

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE		
Notice Is Hereby Given that Logan Finance Corporation, 1393 Veterans Highway, Ste 308N, Hauppauge, NY 11788 desiring to engage in business under the fictitious name of Precision Performance Oversight, with its principal place of business in the State of Florida in the County of Sarasota, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.		
December 19, 2025	25-02418S	

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ASAP Contractor Equipment & Supplies located at 4425 Ashton Road in the City of Sarasota, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 15th day of December, 2025		
ASAP DYNAMIC INTERNATIONAL INC		
Joseph Castoro		
December 19, 2025	25-02417S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
Extra Space Storage, 2201 Fruitville Rd. Sarasota, FL 34237, 01/08/2026 10:00AM		
Hamza Kuraishi		
Household Goods/Furniture		
Jason Toot		
Household Goods/Furniture, TV/ Stereo Equipment, Tools/Appliances		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02385S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale; the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.		
Bidding: All bidding will take place online at StorageTreasures.com on January 8th, 2026 , at 10:00 AM EST. Property will be sold to the highest bidder.		
7002 - 335 South Beneva Rd, Sarasota, FL 34233 - 941-732-1753; Lee Smith - Furniture, Book Shelves, File Cabinet, Books, Totes, Suitcase, Bed Frame, Boxes, Wicker Basket; Jennifer Burns - Fur Coat, Leather Jacket, Totes, China, Suitcases, Barbie Clock, Printer, Outdoor Chairs, Wall Art, Shelves, Books, Wooden Boxes, Bed Frame, Clothing, Televisions, Mixing Bowls, Ironing Board, Vacuums; End Tables, Desk, Totes, Iron, Skin Purifier, Shoe Rack, Blankets, Kitchen Items, Mini Wet Dry Vac, Floor Rugs; Andrew Kujak -Tables, Bicycle, Milk Crates, Totes, Suitcases, Coffee Maker, Chairs, U-Haul Blankets, Radio, Gym Bag, Metal Table; Beatriz Crepaldi - Glass Front Curio Cabinet, Various Size Globe Lights that Change Colors.		
7101 -7600 Claxstrauss Dr, Sarasota, Fl 34240 - 941-213-5391; Stephaney Portell - Plastic Totes, Lamp Shades, Wall Art, Bags, Metal Toilet Paper Holder, Metal Racks, Clothing, Foot Rest, Cat Statue, Baskets, Plastic Decorative Flowers; Totes, Wireless Speaker System, Table, Lamps, Wall Art, Tool Box, Vacuum Cleaner, Electronic Devices, Silver Tea Pot, Dishes, Metal Bench, Carpet, Shelves, Vases, Suitcases, Christmas Decorations, Buckets, Baseballs, books, Baskets; Ginger Mills - Sofa, Wall Art, Love Seat, Totes, Plastic Bags, End Tables, Clothing, Mirror, Boxes, Aluminum Cane, Plastic Cabinet, Books.		
7005 - 2590 17th St., Sarasota, FL 34234 - 941-842-0532; Danica Lashone Phillips - Two Sofa's, Two Chairs, Bags, Outside Statue, Bags of Stuffed Animals, Foot Locker, Night Stand, Leopard Chair, Corner Shelf, Drink Cart, Mirror, Lampshade, Lamp; Tina Marie Cash - Totes, Boxes, LG Computer Screen, Bag; Luis Gonzalez - Workbench, Tool Chest, Auto Parts, Engine, Auto Door Panel, Table Top Saw, Plastic Shelf, Speaker, Bed Frame; Danica Lashone Phillips - Chain Saw, Wooden Chess Table, Wall Art, Totes, Pictures, Grand Father Clock, Storage Shelving, Dresser, Coffee Table, Vanity Combo, Speakers, Sneakers, Sound System Bar; Latoya Robinson ; Totes, High Pressure Hose, Booster Seat, Stacking Shelves, Boxes, Lock Box, Pillows, Lg Chester Box, Dolly; Kevin Richardson, Jr - LG Dresser, Copier, Stereo Unit, Mattress and Box Spring, Clothes, Sneakers, Entertainment Center, TV Flat Screen, Totes, Cooler, Comforter, Picture, Boxes, Plastic Cloths Basket. Edward Coyle -Totes, High Pressure Hose, Booster Seat, Stacking Shelves, Boxes, Lock Box, Pillows, Lg Chester Box, Dolly; Jamel Rainey - Two End Tables, Totes, Shoes, Standup Fan, Mason Jars, Fishing Pole, Exercise Mat, Indoor Portable Heater, Cooler, DVD's, Storage Cabinet, Portable Selfie Light for Cell Phones.		
December 19, 26, 2025	25-02413S	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Metal Tek located at 2278 Industrial Ave in the City of Sarasota, Sarasota, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 16th day of December, 2025		
Max Vincent		
December 19, 2025	25-02427S	

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 76 FENCE Sarasota-Bradenton located at 8479 Snowfall St, in the County of Sarasota, in the City of Sarasota, Florida 34241 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		
Dated at Sarasota, Florida, this 17th day of December, 2025.		
CAMPBELL LEGACY ENTERPRISES LLC		
December 19, 2025	25-02449S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
5005 Englewood Road, Venice, FL 34293 Date: 01/08/2026 Time: 10.30am		
Greg Voorhees		
Household Goods/Furniture		
Brandie Bupp		
Beach Chair, Beach Wagon, Beach Umbrella		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02384S	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Combid Metals located at 8190 uzita dr, 170 in the City of Sarasota, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 17th day of December, 2025		
Konstantin Ptselnikov		
December 19, 2025	25-02447S	

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 Jones Concierge Health located at 5204 Lena Rd, in the County of Sarasota, in the City of Bradenton, Florida 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		
Dated at Bradenton, Florida, this 15th day of December, 2025.		
WELLSPRING HEALTH LLC		
December 19, 2025	25-02416S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
5109 Fruitville Rd Sarasota, FL 34232 on 01/08/2026 at 10:00am		
James Reaves		
couch, king bed, household items, dressers, entertainment center, tv		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02407S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
997 Center Road Venice, Fl. 34292, 01/08/26 at 10:00 A.M.		
Daniel Rotar		
office furniture couches desks		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02388S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
Extra Space Storage		
2255 N. Washington Blvd. Sarasota, FL. 34234		
Auction 01/08/2026 at 10:00 AM		
-Matthew Merda		
Furniture and Collected goods		
-Clovia Harris		
Clothes, Beds		
-Andre Jordan		
Clothes, shoes, clothing, 20 totes		
-Roslyn Noahr		
Household items furniture, dishes, etc		
-Gerardo Pereira-Quintero		
Restaurant Equipment and Furniture		
Curtis Macon		
15 ft truck		
The auction will be listed and advertised on www.storagetreasures.com		
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.		
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02381S	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tympanick Law Criminal Defense & DUI Lawyers located at 1680 Fruitville Road in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 16th day of December, 2025		
Matthew Tympanick		
December 19, 2025	25-02428S	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Goose Consulting & Equipment located at 11161 E STATE RD 70, STE 110-716, Lakewood Ranch, Fl 34202 in the City of Sarasota, Sarasota, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 17th day of December, 2025		
Jason Steinbrunner		
December 19, 2025	25-02446S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
757 Apex Road Sarasota, Florida 34240 on 01/08/2026 at 9:30 am		
Carol Padula - house hold goods.		
Graham Custer - business items - tools		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02380S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
4029 Bee Ridge Road Sarasota, FL 34233, on 01/08/2026 at 10:00am		
Rita Duggan		
- Household Goods/Furniture		
Blake andrews		
-household items, furniture, washer, dryer, boxes		
Melissa Conner		
-house hold, boxes		
The auction will be listed and advertised on www.storagetreasures.com		
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.		
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02383S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
4951 Lakewood Ranch Blvd N Sarasota Fl 34240 01/08/2026 9:30am		
Steve Borjhi		
containers, dishes, clothes, pictures, tables		
Steven Schmitt		
Bins, dressers, tool boxes, chair		
Author Ford		
bed, 2 tvs, couch, 2 entertainment system, game chair, 3 bean bags, 2 rugs		
The auction will be listed and advertised on www.storagetreasures.com		
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.		
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02382S	

