

CHARLOTTE COUNTY LEGAL NOTICES

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

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 EBM Development located at 18245 Paulson Drive, unit 102 in the City of Port Charlotte, Charlotte, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of January, 2026

Dmytro Khorkov

January 9, 2026

26-00028T

FIRST INSERTION

FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Firelight Community Development District ("District") will hold a regular meeting on January 22, 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathe, 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://firelightcd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

January 9, 2026

26-00036T

FIRST INSERTION

FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Firelight East Community Development District ("District") will hold a regular meeting on January 22, 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathe, 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://firelighteastcd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

January 9, 2026

26-00037T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDAFile No. 25-001338-CP
Division Probate

IN RE: ESTATE OF

LOUISE GRACE PETRO A/K/A
LOUISE A. PETRO
Deceased.

The administration of the estate of Louise Grace Petro a/k/a Louise A. Petro, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 January 9, 2026.

Personal Representative:

Mary Louise Landis
9225 Austrian Boulevard
Punta Gorda, FL 33982

Attorney for Personal Representative:

Brett H. Sifrit, Esq.

Attorney

Florida Bar Number: 105564

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

January 9, 16, 2026

26-00033T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

Case No.: 25000098CC

LOVELAND COURTYARDS

CONDOMINIUM

ASSOCIATION, INC., a Florida

not-for-profit corporation,

Plaintiff, vs.

RICHARD P. FRANK and GAIL

FRANK; their devisees, grantees,

creditors, and all other parties

claiming by, through, under or

against them and all unknown

natural persons, if alive and if not

known to be dead or alive, their

several and respective spouses, heirs,

devisees grantees, and creditors or

other parties claiming by, through,

or under those unknown natural

persons and their several unknown

assigns, successors in interest

trustees, or any other persons

claiming by through, under or

against any corporation or other

legal entity named as a defendant

and all claimants, persons or parties

natural or corporate whose exact

status is unknown, claiming under

any of the above named or described

defendants or parties who are

claiming to have any right, title or

interest in and to the lands hereafter

described; UNKNOWN TENANT #1

and UNKNOWN TENANT #2,

Defendants.

NOTICE IS HEREBY GIVEN that I,

the undersigned Clerk of the Circuit

Court of Desoto County, Florida,

will at 11:00 a.m. on the 11th day of

February, 2026, at public sale at www.

charlotte.realforeclose.com sell to the
highest bidder, for cash, the following-
described real property:

UNIT 2501 LOVELAND

COURTYARDS, Phase II, a Con-

dominium according to the Decla-

ration of Condominium filed in

Official Records Book 1065,

Page 156, as amended in Official

Records Book 1194, Page 1081,

and any further amendments

thereto, and as specified in said

Condominium Declaration and all

amendments thereto.

The said sale will be made pursuant

to the Final Judgment of Foreclo-

sure of the County Court of Charlotte

County, Florida, in Civil Action No.

25000098CC.

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 provi-

tion 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 notifi-

cation 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.

ROGER D. EATON, Clerk

By: (SEAL) D. Gerace

Deputy Clerk

January 9, 16, 2026 26-00022T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN

AND FOR CHARLOTTE COUNTY,

FLORIDA CIVIL DIVISION

CASE NO. 25000550CA

CITIBANK N.A. NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS DELAWARE TRUSTEE

OF J.P. MORGAN MORTGAGE

TRUST 2024-VISI,

Plaintiff, vs.

EXTREME EQUITY PARTNERS

LLC; JAIDYN NICOLE ADKINS;

JERRY JOSEPH ADKINS;

ANDREA D. ADKINS; STATE

OF FLORIDA DEPARTMENT

OF REVENUE; UNKNOWN

PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY,

Defendant(s

--- ACTIONS / SALES / CREDITORS ---

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 2026 CP 006
IN RE: ESTATE OF
SUSAN WESTLUND DALSON
a/k/a SUSAN DALSON
Deceased.

The administration of the Estate of Susan Westlund Dalson a/k/a Susan Dalson, deceased, File Number 2026 CP 006, 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 petitioner and the petitioner's attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
Case No. 24001386 CP
IN RE: ESTATE OF
FRANCES K. CHAPMAN,
Deceased.

The administration of the estate of Frances K. Chapman, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 082024CA002391000101

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I, Plaintiff, vs.
WAYNE HENDRYX; VONDA HENDRYX; UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN SPOUSE OF ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; CHARLOTTE COUNTY, FLORIDA; CACH, LLC; JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 1, 2025 and an Order Resetting Sale dated December 21, 2025 and entered in Case No. 082024CA002391000101 of the Circuit Court in and for Charlotte County, Florida, wherein **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I** is Plaintiff and WAYNE HENDRYX; VONDA HENDRYX; UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN SPOUSE OF ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; CHARLOTTE COUNTY, FLORIDA; CACH, LLC; JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 1, 2025 and an Order Resetting Sale dated December 21, 2025 and entered in Case No. 082024CA002391000101 of the Circuit Court in and for Charlotte County, Florida, wherein **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I** is Plaintiff and WAYNE HENDRYX; VONDA HENDRYX; UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN SPOUSE OF ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; CHARLOTTE COUNTY, FLORIDA; CACH, LLC; JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST

IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realestateclose.com, 11:00 a.m., on February 18, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 433, SOUTH PUNTA GORDA HEIGHTS, 8TH ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, AT PAGES 6A THROUGH 6D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1984 SKYLINE MOBILE HOME, VIN NUMBER(S): 25650148AT AND 25650148BT, TITLE NUMBER(S): 22642751 AND 22642750, PERMANENTLY AFFIXED TO THE LAND.

