK 2665, OF PORT CHARLOTTE SUBDIVISION 48, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 62A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 7, BLOCK 3013, PORT CHARLOTTE SUBDIVISION, SECTION 55, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 69A THROUGH 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -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 THRU 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 22, BLOCK 2921, PORT CHARLOTTE SUBDIVISION, SECTION 49, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PB 5, PAGE 63A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 8, BLOCK 2672, PORT CHARLOTTE SUBDIVISION, SECTION 48, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 62A THROUGH 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 62E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 27, BLOCK 3015, PORT CHARLOTTE SUBDIVISION, SECTION 55, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 69A THROUGH 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 21, BLOCK 2504 OF PORT CHARLOTTE SUBDIVISION, SECTION 47, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 61A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. -and- LOT 16, BLOCK 2641 OF PORT CHARLOTTE SUBDIVISION, SECTION 48, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 62A THROUGH 62E 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 62A 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: December 22, 2025 ROGER D. EATON CLERK OF THE COURT & COMPTROLLER By As Deputy Clerk Jan. 2, 9, 16, 23, 2026 26-00011T

SAVE TIME Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE Business Observer

SUBSEQUENT INSERTIONS

--- ESTATE / ACTION / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ROBERT STONE DAVIS and JANICE MINTER will, on January 7, 2026, at 10:00 a.m., at 5601 Duncan Road, Lot #77, Punta Gorda, Charlotte County, Florida 33982; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1994 BARR MOBILE HOME, VIN: FLFLP79A11007BA, TITLE NO.: 0066391824, and VIN: FLFLP79B11007BA, TITLE NO.: 0066391825 and all other personal property located therein  
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236  
(PO#11096-2305)  
Dec. 26, 2025; Jan. 2, 2026

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION  
File No.: 25001361CP  
IN RE: ESTATE OF JOHN BERTRAND GABOURY  
The administration of the estate of JOHN BERTRAND GABOURY, deceased, whose date of death was November 29, 2024, 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 de-

mands 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.  
**Personal Representative:**  
**JON E. GABOURY**  
4334 Hudson Mill Rd  
Cataula, GA 31804  
Attorney for Personal Representative: THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487  
Telephone: (561) 210-5500  
Dec. 26, 2025; Jan. 2, 2026

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25001417CP  
Division: Probate  
IN RE: ESTATE OF DAVID MICHAEL WINTHEISER, Deceased.  
The administration of the estate of DAVID MICHAEL WINTHEISER, deceased, whose date of death was August 9, 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 or cura-

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.211 of the Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is December 26, 2025.  
**JORDAN DAVID WINTHEISER**  
**Personal Representative**  
1447 Wren Court,  
Punta Gorda, Florida 33950  
STEPHEN J. PUTNOKI-HIGGINS  
Attorney for Personal Representative  
E-mail: stephen.higgins@stinson.com  
Secondary e-mail: kcm.LSSTeam2@stinson.com  
Fla. Bar No. 0121646  
STINSON LLP  
100 S. Ashley Dr., Ste. 500,  
Tampa, FL 33602  
Telephone: (813) 534-7551  
Facsimile: (813) 534-7338  
Dec. 26, 2025; Jan. 2, 2026

FOURTH INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CASE NO.: 25000679CA  
**DAVID MCCULLOUGH,**  
**Plaintiff, v.**  
**ESTATE OF ALEXANDER CALLAS, UNKNOWN HEIRS OF ALEXANDER CALLAS, ESTATE OF JUDITH M. CALLAS, UNKNOWN HEIRS OF JUDITH M. CALLAS AND ALEXANDER P. CALLAS, Defendants.**  
TO: ESTATE OF ALEXANDER CALLAS  
1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711  
UNKNOWN HEIRS OF ALEXANDER CALLAS  
1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711  
ESTATE OF JUDITH M. CALLAS  
1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711  
UNKNOWN HEIRS OF JUDITH M. CALLAS  
1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711  
ALEXANDER P. CALLAS  
1433 GREENWOOD AVENUE DEERFIELD, IL 60015-2711  
YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

PCH 022 1106 0009 PORT CHARLOTTE SEC 22 BLK 1106 LT 9.  
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 350 E. Marion Avenue, Punta Gorda, Florida 33950 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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 14 day November, 2025.  
Clerk of the Circuit Court  
By: /s/ Deni Gerace  
As Deputy Clerk.  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-01293T

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION  
CASE NO.: 25732CA  
**NEW VISTA PROPERTIES, INC.,**  
**a Florida Corporation, Plaintiff, vs.**  
**LUIS BRAVO, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, 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; and UNKNOWN SPOUSE OF LUIS BRAVO, 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 Friday, February 6, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance

with Chapter 45 Florida Statutes, the following-described real property:  
Lot 10, Block 2440, Port Charlotte Subdivision, Section Twenty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22A through 22G, 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. 25732CA, New Vista Properties, Inc., v. Luis Bravo.  
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  
25-01338T