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RE//BIRTH located at 2563 N Toledo Blade Ste 3 in the City of North Port, Sarasota, FL 34289 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 15th day of December, 2025		
Anytime Realty LLC		
Elaine Ciarla		
December 19, 2025	25-02419S	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of XD-Series Charging located at 20942 Fetterbush Place in the City of Venice, Sarasota, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 13th day of December, 2025		
Richard C Schneider		
December 19, 2025	25-02408S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE:		
NOTICE IS HEREBY GIVEN THAT ON 01/12/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: MATTHEWS-CURRIE FORD CO 3FA6P-OG75FR157532 2015 FORD 7559.02 TEL:813-697-1791 MV#: MV3759 LOCATION: 130 TAMIAAMI TRL N NOKOMIS, FL 34275/ NAME: KFHOV, LLC dba HYUNDAI OF VENICE KMHGN4JF1FU053961 2015 HYUN 4317.49 TEL:813-697-1791 MV#: MV106203 LOCATION: 200 JACARANDA BLVD, VENICE, FL 34292/		
December 19, 2025	25-02400S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
5700 Anise Drive, Sarasota FL 34238, on 1/8/26 at 10:00AM		
Lina Shu		
3 Mattress, 3 beds, 4 chairs, 2 coffee tables, Packing bags, Home deco.		
Dan Vavra		
Household items		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
December 19, 26, 2025	25-02379S	



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 005571 NC
Division Probate
IN RE: ESTATE OF
CLARITA JO STAINBROOK
Deceased.

The administration of the estate of Clarita Jo Stainbrook, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
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 December 19, 2025.

Personal Representative:
Katherine L. Smith
3400 S. Tamiami Trail, Suite 101
Sarasota, Florida 34239
Attorney for Personal Representative:
Kate Smith
Attorney
Florida Bar Number: 0196010
3400 S. Tamiami Trail, Suite 101
Sarasota, FL 34239
Telephone: (941) 952-0550
Fax: (941) 952-0551
E-Mail: Kate@KateSmithLawFL.com
Secondary E-Mail:
Tammy@KateSmithLawFL.com
December 19, 26, 2025 25-02398S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006139 NC
IN RE: ESTATE OF
CLARETHA CHESTNUT, a/k/a
CLARETHA JOYCE HOWARD
CHESTNUT Deceased.

The administration of the estate of CLARETHA CHESTNUT, a/k/a CLARETHA JOYCE HOWARD CHESTNUT, deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 19, 2025.

Personal Representative:
PAULA PATRICIA SAFFOLD
2801 Compass Court, Apt. 101
Fort Bragg, North Carolina 28307
Attorney for Personal Representative:
JOHN FERRARI, JR., Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfi.com
Secondary E-Mail:
pollyb@elderlegalfi.com
December 19, 26, 2025 25-02431S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5661 NC
Division: Probate
IN RE: ESTATE OF
MARGARET E. HILL, Deceased.

The administration of the estate of Margaret E. Hill, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 19, 2025.

Personal Representative:
Steven W. Ledbetter
229 Pensacola Road
Venice, Florida 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
December 19, 26, 2025 25-02391S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 004862 NC
IN RE: ESTATE OF
MELISSA ROQUE,
Deceased.

The administration of the estate of MELISSA ROQUE, Deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2071 Ringling Blvd., 12TH, FL 34237. 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 732.221.

The date of first publication of this notice is December 19, 2025.

BIANCA TORRES,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
December 19, 26, 2025 25-02393S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.
IN RE: ESTATE OF
WILFRED L. JOHNSON
Deceased.

The administration of the estate of WILFRED L. JOHNSON, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 19, 2025.

Personal Representative:
DAWN CANNIFF
9428 Weatherly Drive
Brentwood, Tennessee 37027
Attorney for Personal Representative:
ANTHONY G. MOWRY
Attorney for DAWN CANNIFF
Florida Bar Number: 107374
ANTHONY G. MOWRY, ESQ.
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: tony@bkmpllc.com
Secondary E-Mail:
phoebe@bkmpllc.com
December 19, 26, 2025 25-02434S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5374 NC
Division: Probate
IN RE: ESTATE OF
JESSICA PELLEGRINO,
Deceased.

The administration of the estate of Jessica Pellegrino, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 19, 2025.

Personal Representative:
Thomas Frank Caporaso
c/o Ledbetter Cowan Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
December 19, 26, 2025 25-02396S

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
SARASOTA - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2025-CP-005590-NC
IN RE ESTATE OF
MICHAEL TODD RUOCCO
Deceased.

The administration of the Estate of MICHAEL TODD RUOCCO, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, Florida 34237, under File No.: 2025-CP-005590-NC. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on December 19, 2025.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN 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 the 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 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 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, Florida Statutes, applies or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statute.
Dated: December 12, 2025

Paul J. Bupivi /s/
Paul J. Bupivi, Esq. (FL Bar #94635)
Personal Representative &
Attorney for Pers. Rep.
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
December 19, 26, 2025 25-02411S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5180 NC
IN RE: ESTATE OF
THEODORE E. BOSSART, II,
Deceased.

The administration of the estate of Theodore E. Bossart, II, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 December 19, 2025.

Sheila R. Kairis
Petitioner

Mary E. King, Esq.
Attorney for Petitioner
Florida Bar No. 987001
Law Office of Mary E. King, P.L.
3389 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 906-7585
December 19, 26, 2025 25-02421S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 005838 NC
IN RE: ESTATE OF
GRACE MARIE BROWN a/k/a
GRACE M. BROWN a/k/a
GRACE BROWN, Deceased.

The administration of the Estate of GRACE MARIE BROWN a/k/a GRACE M. BROWN a/k/a GRACE BROWN, deceased, whose date of death was June 3, 2025, is pending in the Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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 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 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.

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 19, 2025.

KIMBERLIN G. BROWN,
Personal Representative
c/o Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701

JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for Kimberlin G. Brown,
Personal Representative
December 19, 26, 2025 25-02394S

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V28

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP003426NC
Division Probate
IN RE: ESTATE OF
ARTHUR W. GOUDEY, SR.
Deceased.

The administration of the estate of Arthur W. Goudey, SR., deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. 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 December 19, 2025.

Personal Representative:
Arthur W. Goudey, JR.
30 Riders Court
Franklinton, North Carolina 27525
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
December 19, 26, 2025 25-02444S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 5089 SC
Division Probate
IN RE: ESTATE OF
ALLENE CAUDILL POST A/K/A
ERIE ALLENE POST
Deceased.

The administration of the estate of ALLENE CAUDILL POST a/k/a ERIE ALLENE POST, deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, SARASOTA, FLORIDA, 34240. 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 DECEMBER 19, 2025.

