

## CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

## FIRST INSERTION

RAYMOND S. GRIMM, ESQ.  
P.O. Box 6746  
North Port, FL 34290  
941-423-7897  
raygrimm@outlook.com

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
OF THE TWENTIETH  
JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
Case No. 25-CP-1248  
IN RE: THE ESTATE OF:  
**JAMES E. FRANCIS,**  
Deceased;  
**KERI FRANCIS,**  
Petitioner

The administration of the testate estate of JAMES E. FRANCIS, deceased, whose date of death was February 10, 2024, and the last four digits of whose social security number are 9211, is pending in the 20th Judicial Circuit Court in and for Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name of the personal representative is KERI FRANCIS. The name and address of the personal representative's attorney and registered agent 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.

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

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

The date of first publication is January 30, 2026.

DATED THIS 28TH day of January, 2026.

/S/ RAYMOND S. GRIMM, ESQ.  
P.O. Box 6746  
North Port, FL 34290  
941-423-7897

raygrimm@outlook.com  
FLA. BAR NO. 0488798  
Attorney and Registered Agent for  
Personal Representative  
Jan. 30; Feb. 6, 2026 26-00108T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT  
COURT IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
26-CP-48  
IN RE: ESTATE OF:  
**CAITLYN MARIE HARLESS**  
f/k/a CAITLYN WHITE  
Deceased

The administration of the estate of Caitlyn Marie Harless, f/k/a Caitlyn White, deceased, whose date of death was November 4, 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.

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

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

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death 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 section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice was or shall be: January 30, 2026

**Personal Representative:**  
**Charles E. Harless IV,**  
4729 Westwood Drive,  
Punta Gorda FL 33982

Attorney for Personal Representative:  
Alexis A. Sitka, P.A.  
Florida Bar Number: 0004766  
P.O. Box 150171  
Cape Coral, Florida 33915  
Telephone: (239) 997-0078  
Alexis@sitkcalaw.com  
Jan. 30; Feb. 6, 2026 26-00107T

## 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 the fictitious name of Golf Coast Mobile Virtual Golf Simulator located at 400 N Tampa St Ste 1550 #737982, in the County of Charlotte, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 27th day of January, 2026.

GOLF COAST MOBILE LLC  
January 30, 2026 26-00106T

## FIRST INSERTION

**Notice of Public Sale**

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date February 20, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13279 1987 Chriscraft Hull ID#: UNFC8503K687 inboard pressure gas fiberglass 42ft R/O unknown Customer: Brad West Lienor: Burnt Store Marina 3192 Matecumbe Key Rd Punta Gorda Jan. 30; Feb. 6, 2026 26-00096T

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on February 19, 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows

NAME	UNIT	BALANCE
CHRISTOPHER PRICE	2042	601.7
Leilani Alcisto	2176	696.6
Trevor Cherry	2057	574.85
Raymond Jones	3012	724.85
Rustie Macdonald	1040	676.67
Brian Weir	2156	425.8
Aaron Collins	3106	587.8
Excel CSR Services DOULATT	1125	934.85

Jan. 30; Feb. 6, 2026 26-00099T

## FIRST INSERTION

## Notice of Public Sale

Notice is hereby given that on February 26th, 2026 at 10:00 AM the following vehicle may be sold at public sale for cash for the amount owed on each vehicle to satisfy the lien for repairs, services, storage charges, and any administrative fees allowed pursuant to Florida Statute 713.585. As is. Where is. Title is not guaranteed CASE: 44673 2019 FRHT VIN: 3AKJHHD7KSKD9379 Lienor information & Sale Location: EMPIRE ROAD SERVICE LLC.MV97250. 10400 PHEASANT BLVD.PUNTA GORDA, FL 33950.Ph:239-672-3740 Total Lien \$10699.98 The customer/owner or any other person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer/owner or any other person claiming an interest, or a lien has a right to file for a hearing prior to the date of sale with the clerk of the courts in the Charlotte County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale Owner/Lienholder may recover the vehicle without instituting judicial proceedings by posting a bond as per 559.917 F.S. Net proceeds in excess of lien amount will be deposited with the clerk of courts pursuant to 713.585 F.S

January 30, 2026 26-00102T

## FIRST INSERTION

## BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on February 26, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 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 provisions of Florida law. 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 from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, <http://www.babcockranchcommunityisd.com/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
January 30, 2026 26-00098T

## FIRST INSERTION

## WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the West Port East Community Development District (the "District") will hold a regular meeting on February 10, 2026 at 12:00 p.m., at the County Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954. The purpose of the meeting is for the Board to consider any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law 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 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://westporteastdcd.com/>.

