

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25001458CP
IN RE: ESTATE OF
ALLENE B. PAULI
Deceased.

The administration of the Estate of ALLENE B. PAULI, deceased, File Number 25001458CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is October 25, 1988. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES 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
File No. 25-001436-CP
IN RE: The Estate of:
GARDNER PUTNAM CHASE
Deceased.

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

The administration of the estate of GARDNER PUTNAM CHASE, deceased, whose date of death was May 22nd, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A**



Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

FIRST INSERTION

**Notice Under Fictitious Name Law Pursuant to Section 865.09,
Florida Statutes**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGMG Babcock Ranch Lab located at 42040 #3 Cypress Parkway, in the County of Charlotte in the City of Punta Gorda, Florida 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 21st day of January, 2026.

Tampa General Medical Group, Inc.
Karna Patel, MD, President
January 23, 2026

26-00087T

FIRST INSERTION

**STARLING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Starling Community Development District ("District") will hold a Regular Meeting on February 4, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955 for the purpose of considering 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 offices of 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://starlingcdd.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 this 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 23, 2026

26-00086T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 CP 242
IN RE: ESTATE OF
ELEANOR JANE ESTES
a/k/a ELEANOR ESTES
Deceased.

The administration of the Estate of Beverly A. Stallworth a/k/a Beverly Ann Stallworth, deceased, File Number 25 CP 242, is pending in the Circuit Court for Circuit Court for Charlotte County address of 350 E. Marion Ave., 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.**

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**

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000043
Division Probate
IN RE: ESTATE OF
BECKY KAY GLASER
Deceased.

The administration of the estate of Becky Kay Glaser, deceased, whose date of death was December 20, 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

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26000008CP
Division Probate
IN RE: ESTATE OF
GLENN GERHARD KARLEN a/k/a
GLENN G. KARLEN,
Deceased.

The administration of the estate of GLENN GERHARD KARLEN a/k/a GLENN G. KARLEN, deceased, whose date of death was July 29, 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**

FIRST INSERTION

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEASED'S DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, 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 23, 2026.

Personal Representative:

Ursula Karlen
8 Sabal Drive
Punta Gorda, FL 33950

Attorney for Personal Representative:
Katharine W. Payne
Florida Bar Number: 0873411
Katharine Payne Law, P.A.
6210 Scott Street, Suite 117
Punta Gorda, FL 33950
Telephone: (941) 655-8970/
Fax: (941) 655-8973
E-Mail: kpayne@kpaynelaw.com
January 23, 30, 2026 26-00066T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26000045CP
Division Probate
IN RE: ESTATE OF
DENNIS ALLAN FLEMING
Deceased.

The administration of the estate of DENNIS ALLAN FLEMING, deceased, whose date of death was March 6, 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 33951-1687. The names and addresses of the personal representatives and the personal representatives' 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**

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-001433-CP
Division Probate
IN RE: ESTATE OF
KENNETH PATRICK COLLIGNON,
A/K/A KENNETH P. COLLIGNON,
Deceased.

The administration of the estate of KENNETH PATRICK COLLIGNON, a/k/a Kenneth P. Collignon, deceased, whose date of death was August 11, 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.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, 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 23, 2026.

Personal Representative:

Steven L. Collignon
2147 River Drive

King George, VA 22485
Attorney for Personal Representative:
Cheyenne R. Young
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 23, 30, 2026 26-00073T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25001420CP
Division Probate
IN RE: ESTATE OF
GEORGE W. KOTSON JR.
Deceased.

The administration of the estate of George W. Kotson Jr., deceased, whose date of death was October 29, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, 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.

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 23, 2026.

Personal Representative:

Rebecca J. Peake
7411 Snow Drive
Englewood, Florida 34224

Attorney for Personal Representative:

Lori A. Wellbaum, Attorney
Florida Bar Number: 07110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com

January 23, 30, 2026 26-00068T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-1449
IN RE: ESTATE OF

MICHAEL P. MIGNOSA,
Deceased.

The administration of the estate of Michael P. Mignosa, deceased, whose date of death was November 29, 2025, File Number 2025-CP-1449, 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 Co-Personal Representatives and the Co-Personal Representatives 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 has been served must file their claims within this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO 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.

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

The date of first publication of this notice is January 23, 2026.

Co-Personal Representatives:

Cassandra Crombie
27078 Harbour Oaks Blvd.
Punta Gorda, FL 33983
Christina Mignosa
44 Staples Avenue
Warwick, RI 02886

Attorney for
Co-Personal Representatives:
Anthony J. Dimora, Esquire
Florida Bar Number: 0092347
WOODWARD, PIRES &
LOMBARDO, P.A.