Personal Representative:
STEVEN JOHN POST
38 Shady Trail
Willard, Ohio 44890
Attorney for Personal Representative:
STEPHEN K. BOONE, ESQ., Attorney
Florida Bar Number: 0371068
BOONE, BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
December 19, 26, 2025 25-02412S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003020-NC
Division Probate
IN RE: ESTATE OF
ALFRED R. PISCIOTTI a/k/a
ALFRED RICHARD PISCIOTTI
Deceased.

The administration of the estate of Alfred R. Pisciotti a/k/a Alfred Richard Pisciotti, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. 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.

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.

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.

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Gertrude Pisciotti
534 Oak Bay Drive
Osprey, Florida 34229
Attorney for Personal Representative:
Jeffrey B. Bock, Esq.
Attorney for Personal Representative
Florida Bar Number: 772798
Jeffrey B. Bock, PA
5718 Westheimer Road, Suite 1000
Houston, Texas 77057
Telephone: (281) 962-8529
Fax: (855) 753-0084
E-Mail: jeff@bocklawyer.com
December 19, 26, 2025 25-02435S

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
PROBATE DIVISION
File No. 2025 - CP - 6112 NC
IN RE: ESTATE OF
MICHAEL ALAN SPIELMAN,
Deceased.

MICHAEL ALAN SPIELMAN, a resident of Sarasota County, Florida, who died on November 17, 2025 was the grantor of a trust entitled: The Michael Alan Spielman Trust Agreement, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. Additionally, this Notice of Trust is provide under Section 736.0604 of the Florida Statutes regarding a limitation on an action contesting the validity of this Revocable

Trust and any amendments thereto and will be barred unless action is taken within the statutory time frame.

The name of the trustee and the name and address of his counsel are set forth below.

The Clerk shall file and index this notice of trust in the same manner as a caveat. Unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Dated this 10TH day of DECEMBER, 2025.

Andrew Spielman,
Successor Trustee of
The Michael Alan Spielman
Trust Agreement.
Andrew W. Rosin, Esq.
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604
(941) 366-1252 facsimile
Attorney for Successor Trustee
arosin@rosinlawfirm.com
December 19, 26, 2025 25-02420S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION,
FILE NO. 2025-CP-005376-NC
PROBATE DIVISION
FILE NUMBER
2025-CP-005376-NC
IN RE: ESTATE OF
J. WILLIAM H. BURROWS,
Deceased

The administration of the Estate of J. WILLIAM H. BURROWS, Deceased, File No. 2025-CP-005376-NC, whose date of death was June 9, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS, AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is December 19, 2025.

Person Giving Notice:
Thomas C. Burrows
Personal Representative
3852 Easton St.
Sarasota, FL 34238
Attorney for Pers. Rep:
Robert W. Browning, Jr.
Attorney
3277 Fruitville Rd., C-2
Sarasota, FL 34237
December 19, 26, 2025 25-02414S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP 5625 NC
Division: Probate
IN RE: ESTATE OF
PAMELA C. HAHLBECK, a/k/a
PAMELA CATHERINE
HAHLBECK,
Deceased.

The administration of the estate of PAMELA C. HAHLBECK, a/k/a PAMELA CATHERINE HAHLBECK, deceased, whose date of death was July 5th, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property 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.

MAX S. RUNGE
1598 Redwing Drive
Neehan, WI 54956
Kraig H. Koach
KOACH LAW FIRM, P.A.
2639 Fruitville Rd., Suite 302
Sarasota, FL 34237
Telephone: 941951-1234
Florida Bar No. 510830
Attorney for the
Personal Representative
December 19, 26, 2025 25-02405S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 005967 NC
IN RE: ESTATE OF
GEORGE ALAN ALBERS
a/k/a GEORGE A. ALBERS,
Deceased.

The administration of the Estate of GEORGE ALAN ALBERS a/k/a GEORGE A. ALBERS, deceased, whose date of death was February 19, 2024, is pending in the Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34205. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

All creditors of 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 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 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.

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 Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 19, 2025.

KEVIN A. ALBERS,
Co-Personal Representative
c/o Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701
KIMBERLY B. RINER,
Co-Personal Representative
c/o Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701
JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for Kevin A. Albers and Kimberly B. Riner,
Co-Personal Representatives
December 19, 26, 2025 25-02395S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP005697SC
Division Probate
IN RE: ESTATE OF
DENNIS GREER
Deceased.

The administration of the estate of Dennis Greer, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida 34230. 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 December 19, 2025.

Personal Representative:
Edith Rebecca Larson
a/k/a Rebecca Larson
3029 Dove Court N
Spring Hill, Tennessee 37174
Attorney for Personal Representative:
Jeffrey M. Backo, Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
December 19, 26, 2025 25-02410S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-005722-NC
IN RE: ESTATE OF
GARY M. LAWSON, Deceased.

The administration of the estate of GARY M. LAWSON, deceased, whose date of death was March 3, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. 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.

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 December 19, 2025.

Personal Representative:
LORI A. LAWSON
1300 Benjamin Franklin Drive,
Apt. 505 Sarasota, FL 34236
Attorney for Personal Representative
LORENZO A. FERNANDEZ
Florida Bar No. 1039984
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service: Primary:
lfernandez@williamsparker.com
Secondary:
mbussiere@williamsparker.com
December 19, 26, 2025 25-02401S

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 002744 NC
IN RE: ESTATE OF
BETTEY JEAN KIZER,
Deceased.

The administration of the estate of BETTEY JEAN KIZER, Deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2071 Ringling Blvd., 12TH, FL 34237. 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 December 19, 2025.

KATHLEEN HALL,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd, Suite 206
Hollywood, FL 33020
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
December 19, 26, 2025 25-02406S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 CP 003543 NC
Division: PROBATE
IN RE: ESTATE OF
HAROLD AUSGAR BREUN
Deceased.

The administration of the estate of HAROLD AUSGAR BREUN, deceased, whose date of death was July 18, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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.

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.

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.

The date of first publication of this notice is December 19, 2025.

Personal Representative:
CHRISTINE V. MCGOVERN
18 Harrison Drive
Newtown Square, PA 19073
Attorney for Personal Representative:
Angela M. Tormey, Esq.
Attorney for Petitioner
Florida Bar Number: 1010466
1320 E. Lumsden Road
Brandon, Florida 33511
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
December 19, 26, 2025 25-02433S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5876 NC
IN RE: ESTATE OF
DANIEL LELAND BRADY
Deceased.

The administration of the Estate of DANIEL LELAND BRADY, Deceased, whose date of death was November 5, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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.

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.

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.

The date of first publication of this notice is: Friday, December 19, 2025.

Personal Representative:
Penelope Brady
4750 Ringwood Meadow
Sarasota, FL 34235
Attorneys for Personal Representative:
DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: Daniel J. Jackson, Esq.
Florida Bar No. 1015499
Primary E-Mail:
djackson@dunlapmoran.com
Secondary E-Mail:
eserve@dunlapmoran.com
December 19, 26, 2025 25-02436S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025-CP-5657 NC
IN RE: ESTATE OF
FRANCIS J. BRUZDA,
Deceased.

The administration of the ESTATE OF FRANCIS J. BRUZDA, deceased, whose date of death was October 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. 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 representatives have 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.

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 is 12/19, 2025.

Personal Representatives:
KIMBERLY B. NARDO
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
ELIZABETH B. DELARATO
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representatives:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941)957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
December 19, 26, 2025 25-02443S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 005183 NC
IN RE: ESTATE OF
CONNIE SUE JONES, Deceased.

The administration ofthe Estate of CONNIE SUE JONES, deceased, whose date of death was 12/26/2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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 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 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 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 12/19/2025.

