

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.

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 DEATH IS BARRED.

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

**Personal Representative:**  
**MARY DARLENE OVERTON**  
**n/k/a MARY DARLENE PAULI KNISS,**  
2009 Gin Branch Road  
Elberton, Georgia 30635  
Attorney for Personal Representative:  
**ROBERT D. SCHWARTZ, ESQ.,**  
Florida Bar No. 028525  
1901 S. Congress Avenue, Suite 215  
Boynton Beach, Florida 33426  
Telephone: (561) 736-3440  
E-mail: robert@schwartzpa.com  
January 23, 30, 2026 26-00071T

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

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 and 733.710 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 23, 2026.

**Sandra Brelsford**  
**Co-Personal Representative**  
396 Canterbury Road  
Wells, ME 04090  
**Nancy Chase**  
**Co-Personal Representative**  
78 Timberline Road  
Newry, ME 04261  
Mark A. Creech, Esq.  
Attorney for PRs  
1620 Placida Rd., Ste A  
Englewood, Florida 34223  
941-474-3721  
FB#043615  
January 23, 30, 2026 26-00063T

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 tile 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 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.

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 ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.221.

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

**Personal Representative:**  
**Page E. Estes**  
1169 Guild Street  
Port Charlotte, Florida 33952  
Attorney for Personal Representative:  
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 26-00082T

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

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 23, 2026.

**Personal Representative:**  
**Rebekkah L. Kahrs**  
1815 E. Dava Drive  
Tempe, AZ 85283  
Attorney for Personal Representative:  
Eviana J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, PL  
3701 Del Prado Blvd S.  
Cape Coral, Florida 33904  
Telephone: (239) 443-1094  
Fax: (239) 213-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
January 23, 30, 2026 26-00064T

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.

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. 732.221, 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 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.

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 23, 2026.

**Personal Representatives:**  
**Pamela Valente**  
102 Fresh Pond Lane  
Brookline, New Hampshire 03033  
**James Fleming**  
114 Westminster Avenue  
Arlington, Massachusetts 02474  
Attorney for Personal Representatives:  
Season A. Spanski  
Attorney  
Florida Bar Number: 1044362  
Spanski Law, PLLC  
304 W. Vence Avenue, Suite 217  
Venice, FL 34285  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-Mail: Season@spanskilaw.com  
E-Mail: Heather@spanskilaw.com  
January 23, 30, 2026 26-00069T

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.

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 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