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

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

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

DATED at Punta Gorda, Florida, on 01/07/2026.

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

As Deputy Clerk
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. Box 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
1491-208577 / TM1
January 9, 16, 2026 26-00034T

CHARLOTTE COUNTY

--- ACTIONS / SALES / CREDITORS ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-001412-CP
Division: PROBATE
IN RE: ESTATE OF
LOIS HAZEL ARNES, A/K/A
LOIS H. ARNES, Deceased.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is January 9, 2026.

Petitioner:
Peter Sinclair Dalson
22473 Glen Avenue
Port Charlotte, Florida 33948

Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdoch, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
January 9, 16, 2026 26-00029T

FIRST INSERTION

ON THEM.

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

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

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

The date of first publication of this Notice is January 9, 2026.

Brian McGarity
1384 Kiskadee Dr.
Englewood, FL 34224
Personal Representative

Tonya Willis Pitts, Esq.
Florida Bar No. 0489050
Pitts Law Firm
6160 State Road 70 E, Ste. 107
Bradenton, FL 34203
Attorney for Personal Representative
January 9, 16, 2026 26-00018T

FIRST INSERTION

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

The date of first publication of this Notice is January 9, 2026.

Persons Giving Notice:

Matthew S. Ruch
19202 W. McFarlane Road
Medical Lake, WA 99022
Michele A. Likes
27122 102nd Drive NW
Stanwood, WA 98292

Cheyenne R. Young
Attorney for Personal Representative
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
January 9, 16, 2026 26-00017T

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO. 25001351CA

FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.

JEREMY KOCH; et al
Defendants.

TO: LANCE KOCH; 17123 STATE ROUTE 104 ASHVILLE, OH 43103 UNKNOWN SPOUSE OF LANCE KOCH;; 17123 STATE ROUTE 104 ASHVILLE, OH 43103

YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:
LOT 130, ROTONDA WEST, PEBBLE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 13A THROUGH 13L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokoloff Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate

Blvd Suite 302 Boca Raton FL 33431, on or before 2/5, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 12/31, 2025.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace (SEAL)
DEPUTY CLERK

FIRST INSERTION

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

PROBATE DIVISION
File No. 25-CP-1191

IN RE: ESTATE OF

RICHARD MELVIN MACDONALD
Deceased.

The administration of the estate of Richard Melvin MacDonald, deceased, whose date of death was September 15, 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 must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

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 January 9, 2026.

Personal Representative:

Colleen Edwards
2634 SE 19th Ave.
Cape Coral, Florida 33904

Attorney
Florida Bar Number: 555436
6720 Winkler Road
Fort Myers, FL 33919
Telephone: (239) 333-4529
Fax: (239) 333-4531
E-Mail: pleadings@kuhnlegal.com
January 9, 16, 2026 26-00020T



How much do legal notices cost?

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

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

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24001858CA

911 CONSTRUCTION, LLC,
Plaintiff, vs.
STANAN INC.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on 11/17/25, and the Amended Order to Reschedule Foreclosure Sale entered 1/6/26, in the Circuit Court of the 20th Judicial Circuit, Charlotte County, Florida (Instr. 3588343), the Clerk of Court will sell to the highest and best bidder for cash beginning at 11:00 a.m. on 1/26/26 at www.CharlotteRealForeclose.com in accordance with Chapter 45, Florida Statutes, the real property situated in Charlotte County, Florida described as:

SANDHILL CROSSINGS LT
4 1

--- ACTIONS / CREDITORS ---

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

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

CASE NO.: 2025-CA-001632

HC LEGACY, LLC,

Plaintiff, V.

DIETMAR HAHN, and UNKNOWN SPOUSE OF DIETMAR HAHN, Defendants.

TO:

DIETMAR HAHN
DAMASCHKESTRASSE 90
D-91088 BUBENREUTH, GERMANY

UNKNOWN SPOUSE OF DIETMAR HAHN
DAMASCHKESTRASSE 90
D-91088 BUBENREUTH, GERMANY

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:
LOT 16, BLOCK 142, UNIT NO. 7 OF TROPICAL GULF ACRES, AS PER PLAT FOUND OF RECORD IN PLAT BOOK 3, PAGES 99A THROUGH 99-I, 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 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 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 31 day of December, 2025.