GERALD P. JONES,
Personal Representative
c/o Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for Gerald P. Joes,
Personal Representative
December 19, 26, 2025 25-02389S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5515 SC
IN RE: ESTATE OF
PHILIP O. SEGERSTROM,
Deceased.

The administration of the estate of PHILIP O. SEGERSTROM, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court. Probate Division P.O. Box 3079, Sarasota, FL 34230. 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.

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 December 19, 2025.

Personal Representative:
JACQUELINE S. DORSET
2280 Edmondson Road
Nokomis, FL 34275
Attorney for Personal Representative:
JEFFREY T. TROIANO
Florida Bar No. 0031557
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service;
Primary:
jtroiano@williamsparker.com
Secondary:
ltraver@williamsparker.com
December 19, 26, 2025 25-02423S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
CASE NO.: 2025 CP 004430 SC
IN RE: ESTATE OF
THOMAS VAUGHN HART

The administration of the estate of THOMAS VAUGHN HART, deceased, whose date of death was July 29, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2002 Ringling Blvd. Sarasota, Florida 34237. 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 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 December 19, 2025.

Personal Representative:
JASON HART
Attorney for Personal Representative:
MATTHEW J. MATECHIK, ESQ.
Florida Bar Number: 126342
The Matchik Law Firm, P.A.
100 Wallace Avenue, Suite 310
Sarasota, FL 34237
Telephone: (941) 926-6755
Fax: (941) 244-5679
E-Mail:
matt@thematchiklawfirm.com
Sec. E-Mail:
jill@thematchiklawfirm.com
December 19, 26, 2025 25-02432S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT FOR SARASOTA
COUNTY, FLORIDA
File No. 2025 CP 004973 SC
Division Probate
IN RE: ESTATE OF
ANNE H MCCALL
Deceased.

The administration of the estate of Anne H McCall, Deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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.

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 §§732.216-732.228, Fla. Stat, applies, or may apply, unless

a written demand is made by a creditor as specified under §732.2211, Fla. Stat. The written demand must be filed with the clerk.

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 §733.702, FLA. STAT., 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 December 19, 2025.

Personal Representative:
Michael Reichert
54 Island Cottage Rd
Rochester, New York 14612
Attorney for Personal Representative:
Sean M. Byrne, Esq.
Attorney
Florida Bar Number: 0051988
Bach, Jacobs & Byrne, P.A.
2033 Main Street, Ste. 505
Sarasota, FL 34237
Telephone: (941) 906-1231
Fax: (941) 954-1185
E-Mail: sean@sarasotaelderlaw.com
Secondary E-Mail:
morgan@sarasotaelderlaw.com
December 19, 26, 2025 25-02442S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 005083 NC
Division Probate
IN RE: ESTATE OF
SCOTT GLENN JENKINS
Deceased.

The administration of the estate of Scott Glenn Jenkins, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. 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 December 19, 2025.

Personal Representative:
Gunner C. Jenkins
c/o Ledbetter Cowan Law Group
229 Pensacola Rd.
Venice, FL 34293
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
Oksana Melnichenko, Esq.,
FL Bar No. 1059375
Email: oksana@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256 3965
Fax: (941) 866 75 14
2nd Email:
probate@LedbetterLawFL.com
December 19, 26, 2025 25-02422S

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/2025-V24

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

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

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



Types Of Public Notices

Citizen Participation Notices



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School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 004098 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. JOSEPH TOMSICH A/K/A JOSEPH SHAUN TOMISH, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025 CA 004098 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and JOSEPH TOMSICH A/K/A JOSEPH SHAUN TOMISH; UNKNOWN SPOUSE OF JOSEPH TOMSICH A/K/A JOSEPH SHAUN TOMISH are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on January 08, 2026, the following described property as set forth in said Final Judgment, to wit:
LOTS 15702 AND 15703, SOUTH VENICE, UNIT NO. 60, ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN MAT BOOK 7, PAGE 32, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
465 E SEMINOLE DR, VENICE, FL 34293
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 16 day of December, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-307944 - NaP
December 19, 26, 2025 25-02441S

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 58-2015-CA-006913-NC
DIVISION: A
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC1, Plaintiff, vs. DAWN OHLSSON, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 26, 2025, and entered in Case No. 58-2015-CA-006913-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC1, is the Plaintiff and Dawn Ohlsson, Unknown Party #1 NKA Dakota Ohlsson, are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the January 9, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 11, SHADOW LAKES, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
A/K/A 3261 MAYFLOWER ST, SARASOTA, FL 34231
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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 17 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/15-204657
December 19, 26, 2025 25-02450S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2024 CA 004105 NC
WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as trustee of IMPERIAL FUND MORTGAGE TRUST 2022-NQM1, Plaintiff, vs. BRIAN O'HALLORAN and LEEANN O' HALLORAN, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered SEPTEMBER 26, 2025, in the above styled suit, I will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at 9:00 AM on FEBRUARY 23, 2026, to the highest and best bidder for cash in accordance with Fla. Stat. § 45.031, the following described real property as set forth in said Summary Final Judgment of Foreclosure, to wit:
Lots 14 and 15, Block 362, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Pages 22, of the Public Records of Sarasota County, Florida. commonly known as 4462 Symco Ave., North Port, FL 34286.
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 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 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED this 2nd day of December, 2025.
DUBOW, DUBOW & WALLACE
Attorneys for Plaintiff
215 North Federal Highway
Dania Beach, Florida
(954) 925-8228 33004
By: JASON B. DUBOW
Fla. Bar No.: 856487
Email: jason@ddwlw.net
December 19, 26, 2025 25-02386S

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
11/20/2025 11:37

ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 2025 CA 001892 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BRIAN ANDREW PALASZ A/K/A B. PALASZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 29, 2025 in Civil Case No. 2025 CA 001892 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Brian Andrew Palasz a/k/a B. Palasz, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of January, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 28, LAS LOMAS DE SARA-SOTA, according to the plat thereof recorded in Plat Book 7, Page 34, of the Public Records of Sarasota 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.	
By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-11790FL	
December 19, 26, 2025	25-02425S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2024 CC 002508 NC COLONIAL OAKS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BRYAN H. LIEBERMAN; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Order Cancelling and Rescheduling December 22, 2025 Foreclosure Sale dated December 15, 2025, and entered in Case No. 2024 CC 002508 NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on January 27, 2026, the following described property:

LOT 1728, COLONIAL OAKS UNIT NO. 24, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 13 AND 13A, OF THE PUBLIC RECORDS OF SARASOTA 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 of the Court reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 16 day of December 2025 NAJMY THOMPSON, P.L. /s/ Kari L. Martin Kari L. Martin Florida Bar No. 092862 1401 8th Avenue West Bradenton, Florida 34205 Telephone: (941) 748-2216 Facsimile: (941) 748-2218 Service Email: service.KM@najmythompson.com Correspondence only: kmartin@najmythompson.com Secondary: bmiller@najmythompson.com Attorney for Plaintiff December 19, 26, 2025 25-02430S

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

Case Number: 2024-CA-004405 NEXOS INVEST CORP., and/or assigns, Plaintiff, v. CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, ACEMAR WOOD PRODUCTS FL, LLC, CMM ROOFING INC., LG KRAMER FLOORING, LLC, KAREEM SUWAITY, STORER CABLE TV OF FLORIDA, INC., JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Sarasota County, Florida, I will sell the property situated in Sarasota County, Florida, with the property address of 1734 Wisconsin Lane, Sarasota, FL 34239 and legally described as:

The East 10 Feet of Lot 14 and all of Lot 16, Bayview Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 156, of the Public Records of Sarasota County, Florida at public sale, to the highest and best bidder for cash, in the Sarasota Courthouse via online at www.Sarasota.RealForeclose.com at 9:00 AM on January 8, 2026.