There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of 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 30, 2026 26-00103T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000030  
Division Probate  
IN RE: ESTATE OF  
**LORRAINE M. SCOTT AKA**  
**LORRAINE MARIE SCOTT**  
Deceased.

The administration of the estate of Lorraine M. Scott aka Lorraine Marie Scott, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30th, 2026.

**Personal Representative:**  
**Kari Mingolello**  
4408 Nevada Ave.  
Nashville, Tennessee 37209

Attorney for Personal Representative:  
Shannon Davis Norvig, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 72493

LULICH & ATTORNEYS, P.A.  
1069 Main Street Sebastian, FL 32958  
Telephone: (772) 589-5500  
Fax: (772) 589-8800  
E-Mail: shannon@lulich.com  
Secondary E-Mail: jayne@lulich.com  
Jan. 30; Feb. 6, 2026 26-00100T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-73-CP  
Division Probate  
IN RE:  
**ESTATE OF**  
**LUCILLE WASZAK,**  
Deceased.

The administration of the Estate of LUCILLE WASZAK, deceased, whose date of death was September 27, 2025, file number 26-73-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is January 30, 2026.

**JOSEPH J. WASZAK, III**  
**Personal Representative**  
1860 Donkey Ave  
North Port, FL 34288

Season A. Spanski, Esq.  
Attorney for Personal Representative  
Florida Bar No.: 1044362  
SPANSKI LAW, PLLC  
304 W. Venice, Ave, Suite 217  
Venice, FL 34285  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-mail: season@spanskilaw.com  
Jan. 30; Feb. 6, 2026 26-00091T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26000047CP  
Division Probate  
IN RE: ESTATE OF  
**PETER L. BOROWSKI A/K/A**  
**PETER LYNN BOROWSKI**  
Deceased.

The administration of the estate of PETER L. BOROWSKI A/K/A PETER LYNN BOROWSKI, deceased, whose date of death was November 5, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**  
**Courtney Stern**  
1092 Kingfisher Way  
Rockledge, FL 32955

Attorney for Personal Representative:  
FEDERICO MOJICA, ESQUIRE  
Attorney for Personal Representative  
Florida Bar Number: 0124187  
Ross & Mojica Law Group  
871 Venetia Bay Blvd., Ste. 300B  
Venice, FL 34285  
Telephone: (941) 480-1948  
Fax: (941) 480-9277  
E-Mail: federico@rossmojicalaw.com  
Secondary E-Mail:  
shawn@rossmojicalaw.com  
Jan. 30; Feb. 6, 2026 26-00093T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26-CP-000052  
IN RE: ESTATE OF  
**STEPHEN MESSITER a/k/a**  
**STEPHEN ERNEST MESSITER**  
Deceased.

The administration of the estate of STEPHEN MESSITER a/k/a STEPHEN ERNEST MESSITER, deceased, whose date of death was September 22, 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. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**  
**ROBERT M. WINN**  
13 North Street  
Granville, New York 12832

Attorney for Personal Representative:  
CHARLES C. JONES, II, Attorney  
Florida Bar Number: 11952  
Jones, Haber & Rollings  
1633 SE 47th Terrace  
Cape Coral, FL 33904

Telephone: (239) 542-0700  
Fax: (239) 542-8627  
E-Mail: Jones@JonesHaberLaw.com  
Secondary E-Mail:  
Simes@JonesHaberLaw.com  
Jan. 30; Feb. 6, 2026 26-00101T

**HOW TO PUBLISH YOUR  
LEGAL NOTICE  
IN THE BUSINESS OBSERVER**

**CALL 941-906-9386**

and select the appropriate County name from the menu option  
OR  
e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business  
Observer**  
1/10/2026

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE ACTION  
Case No.: 26000035CP  
IN RE: ESTATE OF:  
DONALD RAY CASKEY,  
Deceased.