Q&A

**Are there different types of legal notices?**

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

1/18/2027\_VIP



--- ESTATE ---		
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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25001420CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>GEORGE W. KOTSON JR.</b> <b>Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 23, 2026.</p> <p><b>Personal Representative:</b> <b>Rebecca J. Peake</b> 7411 Snow Drive Englewood, Florida 34224 Attorney for Personal Representative: Lori A. Wellbaum, Attorney Florida Bar Number: 071110 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</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO.: 25-651-CP</b> <b>IN RE: ESTATE OF</b> <b>STEPHEN Y. MEDING,</b> <b>Deceased.</b></p> <p>The administration of the estate of Stephen Y. Meding, deceased, whose date of death was May 9, 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 name and address of the Curator of the Estate is set forth below.</p> <p>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 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.</p> <p>The 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</p>
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<p><b>NOTICE TO CREDITORS</b> IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1449</b> <b>IN RE: ESTATE OF</b> <b>MICHAEL P. MIGNOSA,</b> <b>Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES</p>	<p>SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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.</p> <p>The date of first publication of this notice is January 23, 2026.</p> <p><b>Co-Personal Representatives:</b> <b>Cassandra Crombie</b> 27078 Harbour Oaks Blvd. Punta Gorda, FL 33983 <b>Christina Mignosa</b> 44 Staples Avenue Warwick, RI 02886</p> <p>Attorney for Co-Personal Representatives: Anthony J. Dimora, Esquire Florida Bar Number: 0092347 WOODWARD, PIRES &amp; 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: aelbe@wpl-legal.com January 23, 30, 2026 26-00072T</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025001324CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>IGOR BZHOZE</b> <b>Deceased.</b></p> <p>The administration of the estate of Igor Bzhoze, deceased, whose date of death was October 3, 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property</p>
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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25001310CP</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>HENDRIK KENTER</b> <b>Deceased.</b></p> <p>The administration of the estate of HENDRIK KENTER , deceased, whose date of death was June 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 23, 2026.</p> <p><b>Personal Representative:</b> <b>Tetiana Vasylieva</b> 130 Danforth Drive Punta Gorda, Florida 33980 Attorney for Personal Representative: Svetlana Z. Nemeroff, Esq. Florida Bar Number: 103113 Law Offices of Svetlana Z. Nemeroff, LLC 101 SE Ocean Blvd., Suite 102 Stuart, Florida 34994 Telephone: (772) 341-7031 E-Mail: sznlaw@gmail.com Secondary E-Mail: sznemeroff@gmail.com January 23, 30, 2026 26-00075T</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 25001447CP</b> <b>IN RE: ESTATE OF</b> <b>JAVIER MILO,</b> <b>Deceased.</b></p> <p>The administration of the estate of JAVIER MILO, deceased, whose date of death was 06/18/2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of the court is Charlotte County Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and address of the personal representative and the personal representative's attorney is set forth below.</p> <p>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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>
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<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.</b> <b>082024CA002256000101</b> <b>WILMINGTON SAVINGS FUND</b> <b>SOCIETY, FSB, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY BUT</b> <b>SOLELY AS TRUSTEE FOR THE</b> <b>VERUS SECURITIZATION TRUST</b> <b>2022-8</b> <b>Plaintiff, vs.</b> <b>CAROL HAGEMANN, et al,</b> <b>Defendants</b> 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 <a href="http://www.co.charlotte.fl.us/clrkinfo/clerk_default.htm">http://www.co.charlotte.fl.us/clrkinfo/clerk_default.htm</a>, 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.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>DATED at CHARLOTTE County, Florida, this 20 day of January, 2026.</p> <p>Roger D Eaton, Clerk CHARLOTTE, Florida (SEAL) By: Grace Colon Deputy Clerk 24-F000005/TL January 23, 30, 2026 26-00076T</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2026 CP 69</b> <b>IN RE: ESTATE OF</b> <b>DAVID JAMES WEISENBACH</b> <b>a/k/a DAVID WEISENBACH</b> <b>Deceased.</b></p> <p>The administration of the Estate of David James Weisenbach a/k/a David Weisenbach, deceased, File Number 2026 CP 69 , 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.</p> <p>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 tile 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.</p>