THIRD INSERTION

NOTICE OF ACTION-SERVICE BY PUBLICATION

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CASE NO. 25-1254-CC  
**COAST CONCRETE COMPANY, LLC, a Florida limited liability company,**  
**Plaintiff, vs.**  
**NEW HAVENS CONSTRUCTION & DEVELOPMENT, LLC, a Florida limited liability company, RAFAEL MARTINEZ, individually.**  
**Defendants.**  
TO: RAFAEL MARTINEZ  
YOU ARE HEREBY NOTIFIED that a Complaint has been filed. This litigation is for breach of contract with Coast Concrete Company, LLC.  
CHRISTINE BENEDICT is required to serve a copy of your answer and your written defenses, if any, to the Complaint to Alyssa M. Nohren, Esquire, Plaintiff's Attorney, whose address is 2033 Main Street, Suite 600, Sarasota, Florida 34237 on or before 1/22/26.  
You must also file your original answer and written defenses, if any, with the Clerk of Court, Charlotte County, either before service on Plaintiff's attorney or immediately thereafter; OTHERWISE A DEFAULT WILL BE

ENTERED AGAINST YOU for the relief demanded in Plaintiff's 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.  
ROGER D. EATON  
CLERK OF CIRCUIT COURT  
(SEAL) BY Deni Gerace  
Deputy Clerk  
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.  
2033 Main Street, Suite 600  
Sarasota, Florida 34237  
(941) 366-8100-Phone  
(941) 366-6384-Fax  
ALYSSA M. NOHREN, Esq.  
Florida Bar No. 352410  
Attorney for Plaintiff  
Dec. 19, 26, 2025; Jan. 2, 9, 2026  
25-01326T

FOURTH INSERTION

AFFIDAVIT OF OWNERSHIP OF CERTIFICATE OF TITLE & REGISTERED SECURITIES REG'D NO : ILLINOIS FILE #112-1972 0109742

In North America )  
) ss  
Land of Illinois )  
[WITH TRUST]  
i, Shannon Kay Potts, a living and original native american (wo)man, Affiant (hereinafter Registered Owner), being duly sworn, declare and state that i am of full age and legally competent and to have firsthand knowledge of the facts to be true and Certified Security and/or Bond No: ILLINOIS FILE #112-1972 0109742 whose name also appears on the face of the instrument as SHANNON KAY LOPEZ (Trust/ Estate) by reference to the Official Certificate of Live Birth (Title), recorded and filed dated December 15, 1972, in the Office of the Clerk, County of Madison, Land of Illinois, as the same appears to be held for safekeeping by State Registrar of Titles. Said Certificate is a Valid Trust Instrument and further describes the same property that is an active Trust/ Estate conveyed unto Affiant (Registered Owner) as set forth in the above-mentioned Certificate of Title and all financial assets, accounts, registered securities, entitlements, real and other personal property that are associated with said Trust/ Estate (whether now owned or hereafter acquired), described in the attached Form UCC-1 and Addendum under Notice of Claim. Affiant (Registered Owner) is the one legally entitled and duly authorized to act, appoint, assign, convey, and/or execute said Trust/Estate and no other parties are allowed without consent conveyed, and from Entitlement Holder/ Registered Owner. [AND IT IS SO ORDERED!]  
In Witness Whereof; said Affiant (Owner) has hereunto set her hand and seal  
Done this day 12TH of December 2025  
December 12, 19, 26, 2025; January 2, 2026  
25-01283T

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/15/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.  
637 Heather Cabrera Boxes, Furniture, Toys  
628 Gene Fisher Boxes, Furniture  
152 Marisol Cortes Boxes, Bags, Lamp  
663 Allard, Wyatt Boxes, Tools, Furniture  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
December 26, 2025; January 2, 2026  
25-01333T

**PUBLISH YOUR LEGAL NOTICE**

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**

**Business Observer**  
FLORIDA'S NEWSPAPER FOR THE C-SUITE  
JAN 2026

--- 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	Assessment per Dwelling Unit/1,000 Sq. Ft./Acre*	
<b>Undeveloped Lands</b>						
<b>Residential (Dwelling Units)</b>						
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		
<b>Non-Residential (Sq. Ft.)</b>						
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		
<b>Total</b>		<b>10,000,000.00</b>		<b>827,093</b>		