The administration of the Estate of DONALD RAY CASKEY, whose date of death was December 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County

Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 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 THREE (3) MONTHS AFTER THE TIME OF 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 30, 2026

**JULIE A. KELLER, Petitioner**  
Carlena E. Hull  
Attorney for Petitioner(s)  
Florida Bar No.: 1024079  
9240 Bonita Beach Rd., Suite 1117  
Bonita Springs, FL 34135  
Telephone: (239)220-3100  
Email: carlena@costpluslegal.com  
Secondary Email:  
costpluslegal@gmail.com  
Jan. 30; Feb. 6, 2026 26-00090T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25001273CP  
IN RE: ESTATE OF  
ELEANOR A. MASSEY,  
Deceased.

The administration of the estate of ELEANOR A. MASSEY, Deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal

representative's attorney are set forth below.

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

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

NOTICE.

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

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

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 sections 732.216-

732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is January 30, 2026.

**NANCY BYRNE,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
Jennifer@srblawyers.com  
Jan. 30; Feb. 6, 2026 26-00092T

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26000057CP  
Division PROBATE  
IN RE: ESTATE OF  
HAROLD JAMES STEINACKER III  
Deceased.

The administration of the estate of Harold James Steinacker III, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this

notice is January 30, 2026.

**Personal Representative:**  
**Andrew M. Steinacker**  
33 Westwood Estates Drive  
St. Peters, Missouri 63376  
Attorney for Personal Representative:  
Ellie K. Harris, Esq.  
Florida Bar Number: 0021671  
Elise V. Bouchard, Esq.  
Florida Bar Number: 0109033  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
kelley@schwarzlaw.net  
Jan. 30; Feb. 6, 2026 26-00104T



**SAVE TIME**

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV205906\_V17



**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.

**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

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 24001360CA

**CYMBIDIUM RESTORATION**

**TRUST,**  
**Plaintiff, vs.**  
**DARIAN LOPEZ; DANIEL LOPEZ;**  
**AND DAVID LOPEZ,**  
**Defendant(s).**

TO: DAVID LOPEZ  
Whose last known residence(s) is/are  
11122 SW 148th Place, Miami, FL 33196  
AND

TO: DANIEL LOPEZ  
Whose last known residence(s) is/are  
353 Los Vientos Dr., Thousand Oaks,  
CA 91320,

YOU ARE HEREBY required to  
file your answer or written defenses,  
if any, in the above proceeding  
with the Clerk of this Court, and to  
serve a copy thereof upon Plaintiff's  
attorney, Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A., PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160, facsimile  
(727) 240-4972, or email to service@  
dwaldmanlaw.com, within thirty  
(30) days of the first publication of  
this Notice or by 2/26/26, the nature  
of this proceeding being a suit for  
foreclosure of mortgage against the  
following described property, to wit:

LOTS 5 & 6, BLOCK 1430,  
PORT CHARLOTTE SUBDI-  
VISION, SECTION TWENTY  
SEVEN (27), ACCORDING TO  
THE PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 5,  
PAGE(S) 20A THROUGH 20F,

OF THE PUBLIC RECORDS  
OF CHARLOTTE COUNTY,  
FLORIDA.  
PARCEL IDENTIFICATION  
NUMBER: 402210329005  
A/K/A 1346 KENMORE  
STREET, PORT CHARLOTTE,  
FLORIDA 33952

If you fail to file your response or answer,  
if any, in the above proceeding with the  
Clerk of this Court, and to serve a copy  
thereof upon the Plaintiff's attorney,  
Damian G. Waldman, Esq., Law Offices  
of Damian G. Waldman, P.A., PO Box  
5162, Largo, FL 33779, telephone (727)  
538-4160, facsimile (727) 240-4972,  
or email to service@dwaldmanlaw.  
com, within thirty (30) days of the first  
publication of this Notice, a default will  
be entered against you for the relief  
demanded in the Complaint or petition.