606 Bald Eagle Drive, Suite #500
Marco Island, Florida 34145
Telephone Number: (239) 394-5161
Primary E-Mail:
adimora@wpl-legal.com
Secondary E-Mail:
aellbe@wpl-legal.com

January 23, 30, 2026 26-00072T

--- SALES ---

FIRST INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.
082024CA002256000101
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS SECURITIZATION TRUST 2022-8 Plaintiff, vs. CAROL HAGEMANN, et al., Defendants

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated November 17, 2025, and entered in Case No. 082024CA002256000101 of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the Verus Securitization Trust 2022-8 is the Plaintiff and CAROL HAGEMANN, PETER HAGEMANN, CHARLOTTE COUNTY TAX COLLECTOR, FLORIDA DEPARTMENT OF REVENUE, BEACHCOMBER OF MANASOTA KEY, LLC, the Defendants. Roger D Eaton, Clerk of the Circuit Court in and for CHARLOTTE County, Florida will sell to the highest and best bidder for cash at <http://www.co.charlotte.fl.us/cirkinfo/clerk/default.htm>, the Clerk's website for on-line auctions at 11:00 a.m. on February 18, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 27, BLOCK B, ENGLEWOOD SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 88, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

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 CHARLOTTE County, Florida, this 20 day of January, 2026.

Roger D Eaton, Clerk
CHARLOTTE, Florida
(SEAL) By: Grace Colon
Deputy Clerk

24-F00005/TL
January 23, 30, 2026 26-00076T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 25-651-CP
IN RE: ESTATE OF
STEPHEN Y. MEDING,
Deceased.

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.

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 THREE (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 23, 2026.

Personal Representative:

Rebecca J. Peake
7411 Snow Drive
Englewood, Florida 34224

Attorney for Personal Representative:

Lori A. Wellbaum, Attorney
Florida Bar Number: 07110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com

January 23, 30, 2026 26-00085T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 25-651-CP
IN RE: ESTATE OF
STEPHEN Y. MEDING,
Deceased.

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.

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 THREE (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 23, 2026.

Personal Representative:

Rebecca J. Peake
7411 Snow Drive
Englewood, Florida 34224

Attorney for Personal Representative:

Lori A. Wellbaum, Attorney
Florida Bar Number: 07110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com

January 23, 30, 2026 26-00085T

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 69
IN RE: ESTATE OF
DAVID JAMES WEISENBACK
a/k/a DAVID WEISENBACK
Deceased.

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 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 DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 23, 2026.

Petitioner:

Megan Cope

1573 Resolute Street
Kissimmee, Florida 34747

Attorney for Petitioner:

Nathan Dougherty, Esquire

Florida Bar No. 118632

P.O. Box 380984

Murdock, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

January 23, 30, 2026 26-00083T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25001310CP
Division: Probate
IN RE: ESTATE OF HENDRICK KENTER
Deceased.

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 DECEASED'S DATE OF DEATH IS BARRED.

Personal Representative:

HENDERIKA FARLEY

5651 James Dr.

Port Orange, FL 32127

Attorney for Personal Representative:

THOMAS R. WALSER, ESQ.

Attorney for Personal Representative

E-mail Addresses:

trwalser@floridaprobatelawfirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101,

Boca Raton, FL 33487

Telephone: (561) 210-5500

January 23, 2026 26-00067T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 25001447CP
IN RE: ESTATE OF JAVIER MILO,
Deceased.

--- SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25000172CA
DIVISION: CIRCUIT CIVIL
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
DAVID STEVEN RAY; et. al., Defendants.

NOTICE IS GIVEN that, in accordance with the Amended Final Summary Judgment of Foreclosure (Amended to Add Sale Date Only) entered on January 6, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on February 12, 2026 at 11:00 a.m., at www.charlotte.reaforeclose.com:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUNDS SITUATE, LYING AND BEING IN THE CHARLOTTE COUNTY, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 12 AND 13, BLOCK 3582, PORT CHARLOTTE SUBDIVISION, SECTION 62, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE

Matter No.: FL-008206-24
January 23, 30, 2026 26-00084T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No: 24001935CA

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

THOMAS E. HAMILTON; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 19, 2025 and entered in Case No. 24001935CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and THOMAS E. HAMILTON; SHERRY HAMILTON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHARLOTTE COUNTY, are Defendants, I, Roger D. Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.reaforeclose.com at 11:00 a.m. on February 18, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 55, BLOCK 92, PORT CHARLOTTE SUBDIVISION, SECTION 6 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 7A THRU 7F, OF THE PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA.

Commonly known as: 127 Rodgers Ave NE, Port Charlotte, FL 33952

Any person or entity claiming an interest in the surplus, 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 the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 in Charlotte, Florida this,

15th day of January, 2026

As Clerk of Circuit Court

CHARLOTTE County, Florida

(SEAL) M. Hoffman

Deputy Clerk

LLS13639-Hamilton, Thomas

January 23, 30, 2026 26-00074T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25000236CA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1,

Plaintiff, vs.

