

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25001274CP
Division Probate
IN RE: ESTATE OF
NORMAN L. HAHN Deceased.
The administration of the estate of Norman L. Hahn, 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.

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 16, 2026.

Personal Representative:

Jason Richard Lutz
5 Dog Court
Placida, Florida 33946
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Secondary E-Mail:
E-Mail: a4@dunkinshirley.com
January 16, 23, 2026 26-00046T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE NO.: 25000795CA
EF MORTGAGE LLC,
Plaintiff, v.
VALU INVESTMENT GROUP, LLC, a Florida Limited Liability Company; LUIS ZORRILLA PALOMO, an Individual; IFF FUND LLC; UNKNOWN TENANT #1 - 382 BAMBOO DR; UNKNOWN TENANT #2 - 382 BAMBOO DR; UNKNOWN TENANT #1 - 384 BAMBOO DR; UNKNOWN TENANT #2 - 384 BAMBOO DR, Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated December 17, 2025 entered in Civil Case No. 25000795CA in Circuit Court of the 20 Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and VALU INVESTMENT GROUP, LLC, a Florida Limited Liability Company; LUIS ZORRILLA PALOMO, an Individual; IFF FUND LLC are Defendant(s), Roger D. Eaton I, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on March 16, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 17, BLOCK 2421, PORT CHARLOTTE SUBDIVISION SECTION THIRTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 29A THROUGH 29H, INCLUSIVE, OF THE PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property Address: 382-384 Bamboo Dr, Port Charlotte, FL 33954
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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.
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.
01/12/2026

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) G. Colon
DEPUTY CLERK OF COURT
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Service Email:
flrealprop@kelleykronenberg.com
File No.: 3087.000444
January 16, 23, 2026 26-00052T

FIRST INSERTION

NOTICE OF SALE
IN THE 20TH JUDICIAL CIRCUIT
COURT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No. 25001213CA
**REGIONS BANK D/B/A
AMSOUTH BANK,**
Plaintiff, vs.
**MARY B. CRESCI; UNKNOWN
SPOUSE OF MARY B. CRESCI;
SUSAN DALESSANDRO;
UNKNOWN SPOUSE OF SUSAN
DALESSANDRO; CAPITAL ONE
BANK; MIDLAND FUNDING,
LLC; PORTFOLIO RECOVERY
ASSOCIATES, LLC; and
UNKNOWN TENANT,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 30, 2025, entered in Case No: 25001213CA of the Circuit Court in and for Charlotte County, Florida, wherein MARY B. CRESCI, SUSAN DALESSANDRO, CAPITAL ONE BANK, MIDLAND FUNDING, LLC, PORTFOLIO RECOVERY ASSOCIATES, LLC, and UNKNOWN TENANT A/K/A GLORIA CARPENTER are the Defendants, that Roger D. Eaton, the Clerk of the Circuit Court and Comptroller, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on MARCH 02, 2026 at 11:00 am at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following described real property as set forth in the Final Judgment:

UNIT NO. M-104 OF OAK FOREST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE

424, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 8, PAGE 48-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 01/12/2026 day January 2026.

ROGER D. EATON
Clerk of the
Circuit Court
(SEAL) By: G. Colon
As Deputy Clerk
January 16, 23, 2026 26-00053T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-22-CP
Division Probate
IN RE: ESTATE OF
**STANLEY JOHN SIERADZKI,
Deceased.**

The administration of the estate of STANLEY JOHN SIERADZKI, deceased, whose date of death was December 17, 2025, file number 26-22-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

NOTICE.
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 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 date of first publication of this notice is January 16, 2026.

Patrick Moran, Jr.

Personal Representative
130 Castile Court
Punta Gorda, FL 33983
Season A. Spanski, Esq.
Attorney for Personal Representative
Florida Bar No.: 1044362
SPANSKI LAW, PLLC
304 W. Venice, Ave, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail: season@spanskilaw.com
January 16, 23, 2026 26-00045T

FIRST INSERTION

**AMENDED NOTICE OF
FORFEITURE PROCEEDING
(Amended to correct scrivener's
errors in Petitioner references)**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case Number: 25001091CA

In Re: The Forfeiture of:
**One (1) 2018 Mazda Sedan
VIN#: JM1GL1VM2J1305860
Claimant: JAMES JOSEPH
KINSELLA**
TO: James Joseph Kinsella
2284 Longworthy Rd.
North Port, FL 34288
James Joseph Kinsella
26601 Airport Road
Punta Gorda, FL 33982

AND ALL OTHERS WHOSE NAMES ARE PRESENTLY UNKNOWN but may claim an interest in the motor vehicle described as One (1) 2018 Mazda Sedan, VIN# JM1GL1VM2J1305860. Notice is hereby given that PAMELA SMITH, Chief, City of Punta Gorda Police Department, Charlotte County, Florida, has filed a forfeiture proceeding in the Twentieth Judicial Circuit of the State of Florida in and for Charlotte County, Florida, requesting that the said motor vehicle described above, be forfeited to the Petitioner, PAMELA SMITH, Chief, City of Punta Gorda Police Department, Charlotte County, Florida, for the use and benefit of the City of Punta Gorda Police Department.

On September 15, 2025, Petitioner, PAMELA SMITH, Chief, City of Punta Gorda Police Department, Charlotte County, Florida, obtained an ORDER DETERMINING PROBABLE CAUSE AND REQUIRING CLAIMANTS DESIRING TO CONTEST FORFEITURE TO FILE AND SERVE RESPONSIVE PLEADINGS AND AFFIRMATIVE

DEFENSES from the Court determining that probable cause existed for seizure of the subject motor vehicle, for violation of Florida Statutes §932.701, et seq., in that the subject motor vehicle, were used as an instrumentality in the commission of a violation of Florida Statutes §893.13 and is subject to forfeiture to the City of Punta Gorda Police Department under Chapter 932 Florida Statutes. Petitioner will further seek a Final Order of Forfeiture, forfeiting the subject motor vehicle to the City of Punta Gorda Police Department.

The property was seized by Officers of the City of Punta Gorda Police Department on or about July 31, 2025, at or near 5001 Taylor Road, Punta Gorda, Charlotte County, Florida, and is being held by the City of Punta Gorda Police Department.

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.

FARR LAW FIRM, P.A.
By: WILL W. SUNTER, ESQUIRE
Florida Bar No. 0011448
Attorney for Petitioner
99 Nesbit Street
Punta Gorda, FL 33950
(941) 639-1158
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002970.0078
4912-0596-0328, v. 1
January 16, 23, 2026 26-00058T



What is a public notice?

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

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

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 fulfills all of those standards.

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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.