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: November 6, 2025.

/s/ Josh W. Osborn Joshua Osborn, Esq. Counsel for Plaintiff Rosenberg & Cummings PLLC 802 NE 20th Avenue, Fort Lauderdale, FL 33304 (954) 769-13644 josh@RosenbergCummings.com; roberta@rosenbergfcummings.com Florida Bar Number: 1040437 December 19, 26, 2025 25-02440S

FIRST INSERTION

SECOND AMENDED NOTICE OF SALE

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO. 2025 CC 002571 NC BENT TREE VILLAGE UNIT 2 MAINTENANCE AND PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LYNDA K. CIMINISE; KENNETH K. NYMAN, JR.; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on July 28, 2025, and entered in Case No. 2025 CC 002571 NC, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein BENT TREE VILLAGE UNIT 2 MAINTENANCE AND PROPERTY OWNERS ASSOCIATION, INC., is Plaintiff and that LYNDA K. CIMINISE; KENNETH K. NYMAN, JR.; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION are Defendants. KAREN E. RUSHING, Sarasota County Clerk of Courts will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on January 6, 2026, the following described property set forth in said Final Judgment, to wit:

Unit 8B, THE HAMMOCKS, a Condominium, Section III, according to the Declaration of Condominium thereof, as recorded in Official Record Book 1551 at Page 1935, et seq. and any amendments thereto, and as per plat thereof, as recorded in Condominium Book 19 at Pages 39, 39A through 39E of the Public Records of Sarasota County, Florida.

With a street address of 7362 Silver Fern Blvd., #8, Sarasota, FL 34241.

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds are unclaimed. If you fail to file

a claim, you will not be entitled to any remaining funds.

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 records against the Plaintiff, Defendants or their attorneys.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Michelle A. Rowe MICHELLE A. ROWE, ESQUIRE Florida Bar No. 0036605 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Primary: mrowe@lobeckrowe.com Secondary: carrieta@lobeckrowe.com Attorneys for Plaintiff December 19, 26, 2025 25-02403S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2024 CA 004121 NC LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JUSTIN ANTONIO ROSARIO; DOMINIQUE MELISSA QUARLTERE; MIDLAND CREDIT MANAGEMENT, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 25, 2025, and entered in Case No. 2024 CA 004121 NC of the Circuit Court in and for Sarasota County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JUSTIN ANTONIO ROSARIO; DOMINIQUE MELISSA QUARLTERE; MIDLAND CREDIT MANAGEMENT, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.sarasota.realforeclose.com, 9:00 a.m., on March 20, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3481 AND 3482, SOUTH VENICE UNIT NO. 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, OF THE PUBLIC RECORDS OF SARASOTA 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

North Sarasota County (case numbers ending in NC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaiddofmanasota.org> or Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>.

South Sarasota County (case numbers ending in SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaiddofmanasota.org>, Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org> or United Way of South Sarasota County, Inc. at (941) 484-4811 or <https://www.uwssc.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED December 12, 2025.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1475-204919 / BJB December 19, 26, 2025 25-02402S

FIRST INSERTION

AMENDED NOTICE OF ACTION-SERVICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO. 2025-CA-004672 Highmark Land, LLC Plaintiff, vs. Theresa Perkins, et al. Defendants.

TO: PAM MANNING

YOU ARE HEREBY NOTIFIED that a Complaint has been filed. This litigation is to quiet title to certain real property legally described as follows:

A PORTION OF SECTION 08, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; BEING A PORTION OF LOT 11, NEWTOWN FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 38, OF SAID PUBLIC RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE S89°50'04"W, ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE S89°50'04"W, ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 247.82 FEET; THENCE N00°09'56"E, A DISTANCE OF 20.00 FEET; THENCE N89°50'04"W, A DISTANCE OF 251.41 FEET; THENCE S09°59'47"E, A DISTANCE OF 20.32 FEET TO THE POINT OF BEGINNING. CONTAINING 4,992 SQUARE FEET, OR 0.115 ACRES, MORE OR LESS.

PAM MANNING is required to serve

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

CIVIL DIVISION:

CASE NO.: 2025 CA 003454 NC WELLS FARGO BANK, NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING, TRUST 2007-AR2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-AR2, Plaintiff, vs. JANET E. REEVES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED MORTGAGE CORPORATION; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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), KAREN E. RUSHING as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 09 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 2475, FORTY NINTH ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 5533 DOUGLAS ROAD, NORTH PORT, FL 34288

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 10 day of December 2025.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 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 25-00798 December 19, 26, 2025 25-02399S

PUBLISH YOUR LEGAL NOTICE

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• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

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FLORIDA'S NEWS/PAPER FOR THE C-SUITE

Business Observer

LV2025-120

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
Case No.: 2025 CA 002126
BARBARA L. LUCCI AND EUGENE
J. LUCCI, Wife and Husband,
Plaintiffs, v.
AUCTION FLIPPERZ LLC, a
Florida limited liability company,
GRAN PARADISO PROPERTY
OWNERS ASSOCIATION, INC., a
Florida not for profit corporation,
and All Unknown Parties in
Possession Under Unrecorded
Leases and/or Agreements, And Any
Parties Claiming By, Through Or
Under Said Leases/Agreements,
Defendants.
Notice is hereby given that pursuant
to the Final Judgment of Mortgage
Foreclosure dated December 9,
2025, I will sell to the highest and
best bidder for cash at foreclosure
sale conducted via Internet at www.sarasota.realforeclosure.com at 9:00
a.m. on January 8, 2025, the following
described property:
LOT 43, OF GRAN PARADISO,
TOWNHOMES 1A, ACCORD-
ING TO THE PLAT THERE-

OF, AS RECORDED IN PLAT
BOOK 49, PAGE 8, OF THE
PUBLIC RECORDS OF SARA-
SOTA 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
in accordance with Florida Statutes,
Section 45.031
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Sarasota County Jury Of-
fice, P.O. Box 3079, Sarasota, Florida
34230-3079, (941)861-7400, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.
Dated on December 12, 2025.
By: /s/ Nicole M. Price
Nicole M. Price, Esq.
Florida Bar 1008117
Icard Merrill
2033 Main Street, Suite 600
Sarasota, FL 34237
Phone: 941.366.8100
December 19, 26, 2025 25-02404S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2024 CA 003775 NC
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
TIMOTHY HAHS, et al.,
Defendants.
NOTICE IS GIVEN that, in
accordance with the Amended
Uniform Final Judgment of Mortgage
Foreclosure entered on December 11,
2025 in the above-styled cause, Karen
E. Rushing, Sarasota county clerk
of court shall sell to the highest and
best bidder for cash on January 8,
2026 at 9:00 A.M., at www.sarasota.realforeclose.com, the following
described property:
LOT 6, BLOCK 313, 5TH ADDI-
TION TO PORT CHARLOTTE
SUBDIVISION, A SUBDIVI-
SION ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 11, PAGES
33, 33A THRU 33R, OF THE
PUBLIC RECORDS OF SARA-
SOTA COUNTY, FLORIDA.
Property Address: 3318 Colfax
Lane, North Port, FL 34286.
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 provi-
sion of certain assistance. Please contact
the Sarasota County Jury Office, P.O.
Box 3079, Sarasota, Florida 34230-3079,
(941) 861-7400, at least seven (7) days be-
fore your scheduled court appearance, or
immediately upon receiving this notifica-
tion if the time before the scheduled ap-
pearance is less than seven (7) days; if you
are hearing or voice impaired, call 711.
Dated: December 15, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
FL-005614-24
December 19, 26, 2025 25-02424S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
JUDICIAL CIRCUIT, IN AND FOR
SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 004409 NC
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
ERICK FERGUSON AND LAURA
FERGUSON, ET AL.,
DEFENDANT(S).
TO: Unknown Heirs, Beneficiaries,
Deviseses, Assignees, Lienors, Credi-
tors, Trustees and All Others Who May
Claim An Interest in The Estate of Ar-
thur McCauslin
Last Known Address: 245 Manor Road,
Venice, FL 34293
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 28, BLOCK 24, 3RD AD-
DITION TO VENICE EAST
SUBDIVISION, AS PER PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 18, PAGES 23,
23A AND 23B, OF THE PUB-
LIC RECORDS OF SARASOTA
COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your writen
defenses, if any, to it, on MILLER,
GEORGE & SUGGS, PLLC, Attor-