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<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.</b> <b>082024CA002256000101</b> <b>WILMINGTON SAVINGS FUND</b> <b>SOCIETY, FSB, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY BUT</b> <b>SOLELY AS TRUSTEE FOR THE</b> <b>VERUS SECURITIZATION TRUST</b> <b>2022-8</b> <b>Plaintiff, vs.</b> <b>CAROL HAGEMANN, et al,</b> <b>Defendants</b> 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 <a href="http://www.co.charlotte.fl.us/clrkinfo/clerk_default.htm">http://www.co.charlotte.fl.us/clrkinfo/clerk_default.htm</a>, 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.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>DATED at CHARLOTTE County, Florida, this 20 day of January, 2026.</p> <p>Roger D Eaton, Clerk CHARLOTTE, Florida (SEAL) By: Grace Colon Deputy Clerk 24-F000005/TL January 23, 30, 2026 26-00076T</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-1226-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>KURT BENNER A/K/A</b> <b>KURT ERIC BENNER A/K/A</b> <b>KURT E. BENNER</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Kurt Benner a/k/a Kurt Eric Benner a/k/a Kurt E. Benner, deceased, File Number 25-1226-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was June 18, 2025; that the total value of the estate is less than \$1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Warren Benner 158 Buckeye Avenue NW Port Charlotte, FL 33952 Kim A. Benner 185 Delta Drive Morristown, TN 37814 Kevin S. Benner 2261 Waterstone Blvd. Knoxville, TN 37932 Kenneth A. Benner 2270 Agin Court Road Toms River, NJ 08755</p>
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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25001451CP</b> <b>Probate Division</b> <b>IN RE: ESTATE OF</b> <b>MICHAEL MCFADDEN,</b> <b>Deceased.</b></p> <p>The administration of the estate of MICHAEL MCFADDEN, deceased, whose date of death was April 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, FL 33950 The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>	<p>Wayne A. Benner 603 Southeast 20th Place Cape Coral, FL 33990 ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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 DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is January 23, 2026.</p> <p><b>Petitioner:</b> <b>Warren Benner</b> 158 Buckeye Avenue NW Port Charlotte, Florida 33952 Attorney for Petitioner: Jeffrey R. Kuhns, Florida Bar No. 96026 Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com January 23, 30, 2026 26-00065T</p>	<p><b>NOTICE TO CREDITORS</b> IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>File No. 25001451CP</b> <b>Probate Division</b> <b>IN RE: ESTATE OF</b> <b>MICHAEL MCFADDEN,</b> <b>Deceased.</b></p> <p>The administration of the estate of MICHAEL MCFADDEN, deceased, whose date of death was April 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, FL 33950 The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>

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<p><b>Notice Under Fictitious Name Law</b> <b>Pursuant to Section 865.09,</b> <b>Florida Statutes</b></p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Icebox Garage located at 11141 Greenway Ave, in the County of Charlotte, in the City of Englewood, Florida 34224 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated at Englewood, Florida, this 15th day of January, 2026.</p> <p>ICEBOX GARAGE LLC January 23, 2026 26-00070T</p>		



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CLERK’S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 25000172CA</b> <b>DIVISION: CIRCUIT CIVIL</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>DAVID STEVEN RAY; et. al.,</b> <b>Defendants.</b> 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.realforeclose.com: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND, 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	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 FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO: 24001935CA</b> <b>CARRINGTON MORTGAGE SERVICES, LLC,</b> <b>Plaintiff, vs.</b> <b>THOMAS E. HAMILTON; et al,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN that pursuant 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.realforeclose.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 <b>CASE NO. 25000236CA</b> <b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1,</b> <b>Plaintiff, vs.</b> <b>JENNELLE WELCH A/K/A JANELLE WELCH;</b> <b>Defendants</b> 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.realforeclose.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. 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. “Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.” “Si ou se yon moun ki ankande pou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org nan 7jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.” 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

--- PUBLIC SALES ---	
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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 MHC 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: <b>1969 Irwin Sailboat FLZX0997K8969 FL5041AR</b> has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit <b>the vessel is wrecked in canal in Alligator Creek</b> 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 Legal 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. FWCDLE 167FO (8/22) January 23, 30, 2026 26-00079T	

