

--- ACTIONS / CREDITORS ---

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, GER-
 MANY
 UNKNOWN SPOUSE OF DIET-
 MAR HAHN
 DAMASCHKESTRASSE 90
 D-91088 BUBENREUTH, GER-
 MANY

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 COUN-
 TY, 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 PUB-
 LIC 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 disabili-
 ty who needs any accommodation in
 order to participate in this proceed-
 ing, you are entitled, at no cost to you,
 to the provision of certain assistance.
 Please contact Jon Embury, Adminis-
 trative 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 sched-
 uled 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

FIRST INSERTION

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 Num-
 ber 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 Adminis-
 tration must file their claims with
 this court WITHIN THE TIME PE-
 RIODS 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.

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, 16, 2026 26-00032T

FIRST INSERTION

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. NOT-
 WITHSTANDING 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:
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

TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

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