ney for Plaintiff, whose address is 210
N. University Drive, Suite 900, Coral
Springs, FL 33071, on or before Janu-
ary 20, 2026, within or before a date
at least thirty (30) days after the first
publication of this Notice in The
Business Observer, 1970 Main Street,
3rd Floor, Sarasota, FL 34236 and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400,
at least seven (7) days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
WITNESS my hand and the seal of
this Court this 8 day of December, 2025.
KAREN E. RUSHING
As Clerk of Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
25FL373-0338
December 19, 26, 2025 25-02387S

SARASOTA COUNTY

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on
01/09/2026 at 10:30 a.m., the follow-
ing property will be sold at public auc-
tion pursuant to F.S. 715.109: A 1959
PEER mobile home bearing vehicle
identification number 4361, and all
personal items located inside the mo-
bile home. Last Tenant: Paul E. Jacobs
and Patricia Adelaide Jacobs. Sale to be
held at: Village on the Greens, 508 44th
Avenue E., Lot No. K-13, Bradenton,
Florida 34203, (941-755-8909).
December 12, 19, 2025 25-02364S

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described
below belonging to those individuals listed below at the location indicated:
Facility Address 3265 University Pkwy. Sarasota FL, 34243
Phone Number 941-780-7708
Time of Sale 1/8/2026 10:00am
Kierra Bukaty - Dinning table with chairs, generator with hose
The auction will be listed and advertised on www.storage treasures.com. Purchas-
es must be made with cash only and paid at the above referenced facility in order to
complete the transaction. Extra Space Storage may refuse any bid and may rescind
any purchase up until the winning bidder takes possession of the personal property.
December 12, 19, 2025 25-02377S

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2025-CA-3905
UMANA GROUP, LLC,
Plaintiff, v.
MARIA VOLIKAS; ET AL.,
Defendants.
To: MARIA VOLIKAS; FETINI VO-
LIKAS; JOHN CONNELLY; THOMAS
CONNELLY; DONNA SEELEY
YOU ARE HEREBY NOTIFIED that
an action to Quiet Title to real property
described as:
LOT 2 BLK 2143 45TH ADD
TO PORT CHARLOTTE More
commonly known as: Lot 2, 000
Hinshaw Avenue, North Port, FL
34288 AND LOT 6 BLK 2062
44TH ADD TO PORT CHAR-
LOTTE More commonly known
as: Lot 6, 000 Cranfield Circle,
North Port, FL 34288
has been filed by Plaintiff, UMANA
GROUP, LLC, and you are required to
serve a copy of your written defenses, if
any, on Alisa Wilkes, Esq., 13400 Sut-

ton Park Dr. S., Suite 1204, Jackson-
ville, FL 32224, (904)620-9545 on or
before 12-29-2025 and file the original
with the Clerk of Court and Plaintiff's
attorney, otherwise a default and judg-
ment will be entered against you for the
relief demanded.
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 the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
Witness my hand and the seal of this
court on this 19 day of November, 2025.
KAREN E. RUSHING, CLERK
Clerk of the Circuit Court
(SEAL) By: G. Kopinsky
Deputy Clerk
Nov. 28; Dec. 5, 12, 19, 2025
25-02262S

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE AND GUARDIANSHIP
DIVISION
FILE NO. 2025-CP-005127-NC
IN THE ESTATE OF
MARY ANNE DURKIN,
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 Mary Anne Dur-
kin, deceased, File Number 2025-CP-
005127-NC by the Circuit Court for
Sarasota County, Florida, Probate and
Guardianship Division, the address
of which is P.O. Box 3079, Sarasota,
Florida 34230-3079; that the deced-
ent's date of death was September 14,
2025; that the total value of the estate
is \$28,500.00; and that the names and
addresses of those to whom it has been
assigned by such order are:
Name Address
Patricia Anne Baginski
a/k/a Patricia Ann Baginski
355 Middletown Avenue
Wethersfield, CT 06109
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:
All creditors of the estate of the deced-
ent and persons having claims or de-
mands 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 SECTION 733.702
OF THE FLORIDA PROBATE CODE. 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 PUBLICA-
TION OF THIS NOTICE IS December 12,
2025.
Person Giving Notice:
Patricia Anne Baginski a/k/a
Patricia Ann Baginski
c/o Neil W. Scott
Attorney for Person Giving Notice:
Neil W. Scott
FBN 402575
1800 Second Street, Suite 790
Sarasota, FL 34236
Tel. (941) 906-8555
Email address: neil@nwscott.com
Secondary email address for service:
service@nwscott.com
December 12, 19, 2025 25-02339S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5811 NC
Division Probate
IN RE: ESTATE OF
GARY BOGGS
Deceased.
The administration of the estate of
GARY BOGGS, deceased, whose date
of death was August 30, 2025, is pend-
ing in the Circuit Court for Sarasota
County, Florida, Probate Division, the
address of which is 2000 Main Street,
Sarasota, Florida 34237. The name and
address of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or 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 90 DAYS AFTER THE TIME OF
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 90 DAYS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is December 12, 2025.
Attorney for Personal Representative:
By:/s/ Nathan T. Reneau
Nathan T. Reneau, Esq.
FL Bar No.: 1049832
Primary:
nreneau@andersongivens.com
Secondary:
ssmith@andersongivens.com
3556 Bee Ridge Road, Suite 100
Sarasota, Florida 34233
(941) 866-4348
December 12, 19, 2025 25-02338S