SUBSEQUENT INSERTIONS

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ACTIONS / SALES ---

THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE No.: 25001779CA</b> <b>HC LEGACY LLC,</b> <b>Plaintiff, vs.</b> <b>SANDRA MAGALI OYUELA A/K/A SANDRA MAGALI OYUEL, and all others claiming by, through and under SANDRA MAGALI OYUELA A/K/A SANDRA MAGALI OYUEL and JOSE ANTONIO AGUILAR, and all others claiming by, through and under JOSE ANTONIO AGUILAR,</b> <b>Defendant,</b> TO: SANDRA MAGALI OYUELA	A/K/A SANDRA MAGALI OYUEL, and all others claiming by, through and under SANDRA MAGALI OYUELA A/K/A SANDRA MAGALI OYUEL and JOSE ANTONIO AGUILAR, and all others claiming by, through and under JOSE ANTONIO AGUILAR. YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 19, Block 1036, Port Charlotte Subdivision Section Fourteen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 3, of the Public Records of Charlotte County, Florida. a/k/a 207 Sherbourne Street, Port Charlotte, FL 33954. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff’s attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before February 11, 2026, 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 or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceed-
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 25-000486-CA</b> <b>LAKEVIEW LOAN SERVICING, LLC,</b> <b>Plaintiff, v.</b> <b>FRANK DAMATO A/K/A FRANK D'AMATO, et al.,</b> <b>Defendants.</b> NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on February 19, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lots 4 and 5, Block 63, PORT CHARLOTTE SUBDIVISION SECTION FIVE, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 1A through 1F, of the Public Records of Charlotte County, Florida. Property Address: 189 Center Avenue NW, Port Charlotte, FL 33952 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further 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. WITNESS my hand and official seal of this Honorable Court this day of 01/12/2026. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey DEPUTY CLERK January 16, 23, 2026 26-00050T

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 26000026CP Division: Probate In Re The Estate Of: SIMONE LOUISE PIETRORAZIO aka SIMONE PIETRORAZIO Deceased The administration of the estate of SIMONE LOUISE PIETRORAZIO aka SIMONE PIETRORAZIO, deceased, whose date of death was October 27, 2024, File Number 26000026CP, 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, who have claims or demands against the 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 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 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 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 THE FIRST PUBLICATION OF THIS NOTICE IS FRIDAY, JANUARY 16, 2026. <b>Personal Representative</b> <b>Vincent J. Pietrorazio</b> 103 Head of Meadow Road Newtown, CT 06470 Mary E. Van Winkle, Esq. Attorney For Personal Representative Van Winkle & Sams, P.A. 3859 Bee Ridge Road, Suite 202 Sarasota, Florida 34233 Phone: 941-923-1685 Fax: 941-923-0174 Florida Bar No. 374830 Primary E-mail: Lvanwinkle23@gmail.com Secondary E-mail: servicemevw@gmail.com January 16, 23, 2026 26-00051T

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 The roaming pour located at Babcock Ranch in the City of Babcock, Charlotte, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 14th day of January, 2026  
Tammy Davies  
January 23, 2026 26-00061T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

403	Shanitra Josey	Clothing, Shoes, Bags
2107	Tuesday Searcy	Boxes, Furniture, Outdoor Items
120	Rubiel Mora	Clothing, Bags, Fishing Poles
255	Stacey Kubas	Totes, Furniture, Luggage
433	Kat Lorini	Furniture, Boxes
518	william connolly	Household Items

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
January 23, 30, 2026 26-00062T

SECOND INSERTION	
IDA. Postal address: 13602 Martha Avenue, Port Charlotte, FL 33981 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 of the Court 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. WITNESS my hand and the seal of said Court on 01/09/2026. ROGER D. EATON CLERK OF COURT (SEAL) D. Gerace As Deputy Clerk Jan. 9, 16, 23, 30, 2026 26-00026T	

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 25001214CC</b> <b>GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>TIFFANY OLAEZ, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated January 6, 2026, and entered in Case No. 25001214CC of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Court, Roger D. Eaton will publicly sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m., on February 18, 2026, the following described property: LOT 20, BLOCK 4296, PORT CHARLOTTE SECTION 66, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-	FL 33954. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff’s attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before February 11, 2026, 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 or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceed-

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25001376CA</b> <b>FREEDOM MORTGAGE CORPORATION</b> <b>PLAINTIFF, VS.</b> <b>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS EDMUND QUINN A/K/A DENNIS E. QUINN A/K/A EDMUND QUINN A/K/A DENNIS QUINN, ET AL.,</b> <b>DEFENDANT(S).</b> TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Dennis Edmund Quinn A/K/A Dennis E. Quinn A/K/A Edmund Quinn A/K/A Dennis Quinn Last Known Address: 552 Santiguay St, Punta Gorda, FL 33983 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 39, Block 575, Punta Gorda Isles, Section Twenty, as per plat thereof, recorded in Plat Book 11, Pages 2A through 22-42, inclusive, of the Public Records of Charlotte County, Florida. has been filed against you and you are required to serve a copy of your writ-	ten 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 25FL373-0548 January 16, 23, 2026 26-00041T