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

DATED at Charlotte County this 21  
day of January, 2026.

Clerk of the Circuit Court  
(SEAL) By: G. Colon  
Deputy Clerk  
Jan. 30; Feb. 6, 2026 26-00088T

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA

CIVIL DIVISION:  
CASE NO.: 25001155CA

**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**LEONARD J. LENA A/K/A**  
**LEONARD LENA; FIFTH THIRD**  
**BANK, N.A., SUCCESSOR BY**  
**MERGER WITH DIVIDEND**  
**SOLAR FINANCE LLC; SUZANNE**  
**LENA; UNKNOWN TENANT**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant  
to an Order or Final Judgment entered  
in the above styled cause now pending  
in said court and as required by Florida  
Statute 45.031(2), ROGER D. EATON  
as the Clerk of the Circuit Court shall  
sell to the highest and best bidder for  
cash electronically at www.charlotte.  
realforeclose.com at 11:00 AM on the  
18 day of February, 2026, the following  
described property as set forth in said  
Final Judgment, to wit:

LOT 12, BLOCK 1347, PORT  
CHARLOTTE SUBDIVISION  
SECTION ELEVEN, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 4, PAGES  
22A THROUGH 22E, OF THE  
PUBLIC RECORDS OF CHAR-  
LOTTE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 3453  
MAPLE TER, PORT CHAR-  
LOTTE, FL 33952

IF YOU ARE A PERSON CLAIM-  
ING A RIGHT TO FUNDS REMAIN-  
ING AFTER THE SALE, YOU MUST  
FILE A CLAIM WITH THE CLERK

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

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, 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.

Dated this day of 01/21/2026.

ROGER D. EATON  
Clerk Of The Circuit Court  
(SEAL) By: B. Lackey  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-03332  
Jan. 30; Feb. 6, 2026 26-00089T

## FIRST INSERTION

**Notice Under Fictitious Name Law**  
**According to Florida Statute**  
**Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, de-  
siring to engage in business under the Fictitious Name of  
Curry Coastal Home Watch located at 1049 Drury Lane in the City of Englewood,  
Charlotte, FL 34224 intends to register the said name with the Division of Corporations  
of the Department of State, Tallahassee, Florida.

Dated this 23rd day of January, 2026

Kenneth Curry

January 30, 2026

26-00097T

## HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

**Business  
Observer**

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-1183-CC

**SECTION 20 PROPERTY**

**OWNER'S ASSOCIATION, INC.**  
**Plaintiff, v.**  
**MAURICIO HUMBERTO**  
**JIMENEZ**  
**Defendant.**

In The Name of the State of Florida:  
To: Mauricio Humberto Jimenez  
25892 Aysen Dr.,

Punta Gorda FL 33983  
& Mauricio Humberto Jimenez  
4941 SW 123rd Ter  
Cooper City, FL 33330-5443

You Are Herely Notified that an ac-  
tion has been initiated to foreclose a  
lien on the following property in Char-  
lotte County, Florida:

Lot 42, Block 607, Punta Gorda  
Isles Section 20, according to  
the plat thereof as recorded in  
Plat Book 11, Page 2-A, Public  
Records of Charlotte County,  
Florida.  
Property Address: 25892 Aysen  
Dr., Punta Gorda FL 33983 /

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF  
THE TWENTIETH JUDICIAL  
CIRCUIT OF FLORIDA IN AND FOR  
CHARLOTTE COUNTY  
GENERAL JURISDICTION  
DIVISION

CASE NO. 25001162CA  
NEW AMERICAN FUNDING, LLC  
FKA BROKER SOLUTIONS INC.  
DBA NEW AMERICAN FUNDING,  
Plaintiff, vs.

RICHARD FIFE, II A/K/A  
RICHARD DONALD FIFE, II, et al.,  
Defendant.