SECOND INSERTION

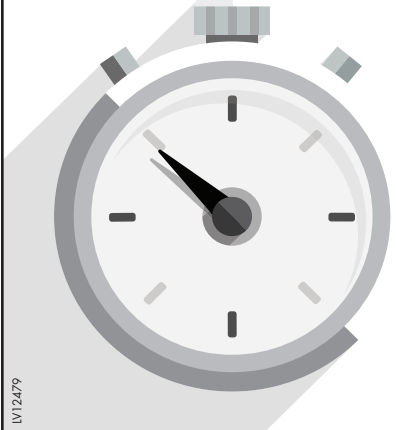
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT, IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
Case No.: 2025 CP 000841 NC
IN RE: ESTATE OF
MARIA A. LEONE
Deceased
The administration of the estate of Ma-
ria A. Leone, deceased, whose date of
death was September 06, 2023 is pend-
ing in the Circuit Court for Sarasota
County, Florida, Probate Division, the
address of which is 2000 Main Street,
Sarasota, Florida 34237. The names
and addresses of the personal represen-
tatives and the personal representative's
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate, on whom a
copy of this notice is required to be
served, must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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: December 12, 2025.
Lisa Koss
Personal Representative
698 Spencer Avenue
Sharon, PA 16146
Eric. R. Hoonhout, Esq
Attorney for Personal Representative
Florida Bar No. 0087422
Hoonhout Law, Chartered
1219 South East Avenue, Suite 202
Sarasota, FL 34239
Telephone: (941) 237-0099
Email: Eric@hoonhoutlaw.com
December 12, 19, 2025 25-02347S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 005339 NC
Division Probate
IN RE: ESTATE OF
RICHARD S. TORREY
Deceased.
The administration of the estate of
Richard S. Torrey, deceased, whose date
of death was August 2, 2025 is pend-
ing in the Circuit Court for Sarasota
County, Florida, Probate Division, the
address of which is 2000 Main Street,
Sarasota, Florida 34237. The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-

mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is December 12, 2025.
Personal Representative
Andrea Ilene Herrington
5657 E. Fairbrook Street
Mesa, AZ 85205
Email:
andreherrington23@gmail.com
Attorney for Personal Representative:
Neil T. Lyons, Esq.
Florida Bar No. 91826
Luhrsen Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email Address:
ntl@lawpoweredbywomen.com
December 12, 19, 2025 25-02346S



SAVE TIME

EMAIL YOUR LEGAL NOTICES

Sarasota County • Manatee County • Hillsborough County • Charlotte County
Pinellas County • Pasco County • Polk County • Lee County
Collier County • Orange County

legal@businessobserverfl.com

Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

Business Observer

25

ESTATE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
Case No. 2025 CP 003482 NC
IN RE: ESTATE OF
SHERYL TINSLEY HALUSKA,
Deceased.

The administration of the estate of Sheryl Tinsley Haluska, deceased, Case Number 2025 CP 003482 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE 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, FLORIDA STATUTES 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 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 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 or a beneficiary as specified under section 732.2211. The written demand must be filed with the clerk.

The date of the first publication of this Notice is December 12, 2025.

Personal Representative:
Jeanette T. Marcus
4854 Quail Run
Wood Lake Condominium
Old Hickory, TN 37138
Attorney for Personal Representative:
Sherri L. Johnson
Florida Bar No. 0134775
Johnson Legal of Florida, P.L.
2937 Bee Ridge Rd. Suite 1
Sarasota, FL 34239
December 12, 19, 2025 25-02365S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 005664 SC
Division South County
IN RE: ESTATE OF
CLOVA LEE MCREYNOLDS
Deceased.

The administration of the estate of Clova Lee McReynolds, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079 Sarasota, FL 34230. 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 December 12, 2025.

Personal Representative:
Harriet Thompson
263 Royal Oak Way
Venice, Florida 34292
Attorney for Personal Representative:
Andrew J. Britton, Esq.
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail: legal@andrewbrittonlaw.com
December 12, 19, 2025 25-02337S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
File No. 2025CP000250SC
Division PROBATE
IN RE: ESTATE OF
MEGAN P. MURPHEY
Deceased.

The administration of the estate of Megan P. Murphey, deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Venice, FL 34293. 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.

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.

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.

The date of first publication of this notice is December 12, 2025.

Personal Representative:
Frederick McCullough
29 Kaileys Way
Groton, Massachusetts 01450
Attorney for Personal Representative:
Jessica K Close, Esq.
Attorney
Florida Bar Number: 1011273
737 S. Indiana Ave., Suite B
Englewood, FL 34223
Telephone: (941) 548-7883
Fax: (941) 841-4051
E-Mail: jclose@closelegal.com
Secondary E-Mail:
info@closelegal.com
December 12, 19, 2025 25-02340S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 0693 NC
IN RE: ESTATE OF
JILL K. PEDIGO Deceased.

The administration of the Estate of JILL K. PEDIGO, Deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorneys 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.

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.

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.

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: Friday, December 12, 2025.

Personal Representative:
Geno Pedigo
4829 Featherbed Lane
Siesta Key, FL 34242
Attorneys for Personal Representative:
DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: Daniel J. Jackson, Esq.
Florida Bar No. 1015499
Scott H. Carter
Florida Bar No. 0879241
Primary E-Mail:
djackson@dunlapmoran.com
Primary E-Mail:
scarter@dunlapmoran.com
Secondary E-Mail:
eserve@dunlapmoran.com
December 12, 19, 2025 25-02361S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File #: 2025CP005124NC
Division PROBATE
IN RE: ESTATE OF
NOAH C. WEINSTEIN
Deceased.

The administration of the estate of NOAH C. WEINSTEIN, deceased, whose date of death was July 11, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. 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 December 12, 2025.

Personal Representative:
GAIL WEINSTEIN
98 E. St. Andrews Lane
Deerfield, IL 60015
Attorney for Personal Representative:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
December 12, 19, 2025 25-02359S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 004558 SC
Division Probate
IN RE: ESTATE OF
WILLIAM K. CONICELLI SR.
Deceased.

The administration of the estate of William K. Conicelli Sr., deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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 the 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.

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 December 12, 2025.

/s/William K. Conicelli, Jr.
William K. Conicelli Jr.
Personal Representative
513 Buttonwood Street
Norristown, PA 19401
/s/Mark Martella
Mark Martella
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865
December 12, 19, 2025 25-02353S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25CP003648SC
Division Probate
IN RE: ESTATE OF
ARTHUR E. BUBAR
Deceased.

The administration of the estate of Arthur E. Bubar, deceased, whose date of death was August 23, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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 December 12, 2025.

Personal Representative:
Christopher E. Bubar
4 Berkshire Lane
Dover, New Hampshire 03809
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
December 12, 19, 2025 25-02360S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 004189 NC
Division PROBATE
IN RE: ESTATE OF
JOE T. COLEMAN
Deceased.

The administration of the estate of Joe T. Coleman, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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 December 12, 2025.

Personal Representative:
Sandy Hennessy
217 Yacht Club Drive
St. Simons Island, Georgia 31522
Attorney for Personal Representative:
AMANDA L. CALDWELL
Attorney
Florida Bar Number: 114909
CALDWELL LAW 30A
P.O. Box 1836
SANTA ROSA BEACH, FL 32459
Telephone: (850) 816-0659
E-Mail:
mandee@caldwelllaw30a.com
December 12, 19, 2025 25-02358S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-005612-NC
Division PROBATE
IN RE: ESTATE OF
ALICIA F. HABIB
Deceased.

The administration of the estate of ALICIA F. HABIB, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. 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 December 12, 2025.