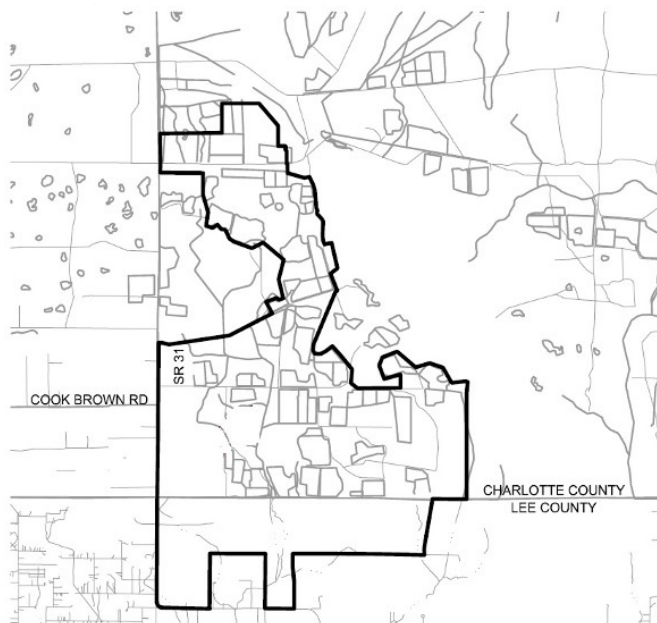
\* Includes collections fees and early payment discount - assumes payment in March

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.



RESOLUTION 2026-14

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.

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:

- Assessments shall be levied to defray the cost of the Improvements.
- 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.
- The total estimated cost of the Improvements is \$216,362,673 (the "Estimated Cost").
- The Assessments will defray approximately \$10,000,000, which includes a portion of the Estimated Cost.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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?

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.



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 hereinafter, 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, GRANTEEES, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 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 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 25-01353T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001398CP 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 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 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 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 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: (941) 867-6865 Dec. 26, 2025; Jan. 2, 2026 25-01346T

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 Bizier, 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 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 December 26, 2025. Personal Representative: Monika Bizier 11030 Sandrift Avenue Englewood, Florida 34224 Attorney for Personal Representative: Albert Sticklely III, Esq. Attorney Florida Bar Number: 0051605 237 Nokomis Ave S Venice, FL 34285 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: asticklely@farr.com Secondary E-Mail: smerlo@farr.com Dec. 26, 2025; Jan. 2, 2026 25-01340T

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 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 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) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com Dec. 26, 2025; Jan. 2, 2026 25-01355T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-001236-CP IN RE: ESTATE OF ARTHUR ROBERT COOK (also known as "ARTHUR COOK"), Deceased. The administration of the estate of ARTHUR ROBERT COOK (also known as "Arthur Cook"), deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: December 26, 2025. Personal Representative: Jeana Marie Adams 9 Arbor Drive Highland Heights, KY 41076 Attorney for Personal Representative: JOHN H. ADAMS, Esq. Florida Bar No. 13208 Primary email: john.adams@gray-robinson.com Secondary email: jennifer.colbert@gray-robinson.com CARLLEE J. GODWIN, Esq. Florida Bar No. 1039029 Primary email: carlee.godwin@gray-robinson.com Secondary email: angie.cutts@gray-robinson.com GrayRobinson, P.A. 601 South Palafox Street Pensacola, FL 32502 Telephone: (448) 239-6060 Dec. 26, 2025; Jan. 2, 2026 25-01336T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1362-CP Division Probate IN RE: ESTATE OF CHARLES L. ORAM A/K/A CHARLES L. ORAM, SR. Deceased. The administration of the estate of CHARLES L. ORAM a/k/a CHARLES L. ORAM, SR., deceased, whose date of death was May 21, 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 December 26, 2025. Personal Representative: CHARLES L. ORAM, JR. 15388 Lime Drive Punta Gorda, Florida 33955 Attorney for Personal Representative: MICHAEL M. WILSON, Attorney Florida Bar Number: 076244 Olmsted & Wilson, P.A. 17801 Murdock Circle, Suite A Port Charlotte, FL 33948 Telephone: (941) 624-2700 Fax: (941) 624-5151 E-Mail: mike@owpa.com Secondary E-Mail: kathy@owpa.com Dec. 26, 2025; Jan. 2, 2026 25-01354T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001249CP IN RE: ESTATE OF FRANCIS J. GALIANO, Deceased. The administration of the estate of FRANCIS J. GALIANO, deceased, whose date of death was August 25, 2025, 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

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 SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is DECEMBER 26, 2025. Personal Representative: FRANCIS J. GALIANO II c/o Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Timothy J. Carver Florida Bar Number: 1068449 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: tcarver@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com Dec. 26, 2025; Jan. 2, 2026 25-01356T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

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