To: RICHARD FIFE, II A/K/A RICH-  
ARD DONALD FIFE, II  
42114 EDGEWATER DRIVE, PUNTA  
GORDA, FL 33982

PAMELA FIFE  
42114 EDGEWATER DRIVE, PUNTA  
GORDA, FL 33982

LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that  
an action to foreclose Mortgage cover-  
ing the following real and personal  
property described as follows, to-wit:

LOT 1237, BABCOCK RANCH  
COMMUNITY EDGEWATER,  
ACCORDING TO THE PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 23, PAGES  
11A THROUGH 11P, OF THE  
PUBLIC RECORDS OF CHAR-  
LOTTE COUNTY, FLORIDA.

has been filed against you and you are

required to file a copy of your written  
defenses, if any, to it on Betzy Falgas,  
Esq., McCalla Rayment Leibert Pierce,  
LLP, 225 East Robinson Street, Suite  
155, Orlando, FL 32801 and file the  
original with the Clerk of the above-  
styled Court on or before 3/2/26 or  
30 days from the first publication,  
otherwise a Judgment may be entered  
against you for the relief demanded in  
the Complaint.

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

WITNESS my hand and seal of said  
Court on the 23 day of January, 2026.

ROGER D. EATON  
CLERK OF COURT OF  
CHARLOTTE COUNTY  
As Clerk of the Court  
BY: M. Hoffman (SEAL)  
Deputy Clerk

23-07619FL  
Jan. 30; Feb. 6, 2026 26-00095T

## SUBSEQUENT INSERTIONS

## --- ESTATE / SALES ---

## FOURTH INSERTION

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

CASE NO.: 2025-CA-001632  
HC LEGACY, LLC,  
Plaintiff, v.

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

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

YOU ARE NOTIFIED that an action  
to quiet title on the following property  
in Charlotte County, Florida:

THE FOLLOWING DESCRIBED  
LAND, SITUATE, LYING, AND  
BEING IN CHARLOTTE COUN-  
TY, FLORIDA, TO WIT:  
LOT 16, BLOCK 142, UNIT NO. 7  
OF TROPICAL GULF ACRES, AS  
PER PLAT FOUND OF RECORD  
IN PLAT BOOK 3, PAGES 99A  
THROUGH 99-I, OF THE PUB-  
LIC RECORDS OF CHARLOTTE  
COUNTY, FLORIDA.

has been filed against you and that

you are required to serve a copy of  
your written defenses, if any, to it on  
The Law Office of C.W. Wickersham,  
Jr., P.A., Plaintiff's attorney, at 2720  
Park Street, Suite 205, Jacksonville,  
Florida, 32205, Phone Number: (904)  
389-6202, not less than 28 days of the  
first date of publication of this Notice,  
and file the original with the Clerk of  
this Court, at 350 E. Marion Avenue,  
Punta Gorda, Florida 33950 before  
service on Plaintiff or immediately  
thereafter. If you fail to do so, a Default  
may be entered against you for the relief  
demanded in the Complaint.

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

DATED this 31 day of December,  
2025.

Roger D. Eaton  
Clerk of the Circuit Court  
Jan. 9, 16, 23, 30, 2026 26-00021T

## FOURTH INSERTION

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

CASE No.: 25001779CA  
HC LEGACY LLC,  
Plaintiff, vs.

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 AGUI-  
LAR,  
Defendant,

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 AGUI-  
LAR, and all others claiming by,  
through and under JOSE ANTONIO  
AGUILAR.

YOU ARE NOTIFIED that an action  
to quiet title on the following real  
property in Charlotte County, Florida:  
Lot 19, Block 1036, Port Charlotte  
Subdivision Section Fourteen, ac-  
cording to the map or plat thereof,  
as recorded in Plat Book 5, Page(s)  
3, of the Public Records of Char-  
lotte 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 disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, Adminis-  
trative Services Manager, whose office  
is located at 350 E. Marion Avenue,  
Punta Gorda, Florida 33950, and  
whose telephone number is (941) 637-  
2110, at least 7 days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing  
or voice impaired, call 711.