JENNELLE WELCH A/K/A JANELLE WELCH;

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure signed January 13, 2026, and entered in Case No. 25000236CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1(hereafter "Plaintiff"), is Plaintiff and JENNELLE WELCH A/K/A JANELLE WELCH, are defendants. Roger D. Eaton, Clerk of the Circuit Court for CHARLOTTE, County Florida will sell to the highest and best bidder for cash. Via the Internet at www.charlotte.reaforeclose.com at 11:00 a.m., on the 26TH day of FEBRUARY, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 66, PORT CHARLOTTE SUBDIVISION, SECTION 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 1A THROUGH 1F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Dated this 20 day of January, 2026.

Roger D. Eaton

CLERK OF THE CIRCUIT COURT

(SEAL) BY Grace Colon

As Deputy Clerk

Van Ness Law Firm, PLC

1239 E. Newport Center Drive

Suite #110

Deerfield Beach, Florida 33442

Phone (954) 571-2031

Pleadings@vanlawfl.com

PHH20491-24/sap

January 23, 30, 2026 26-00077T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 25000236CA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1,

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JENNELLE WELCH A/K/A JANELLE WELCH;

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure signed January 13, 2026, and entered in Case No. 25000236CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1(hereafter "Plaintiff"), is Plaintiff and JENNELLE WELCH A/K/A JANELLE WELCH, are defendants. Roger D. Eaton, Clerk of the Circuit Court for CHARLOTTE, County Florida will sell to the highest and best bidder for cash. Via the Internet at www.charlotte.reaforeclose.com at 11:00 a.m., on the 26TH day of FEBRUARY, 2026, the following described property as set forth in said Final Judgment, to wit:

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Dated this 20 day of January, 2026.

Roger D. Eaton

CLERK OF THE CIRCUIT COURT

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As Deputy Clerk

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Deerfield Beach, Florida 33442

Phone (954) 571-2031

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PHH20491-24/sap

January 23, 30, 2026 26-00077T

CHARLOTTE COUNTY

JANUARY 23 - JANUARY 29, 2026

--- SALES ---

FIRST INSERTION

COUNTY, FLORIDA
Property Address: 6188 Rosewood Drive, Englewood, FL 34224.
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: 1/20/2026.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
(SEAL) By: Melissa Hoffman
Deputy Clerk

Matter No.: FL-008206-24
January 23, 30, 2026 26-00084T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/06/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1995 NOB N15495A & N15495B Last Tenants: DONALD ROYCE HOLDER AND ALICE A HOLDER and all unknown parties beneficiaries heirs. Sale to be at MH TROPICAL PALMS MHP GP, LLC, 17100 TAMiami TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.

January 23, 30, 2026 26-00078T

FIRST INSERTION

Derelict Vessel Publication Notice

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: **1969 Irwin Sailboat FLZX0997K8969 FL5041AR** has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit **the vessel is wrecked in canal in Alligator Creek** and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is January 23, 2026.

FWCDE 167FO (8/22)

January 23, 30, 2026 26-00079T

FIRST INSERTION

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January 23, 30, 2026 26-00078T

FIRST INSERTION

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January 23, 30, 2026 26-00078T

FIRST INSERTION

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January 23, 30, 2026 26-00078T

FIRST INSERTION

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January 23, 30, 2026 26-00078T

FIRST INSERTION

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January 23, 30, 2026 26-00078T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISIONCASE NO: 25000940CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. SHAMALADEVI NAGARAJARAO, Defendant.

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 8, Block 102, ROTONDA MEADOWS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 15A THROUGH 15-Z-18, of the Public Records of Charlotte County, Florida.

Commonly known as: 1 Bobolink

THIRD 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 99-1, 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

SECOND INSERTION

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

CASE NO.: 24000614CA

DIVISION: CIRCUIT CIVIL

SELNE FINANCE LP, Plaintiff, vs.

JAMIE NICOLE BARNES F/K/A JAIME NICOLE STRATICO A/K/A JAIME N. STRATICO, A/K/A JAIME STRATICO A/K/A JAMIE NICOLE STRATICO, A/K/A JAMIE N. STRATICO; et al., Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale entered on January 12, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on February 12, 2026 at 11:00 am, at www.charlotte.realestate.com:

LOT 18, BLOCK 1286, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 23221 Elmira Boulevard, Punta Gorda, FL 33980
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: 01/12/2026.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
(SEAL) By: G. Colon
Deputy ClerkMatter No.: FL-004618-24
January 16, 23, 2026 26-00054T

SECOND INSERTION

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

CIVIL DIVISION

CASE NO.: 25000900CA

FREEDOM MORTGAGE CORPORATION

PLAINTIFF, VS.

UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

ASSENEES, LIENORS,

CREDITORS, TRUSTEES AND

ALL OTHERS WHO MAY CLAIM

AN INTEREST IN THE ESTATE

OF KENNETH E. BOYD A/K/A

KENNETH EUGENE BOYD, ET AL.,

DEFENDANT(S).

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Kenneth E. Boyd A/K/A Kenneth Eugene Boyd Last Known Address: 1036 Reed Terrace NW, Port Charlotte, FL 33948 Current Residence: UNKNOWN

TO: Unknown spouse of Kenneth E. Boyd E. Boyd A/K/A Kenneth Eugene Boyd Last Known Address: 1036 Reed Terrace NW, Port Charlotte, FL 33948 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 2, Block 438, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-THREE, according to the Map or Plat thereof, as recorded in Plat Book 5, Pages 14A through 14E, inclusive, of the Public Records of

Charlotte County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before February 12, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will 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 the seal of this Court this 7 day of January, 2026.

ROGER D. EATON

As Clerk of Court

(SEAL) By: D. Gerace

As Deputy Clerk

25FL373-0300

January 16, 23, 2026 26-00042T

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 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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, vs.

VALU INVESTMENT GROUP,
LLC, a Florida Limited Liability

Company; LUIS ZORRILLA
PALOMO, an Individual; IFP 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; IFP 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, AC-
CORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 5,
PAGE(S) 29A THROUGH 29H,
INCLUSIVE, OF THE PUBLIC

RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
Property Address: 382-384 Bam-
boo Dr, Port Charlotte, FL 33954

ANY PERSON CLAIMING AN IN-
TEREST 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 PUBLI-
ISHED 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:

ftlrealprop@kellykronenberg.com

File No.: 3087.000444

January 16, 23, 2026 26-00052T

SECOND 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 FOR-
REST, A CONDOMINIUM, AC-
CORDING TO THE DECLARA-
TION OF CONDOMINIUM
RECORDED IN OFFICIAL
RECORDS BOOK 1014, PAGE

424, AND ALL EXHIBITS AND
AMENDMENTS THEREOF,
AND RECORDED IN CONDO-
MINIUM BOOK 8, PAGE 48-A,
PUBLIC RECORDS OF CHAR-
LOTTE 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 UN-
CLAIMED, 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

SECOND 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death 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.

Personal Representative:

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

FOURTH 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;

UNKNOWN SPOUSE OF GWENDOLYN

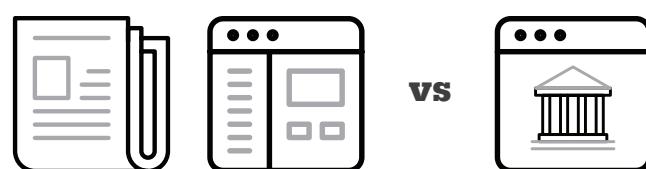
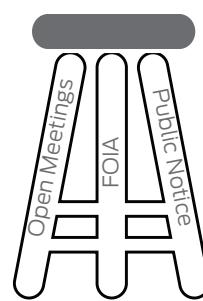
E. CELEY;

366 SAGEWOOD DRIVE

PORT ORANGE, FL 32019

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.
Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices

- | | |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use |
| Meeting Minutes or Summaries | Creation of Special Tax Districts |
| Agency Proposals | School District Reports |
| Proposed Budgets and Tax Rates | Zoning, Annexation and Land Use Changes |

Commercial Notices

- | |
|--|
| Unclaimed Property, Banks or Governments |
| Delinquent Tax Lists, Tax Deed Sales |
| Government Property Sales |
| Permit and License Applications |

Court Notices

- | |
|---------------------------|
| Mortgage Foreclosures |
| Name Changes |
| Probate Rulings |
| Divorces and Adoptions |
| Orders to Appear in Court |

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

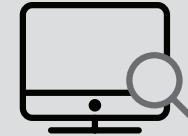
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

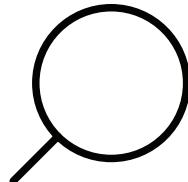


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

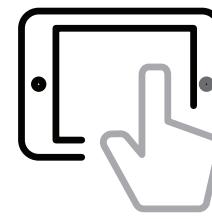
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.



Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

- | | |
|----------------------------------|---|
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| Agency Proposals | School District Reports |
| Proposed Budgets and Tax Rates | Zoning, Annexation and Land Use Changes |

Commercial Notices

- | |
|--|
| Unclaimed Property, Banks or Governments |
| Delinquent Tax Lists, Tax Deed Sales |
| Government Property Sales |
| Permit and License Applications |

Court Notices

- | |
|---------------------------|
| Mortgage Foreclosures |
| Name Changes |
| Probate Rulings |
| Divorces and Adoptions |
| Orders to Appear in Court |

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