Roger D. Eaton
Clerk of the Circuit Court

Jan. 9, 16, 23, 30, 2026 26-00021T

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25001246CP
Division Probate
IN RE: ESTATE OF
PHYLLIS THERESA LOPES
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Phyllis Theresa Lopes, deceased, File Number 25001246CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was April 22, 2009; that the total value of the estate is \$22,950.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Vincent C. Lopes
1250 Christian Lane
Lucan, TX 75002
Joseph L. Lopes
1706 New Jersey Avenue
Lynn Haven, FL 32444
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

The date of first publication of this Notice is January 9, 2026.

Person Giving Notice:

/s/Vincent C. Lopes

Vincent C. Lopes

Attorney for Person Giving Notice:

/s/Mark Martella

Mark Martella

Attorney

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

January 9, 2026 26-00032T

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.

08-2025CP-000979-000101

IN RE: ESTATE OF

BRUCE E. TOHM Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of BRUCE E. TOHM, Deceased, File Number 08-2025CP-000979-000101, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the Decedent's date of death was March 8, 2025; that the total value of the Estate is \$26,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

NAME ADDRESS

JULIE A. HARRIS

122 Laverne Street

Port Charlotte, Florida 33890

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims

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

The date of first publication of this Notice is January 9, 2026.

Persons Giving Notice:

JULIE A. HARRIS

122 Laverne Street

Port Charlotte, Florida 33890

Attorney for Person Giving Notice:

KEVIN R. ALBAUM

Florida Bar Number: 0112346

Clark, Campbell, Lancaster,

Workman & Airth, P.A.

500 South Florida Avenue, Suite 800

Lakeland, Florida 33801

Telephone: (863) 647-5337

Facsimile: (863) 647-5012

E-Mail:

Kalbaum@clarkcampbell-law.com

Secondary:

Jbelcher@clarkcampbell-law.com

January 9, 16, 2026 26-00024T

SAVE



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH
PASCO • PINELLAS • POLK
LEE • COLLIER • CHARLOTTE

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

SUBSEQUENT INSERTIONS

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

SECOND 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.**

SECOND INSERTION

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

Case No. 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.realeforeclose.com, beginning at 11:00 AM on the 19th

SECOND 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; 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 hereinabove, on APRIL 20, 2026, at 11:00am at www.charlotte.realeforeclose.com, in accordance with Chapter 45 Florida Statutes, the following property as set forth in the Final Judgment:

LOT 50, BLOCK 1998, PORT

6097580.v1
January 2, 2026
26-00005T

SECOND 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

SECOND 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.realeforeclose.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

2696/978 a.k.a. 3121 Wisteria Pl,
Punta Gorda, FL 33950

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

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

Dated this day of 12/29/2025

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

January 2, 9, 2026
26-00006T

SECOND 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.**

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The 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 January 2, 2026.

Personal Representative:
ANTHONY T. CHAGOLLA
219 MacArthur Drive
Port Charlotte, Florida 33954

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

January 2, 9, 2026
26-00003T

SECOND 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.**

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 January 2, 2026.

Personal Representative:
William P. Hansell, Jr.
26055 Tattersall Ln.
Punta Gorda, Florida 33983

Attorney for Personal Representative:
Brett H. Sifrit, Esq., Attorney
Florida Bar Number: 105564
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

January 2, 9, 2026
26-00008T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1283-CP
Division Probate
IN RE: ESTATE OF
John Grava Gonya
a/k/a John G. Gonya
Deceased.

The administration of the estate of John Grava Gonya, a/k/a John G. Gonya, deceased, whose date of death was July 15, 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 **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.**

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.** **ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.** NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:

Scott M. Gonya
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigylaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
January 2, 9, 2026
26-00007T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 1409
Division Probate
IN RE: ESTATE OF
MARTHA ELLEN FISH
Deceased.

The administration of the estate of Martha Ellen Fish, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 January 2, 2026.

Personal Representative:

Robert M. Fish
7928 Dunstable Cir
Orlando, Florida 32817
Attorney for Personal Representative:
Linda Solash-Reed
Attorney
Florida Bar Number: 616559
871 Outer Rd Ste C
ORLANDO, FL 32814-6866
Telephone: (321) 804-2915
Fax: (877) 419-6057
E-Mail: info@lsrlawyer.com
Secondary E-Mail:
Linda@lsrlawyer.com
January 2, 9, 2026
26-00002T

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. 251042CA
ALAN ROTKIN, individually and
as Trustee of the ALAN ROTKIN
RECOVABLE TRUST AGREEMENT
U.A. 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;

<p

SECOND INSERTION

--- SALES / ACTIONS ---

SECOND INSERTION

SECOND INSERTION

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

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION
CASE NO: 24001467CC

ROTONA 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, Rotona 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,
(SEAL) D. Gerace

January 2, 9, 2026
26-00014T

SECOND 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 ELNAIAH 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

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
UNKNOWN SPOUSE 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
UNKNOWN SPOUSE 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
UNKNOWN SPOUSE OF FLOYD M. CELEY SR.

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UNKNOWN SPOUSE OF FLOYD M. CELEY SR.

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366 SAGEWOOD DRIVE
PORT ORANGE, FL 32019
UNKNOWN SPOUSE OF FLOYD M. CELEY SR.

366 SAGEWOOD DRIVE
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