DATED this 6 day of January, 2026  
Clerk of the Circuit Court  
By: D. Gerace (SEAL)  
As Deputy Clerk  
Jan. 9, 16, 23, 30, 2026 26-00026T

## FIRST INSERTION

PID: 402305151010

has been filed against you, and you are  
required to serve a copy of your answer  
or pleading to said Complaint on Plain-  
tiff, SECTION 20 PROPERTY OWN-  
ER'S ASSOCIATION, INC., attorney of  
record, Mahshie & DeCosta, P.A., Elias  
Mahshie, Esq., 407 E. Marion Avenue,  
Suite 101, Punta Gorda, Florida 33950,  
elias@md-lawfirm.com; eservice@  
md-lawfirm.com, and file the original  
answer or pleading in the Office of  
the Clerk of the Circuit Court, 350 E.  
Marion Avenue, Punta Gorda, Florida  
33950 on or before the 30th day fol-  
lowing the date of the first publication

## FIRST INSERTION

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

CASE NO. 24000148CA  
TRUIST BANK, FORMERLY  
KNOWN AS BRANCH BANKING  
AND TRUST COMPANY,  
Plaintiff, vs.

CLARENCE AUSTIN, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant  
to a Summary Final Judgment of  
Foreclosure entered October 23, 2025  
in Civil Case No. 24000148CA of the  
Circuit Court of the TWENTIETH  
JUDICIAL CIRCUIT in and for  
Charlotte County, Punta Gorda,  
Florida, wherein TRUIST BANK,  
FORMERLY KNOWN AS BRANCH  
BANKING AND TRUST COMPANY is  
Plaintiff and Clarence Austin, et al., are  
Defendants, the Clerk of Court, Roger  
D. Eaton, will sell to the highest and  
best bidder for cash at www.charlotte.  
realforeclose.com in accordance with  
Chapter 45, Florida Statutes on the  
23rd day of February, 2026 at 11:00 AM  
on the following described property  
as set forth in said Summary Final  
Judgment, to-wit:

Lot 15, Block 1647, PORT  
CHARLOTTE SUBDIVISION

of this Notice of Action. If you fail to do  
so, a Judgment by Default will be taken  
against you for the relief demanded in  
said Complaint.

Note- 30 days from first pub for fore-  
closure; set date 28 days-60 days other  
property actions- \$ 49.09  
DONE AND ORDERED

Clerk of the Circuit Court  
(SEAL) By: G. Colon  
Deputy Clerk

To be published for four consecutive  
weeks in the Business Observer.

2/26/26  
Jan. 30; Feb. 6, 2026 26-00094T

## FIRST INSERTION

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

CASE NO. 24000148CA  
TRUIST BANK, FORMERLY  
KNOWN AS BRANCH BANKING  
AND TRUST COMPANY,  
Plaintiff, vs.

CLARENCE AUSTIN, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant  
to a Summary Final Judgment of  
Foreclosure entered October 23, 2025  
in Civil Case No. 24000148CA of the  
Circuit Court of the TWENTIETH  
JUDICIAL CIRCUIT in and for  
Charlotte County, Punta Gorda,  
Florida, wherein TRUIST BANK,  
FORMERLY KNOWN AS BRANCH  
BANKING AND TRUST COMPANY is  
Plaintiff and Clarence Austin, et al., are  
Defendants, the Clerk of Court, Roger  
D. Eaton, will sell to the highest and  
best bidder for cash at www.charlotte.  
realforeclose.com in accordance with  
Chapter 45, Florida Statutes on the  
23rd day of February, 2026 at 11:00 AM  
on the following described property  
as set forth in said Summary Final  
Judgment, to-wit:

Lot 15, Block 1647, PORT  
CHARLOTTE SUBDIVISION

SECTION TWELVE, a Subdivi-  
sion according to the Plat thereof  
recorded at Plat Book 5, Pages  
1A through 1D, in the Public  
Records of Charlotte County,  
Florida.

Address: 1506 Beacon Dr, Port  
Charlotte, FL 33952

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 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 this 25 day of Jan, 2026.

Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: G. Colon

23-08780FL  
Jan. 30; Feb. 6, 2026 26-00105T

## SECOND 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, Pun-  
ta 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 Per-  
sonal 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

## SECOND 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, de-  
ceased, 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 per-  
sonal representative's attorney are set  
forth below.

All creditors of the decedent and per-  
sons 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 PUBLICA-  
TION OF THIS NOTICE OR 30 DAYS  
AFTER THE DATE OF SERVICE OF A

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

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

**CASE NO.: 25000172CA**  
**DIVISION: CIRCUIT CIVIL**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**DAVID STEVEN RAY, et al.,**  
**Defendants.**

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUNDS SITUATE, LYING AND BEING IN THE CHARLOTTE COUNTY, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, BLOCK 3582, PORT CHARLOTTE SUBDIVISION, SECTION 62, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 76A THROUGH 76E, PUBLIC RECORDS OF CHARLOTTE

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

SECOND 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

**Derelict Vessel Publication Notice**

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

The following vessel, to wit: **1969 Irwin Sailboat FLZX0997K8969 FL5041AR** has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit **the vessel is wrecked in canal in Alligator Creek** and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation 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

SECOND INSERTION

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

The administration of the Estate of Beverly A. Stallworth a/k/a Beverly Ann Stallworth, deceased, File Number 25 CP 242, is pending in the Circuit Court for Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

**NOTICE.**  
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. 732.2211.

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  
Murdoch, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
January 23, 30, 2026 26-00082T

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**  
**Rebekkah L. Kahrs**  
1815 E. Dava Drive  
Tempe, AZ 85283  
Attorney for Personal Representative:  
Evianna 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

THIRD INSERTION

**Sarasota Retina Institute**  
**NOTICE OF PHYSICIAN**  
**RELOCATING**

Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Institute 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 26-00059T

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**  
**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

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**  
**Pamela Valente**  
102 Fresh Pond Lane  
Brookline, New Hampshire 03033  
**James Fleming**  
114 Westminster Avenue  
Arlington, Massachusetts 02474  
Attorney for Personal Representative:  
Season A. Spanski  
Attorney  
Florida Bar Number: 1044362  
Spanski Law, PLLC  
304 W. Venice 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

SECOND INSERTION

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

**Case No: 24001935CA**  
**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**THOMAS E. HAMILTON; et al,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 19, 2025 and entered in Case No. 24001935CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and THOMAS E. HAMILTON; SHERRY HAMILTON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHARLOTTE COUNTY, are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.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

SECOND INSERTION

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

**CASE NO. 25000236CA**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1,**  
**Plaintiff, vs.**  
**JANELLE WELCH A/K/A**  
**JANELLE WELCH;**  
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure signed January 13, 2026, and entered in Case No. 25000236CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1 (hereafter "Plaintiff"), is Plaintiff and JANELLE 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, Administrativa 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 you moun ki andikape ou 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 7 jou 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

lv20906\_v11

**SAVE TIME**

**Email your Legal Notice**  
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

## -- ESTATE --

## SECOND INSERTION

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

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.

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.

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

Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

/s/ Douglas T. Gould  
Douglas T. Gould, Esq.  
Florida Bar No: 1013520  
LINDE, GOULD & ASSOCIATES  
12693 New Brittany Blvd.  
Fort Myers, FL 33907  
Telephone: (239) 939-7100  
Facsimile: (239) 939-7104  
doug@lindegould.com  
courtfilings@lindegould.com  
Curator of the Estate of  
Stephen Y. Meding  
January 23, 30, 2026 26-00085T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025001324CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**IGOR BZHOZE**  
**Deceased.**

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.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**  
**Tetianna Vasylieva**  
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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-1226-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**KURT BENNER A/K/A**  
**KURT ERIC BENNER A/K/A**  
**KURT E. BENNER**  
**Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:

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

Wayne A. Benner 603 Southeast 20th Place Cape Coral, FL 33990  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

**Petitioner:**  
**Warren Benner**  
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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/06/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to ES. 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 GK, LLC, 17100 TAMIAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.