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ACTIONS / SALES / ESTATE ---

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SECOND INSERTION	
<div>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE 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</div>	
on 12/29/2025 in the abovestyled 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 Pub- lic Records of Charlotte County, Florida. Commonly known as: 1 Bobolink	

THIRD INSERTION	
<div>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</div>	
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 disabil- ity 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	

SECOND INSERTION	
<div>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 SELENE FINANCE LP, Plaintiff, vs. JAMIE NICOLE BARNES F/K/A JAMIE NICOLE STRATICO A/K/A JAMIE N. STRATICO, A/K/A JAMIE 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 a.m., at www.charlotte.realforeclose. com: LOT 18, BLOCK 1286, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVI- SION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR- IDA</div>	
Property Address: 23221 Elmira Boulevard, Punta Gorda, FL 33980 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 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 lo- cated 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 Clerk Matter No.: FL-004618-24 January 16, 23, 2026 26-00054T	
SECOND INSERTION	
<div>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25000990CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. 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, 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 Ter- race 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 Ter- race NW, Port Charlotte, FL 33948 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: Lot 2, Block 438, PORT CHAR- LOTTE SUBDIVISION SEC- TION TWENTY-THREE, according to the Map or Plat thereof, as recorded in Plat Book 5, Pages 14A through 14E, in- clusive, of the Public Records of</div>	
Charlotte County, Florida. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attor- ney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before Feb- ruary 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, 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 scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled 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	

SECOND INSERTION	
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001309CP IN RE: ESTATE OF ALBERT D. WADLEY, Deceased. The administration of the estate of AL- BERT D. WADLEY, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property</div>	
Pl., Placida, FL 33946 In an online sale at www.charlotte. realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 AM on February 11, 2026. 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, Sec- tion 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 provi-	
sion 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 01/09/2026. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court January 16, 23, 2026 26-00047T	
SECOND INSERTION	

SECOND INSERTION	
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001309CP IN RE: ESTATE OF ALBERT D. WADLEY, Deceased. The administration of the estate of AL- BERT D. WADLEY, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property</div>	
held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT- UTES, 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: ROSA DARLENE STOLL c/o Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Timothy J. Carver Florida Bar Number: 1068449 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: tcarver@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com January 16, 23, 2026 26-00049T	
SECOND INSERTION	

SECOND INSERTION	
<div>NOTICE TO CREDITORS (Ancillary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number 25001422CP IN RE: ESTATE OF EDWARD ROBERT CARSON a/k/a EDWARD R. CARSON Deceased TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The ancillary Administration of the Estate of EDWARD ROBER CAR- SON a/k/a EDWARD R. CARSON, deceased, File Number 25001422CP, is pending in the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the ancillary Personal Representative and that Per- sonal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and all other persons having claims or de- mands 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</div>	
NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's Estate must file their claims with this court WITH- IN 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 FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DEATH IS BARRED. The date of the first publication of this notice is January 16, 2026. Ancillary Personal Representative: EDWARD W. CARSON, 2062 Parklawn Drive Lewis Center, Ohio 43035 Attorney for Ancillary Personal Representative: ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440 E-mail: robert@schwartzpa.com January 16, 23, 2026 26-00040T	
SECOND INSERTION	

SECOND INSERTION	
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25001366CP Division Probate IN RE: ESTATE OF DENIS A. PETTEE Deceased. The administration of the estate of Denis A. Pettee, deceased, whose date of death was September 28, 2025, is pend- ing in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave- nue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property</div>	
held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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 SEC- TION 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: Denis A. Hassel 828 56th Street Oakland, California 94608 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 January 16, 23, 2026 26-00057T	
SECOND INSERTION	