January 23, 30, 2026 26-00078T

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

**CALL 941-906-9386**  
and select the appropriate County name from the menu option  
or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

## SECOND INSERTION

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

The administration of the estate of George W. Kotson Jr., deceased, whose date of death was October 29, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**  
**Rebecca J. Peake**  
7411 Snow Drive  
Englewood, Florida 34224  
Attorney for Personal Representative:  
Lori A. Wellbaum, Attorney  
Florida Bar Number: 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025-CP-1449**  
**IN RE: ESTATE OF**  
**MICHAEL P. MIGNOSA,**  
**Deceased.**

The administration of the estate of Michael P. Mignosa, deceased, whose date of death was November 29, 2025, File Number 2025-CP-1449, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives Attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES

SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

**Co-Personal Representatives:**  
**Cassandra Crombie**  
27078 Harbour Oaks Blvd.  
Punta Gorda, FL 33983  
**Christina Mignosa**  
44 Staples Avenue  
Warwick, RI 02886

Attorney for  
Co-Personal Representatives:  
Anthony J. Dimora, Esquire  
Florida Bar Number: 0092347  
WOODWARD, PIRES &  
LOMBARDO, P.A.  
606 Bald Eagle Drive, Suite #500  
Marco Island, Florida 34145  
Telephone Number: (239) 394-5161  
Primary E-Mail:  
adimora@wpl-legal.com  
Secondary E-Mail:  
aalb@wpl-legal.com  
January 23, 30, 2026 26-00072T

## -- SALES --

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.**  
**082024CA002256000101**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS TRUSTEE FOR THE**  
**VERUS SECURITIZATION TRUST**  
**2022-8**

**Plaintiff, vs.**  
**CAROL HAGEMANN, et al,**  
**Defendants**

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

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

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

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

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

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

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

24-F000005/TL  
January 23, 30, 2026 26-00076T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 2026 CP 69**  
**IN RE: ESTATE OF**  
**DAVID JAMES WEISENBACH**  
**a/k/a DAVID WEISENBACH**  
**Deceased.**

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.

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

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

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

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

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

**Petitioner:**  
**Megan Cope**  
1573 Resolute Street  
Kissimmee, Florida 34747  
Attorney for Petitioner:  
Nathan Dougherty, Esquire  
Florida Bar No. 118632  
P.O. Box 380984  
Murdock, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
January 23, 30, 2026 26-00083T

## SECOND INSERTION

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

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.

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.

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.

**Personal Representative:**  
**HENDERIKA FARLEY**  
5651 James Dr.  
Port Orange, FL 32127  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Addresses:  
trwalser@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway, Ste. 101,  
Boca Raton, FL 33487  
Telephone: (561) 210-5500  
January 23, 30, 2026 26-00067T

## SECOND INSERTION

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

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.

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.

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 SO FILED WITHIN THE TIME PERIOD 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 DESCENDENT'S DEATH IS BARRED.

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

**Personal Representative:**  
**ALAIN TRIMBLE**  
18174 Miramar Ave.  
Port Charlotte, FL 33954  
Attorney for Personal Representative:  
THOMAS C. TYLER, JR., ESQUIRE  
Florida Bar No. 0911585  
735 E. Venice Avenue, Suite 200  
Venice, Florida 34285  
Telephone: (941) 488-4422  
Tom@tyleroffices.com  
January 23, 30, 2026 26-00081T

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
**File No. 25001451CP**  
**Probate Division**  
**IN RE: ESTATE OF**  
**MICHAEL MCFADDEN,**  
**Deceased.**

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.

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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: 23, 2026.

Signed on this 20 day of January, 2026.

**THOMAS MCFADDEN**  
**Personal Representative**  
26766 Butternut Ridge  
North Olmsted, OH 44070  
JONELL E. DREZNIN  
Attorney for Personal Representative  
Florida Bar No. 1064825  
ICARD, MERRILL, CULLIS, TIMM  
FUREN & GINSBURG, P.A.  
8470 Enterprise Circle, Suite 201  
Lakewood Ranch, FL 34202  
Telephone: 941.907.0006  
Email: JDreznin@IcardMerrill.com  
January 23, 30, 2026 26-00080T