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<div>Sarasota Retina Institute NOTICE OF PHYSICIAN RELOCATING Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Insti- tute as of January 1, 2026. Patients wishing to obtain a copy of their medical records or arrange for transfer of care may do so by contacting Sarasota Retina Institute, 3400 Bee Ridge Rd., Ste 200 Sarasota, FL 34239 or call 941-921-5335. Jan. 16, 23, 30; Feb. 6, 2026</div>	
26-00059T	
SECOND INSERTION	

SECOND INSERTION	
<div>NOTICE OF PUBLIC SALE Notice is hereby given that on 01/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 GRAN Travel Trailer bearing vehicle identification number 1C9TT3823G2143111 and all personal items located inside the travel trailer. Last Tenant: Jessie Randall White and Karen Lynn White. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010. January 16, 23, 2026</div>	
26-00060T	
SECOND INSERTION	

SECOND INSERTION	
<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-1459-CP Division Probate IN RE: ESTATE OF Uwe H. Moeller, Deceased. The administration of the estate of Uwe H. Moeller, deceased, whose date of death was July 18, 2024 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Pun- ta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or de- mands 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.</div>	
All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 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. NOT- WITHSTANDING 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 16, 2026. Personal Representative: Robert C. Benedict Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berttsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone January 16, 23, 2026 26-00055T	
SECOND INSERTION	

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<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 082025CP001442000101 IN RE: ESTATE OF ELIZABETH J. LEIS Deceased. The administration of the estate of Elizabeth J. Leis, deceased, whose date of death was October 5, 2025, is pend- ing in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir- cle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property</div>	
held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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 SEC- TION 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: Jean Shurny 280 Riverview Drive Brdgewater, NJ 08807 Attorney for Personal Representative: Adele Small Harris, Attorney Florida Bar Number: 669946 THE KARP LAW FIRM PA 2875 PGA Boulevard, Suite 100 Palm Beach Gardens, FL 33410 Telephone: (561) 625-1100 Fax: (561) 625-0060 E-Mail: efling@karplaw.com Secondary E-Mail: aharris@karplaw.com January 16, 23, 2026 26-00039T	
SECOND INSERTION	

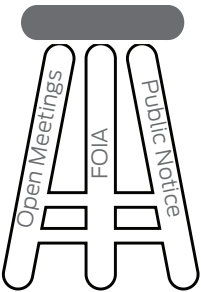
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<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-001418-CP Division Probate IN RE: ESTATE OF DOUGLAS WARREN SQUIRE a/k/a DOUGLAS W. SQUIRE Deceased. The administration of the estate of DOUGLAS WARREN SQUIRE a/k/a DOUGLAS W. SQUIRE, deceased, whose date of death was November 1, 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 per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div>	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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 SEC- TION 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: PATRICIA SQUIRE MCSHERRY 419 Klee Mill Road Sykesville, Maryland 21784 Attorney for Personal Representative: CHRISTA W. HERMAN, ESQ. Attorney for Personal Representative Florida Bar Number: 99222 CWH Law 1001 W Indiantown Road, Suite 102 Jupiter, FL 33458 Telephone: (561) 510-2188 Fax: (561) 510-6267 E-Mail: cherman@cwhlawyers.com January 16, 23, 2026 26-00038T	
SECOND INSERTION	





# 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](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto: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.

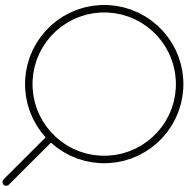


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

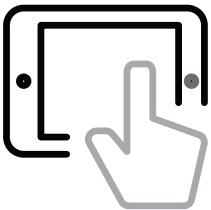
**Verifying publication is difficult-to-impossible on the web.**

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**



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

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