Personal Representative:
TYLER HABIB
504 Vistera Blvd., Apt. 1404
Venice, Florida 34275
Attorney for Personal Representative:
BART SCOVILL
Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
December 12, 19, 2025 25-02357S

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 5121 NC Division Probate IN RE: ESTATE OF Suzanne Truitt Deceased.</p> <p>The administration of the estate of SUZANNE TRUITT, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p>	<p>and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>Personal Representative: WILLIAM ROGER TRUITT 6128 Cessa Run Lakewood Ranch, FL 34211 Attorney for Personal Representative: Marla Stewart Owczarek, Esq. Florida Bar No. 1021687 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: attorney@gerlinglawgroup.com December 12, 19, 2025 25-02352S</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 582025CP005509XXXANC Division North County IN RE: ESTATE OF RICHARD DONALD SINDON Deceased.</p> <p>The administration of the estate of Richard Donald Sindon, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 48927, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>	<p>The personal representative has no duty to discover whether any property 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>Personal Representative: Donna Phillips 284 Summerfield Place Flat Rock, NC 28731 Attorney for Personal Representative: Renee E. Nesbit E-mail Address: RNesbit@Nesbit-Law.com Florida Bar No. 75374 Renee E. Nesbit, Attorney At Law 8305 Laurel Lakes Way Naples, Florida 34119 Telephone: (239) 249-1072 December 12, 19, 2025 25-02348S</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FileNo. 2025CP005744NC Division PROBATE IN RE: ESTATE OF SANDRA LOUISE HOLLAND ALEXANDER Deceased.</p> <p>The administration of the estate of SANDRA LOUISE HOLLAND ALEXANDER, deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>Personal Representative: MICHAEL HOLLAND 5770 Benevento Drive Sarasota, Florida 34238 Attorney for Personal Representative: JONATHAN T. ANDERSON Attorney Florida Bar Number: 0188530 Wood, Seitel and Anderson, P.A. 3665 Bee Ridge Road, Suite # 300 Sarasota, FL 34233 Telephone: (941) 954-5772 Fax: (941) 925-9164 E-Mail: jonathan@wsa-law.com Secondary E-Mail: group@wsa-law.com December 12, 19, 2025 25-02378S</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-5353 SC IN RE: ESTATE OF JASON RANDALL SMITH a/k/a JASON R. SMITH Deceased.</p> <p>The administration of the estate of Jason Randall Smith a/k/a Jason R. Smith, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 5862 NC IN RE: ESTATE OF MARY ANN FARROW, Deceased.</p> <p>The administration of the ESTATE OF MARY ANN FARROW, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 005489 SC Division Probate IN RE: ESTATE OF GLORIA BERMAN Deceased.</p> <p>The administration of the estate of GLORIA BERMAN, deceased, whose date of death was October 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 005362 IN RE: ESTATE OF KAREN R. GRAVES Deceased.</p> <p>The administration of the Estate of Karen R. Graves, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The name and address of the personal representative and that of the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE</p>

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE
 TWELFTH JUDICIAL CIRCUIT IN
 AND FOR SARASOTA COUNTY,
 FLORIDA
CASE NO.: 2025 CP 005159 SC
IN RE: The Estate of:
LAURENCE HENRY WELLIVER,
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 Laurence Henry
 Welliver, deceased, File Number 20225
 CP 005159 SC, by the Circuit Court for
 Sarasota County, Florida, Probate Division,
 the address of which is 2000 Main
 St., Sarasota, FL 34237; that the decedent's
 date of death was February 20,
 2025; that the total value of the estate
 is less than \$17,000.00 and that hat
 names and addresses of these to whom
 it has been assigned by such order are:

Name	Address
Kimberly Welliver	308 Brown Street
	Rockwell, North Carolina 28138

ALL INTERESTED PERSONS ARE
 NOTIFIED THAT:

All creditors of the estate of the depen-
 dent and person 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 the court

WITHIN THE TIME PERIODS SET
 FORTH IN FLORIDA STATUTES
 SECTION 733.702. ALL CLAIMS AND
 DEMANDS NOT SO FILED WILL BE
 FOREVER BARR3D. NOTWITH-
 STANDING ANY OTHER APPLIC-
 CABLE TIME PERIOD, ANY CLAIM
 FILED TWO (2) YEARS OR MORE
 AFTER THE DECEDENT'S DATE OF
 DEATH IS BARR3D.

The personal representative has no
 duty to discover whether any prop-
 erty held at the time of the dependent'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 December 12, 2025.

Person Giving Notice:
KIMBERLY WELLIVER
 308 Brown Street
 Rockwell, North Carolina 28138
 Attorney for Person Giving Notice
 RYAN W. GAMBERT, ESQUIRE
 Florida Bar No.: 0035762
 240 N. Washington Blvd., Ste. 46
 Sarasota, FL 34236
 Fx: (941) 702-8444
 Ph: (941) 894-1522
 rwgambertlaw@gmail.com
 Attorney for Petitioner
 December 12, 19, 2025 25-02373S

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 005126 SC IN RE: ESTATE OF WILLIAM C. HILEMAN, Deceased.</p> <p>The administration of the estate of WILLIAM C. HILEMAN, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death</p>

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 FILED WITHIN THE TIME-PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is December 12, 2025.

Personal Representative
Ricky C. Graves
3338 Ponce De Leon Blvd.
North Port, FL 34291
MINDRUP | SAMOLE
Attorneys for Personal Representative
Alex J. Mindrup, Esq.
FBN: 1002009
3030 N. Rocky Point Dr. W., Ste. 150
Tampa, FL 33607
Tel: (727) 697-7257
Fax: (727) 499-6772
December 12, 19, 2025 25-02372S



Who benefits from legal notices?

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 002685 SC
WOODMERE LAKES
HOMEOWNER'S
ASSOCIATION, INC., a Florida Not
For Profit Corporation,
Plaintiff, v.
TOM CLAYTON,
UNKNOWN SPOUSE OF
TOM CLAYTON, SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT, UNKNOWN
OCCUPANT(S) as unknown
occupant(s) in possession,
Defendants.

Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on November 20, 2025 in the above-styled Case Number 2025 CA 002685 SC in the Circuit Court of SARASOTA, Florida, that Karen E. Rushing shall sell the following property, in SARASOTA County, Florida, described as:

Lot 30, WOODMERE LAKES, UNIT 3, according to the Plat thereof, as recorded in Plat Book 40, Page(s) 5, 5A-5C of the Public Records of Sarasota County, Florida

Property address of: Property address

of: 4019 Landor Court, Venice, Florida 34293 at public sale, to the highest and best bidder for cash, at www.sarasota.realforeclose.com, at 9:00 A.M. on JANUARY 20, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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 within sixty (60) days after the sale.

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

By: /S/ Thomas A. Marino II
Thomas A. Marino, Esquire
December 12, 19, 2025 25-02376S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2025 CA 002435 NC
DIVISION: A
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
BELEN RICO A/K/A BELEN
RIVERA, et al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on November 18, 2025 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on January 9, 2026 at 9:00 A.M., at www.sarasota.realforeclose.com, the following described property:

LOT 260, DE SOTO LAKES UNIT NO. 5 SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 119, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 5337 Durango Avenue, Sarasota, FL 34235
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: December 9, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwbllaw.com
E-mail: kchurch@qpwbllaw.com
Attorney for Plaintiff
FL-008801-25
December 12, 19, 2025 25-02369S

THIRD INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT IN AND
FOR THE TWELFTH JUDICIAL
CIRCUIT IN AND
FOR SARASOTA,
FLORIDA
Case No. 2025 CA 006080
In re: CENTERPORT PARTNERS, LLC, Assignor,
To: MARK C. HEALY,
Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that, on November 19, 2025, a petition commencing an Assignment for the Benefit of Creditors proceeding, pursuant to Chapter 727, Florida Statutes, was made by

<i>Entity</i>	<i>Principal Place of Business</i>
Centerport Partners, LLC	2211 Fruitville Road, Sarasota, FL 34237

(the "Assignor"), to Mark C. Healy (the "Assignee") of Michael Moecker & Associates, Inc., whose main address is 1885 Marine Mile Blvd., Suite 103, Ft. Lauderdale, FL 33315.

Specifically, pursuant to section 727.105, Florida Statutes, no proceeding may be commenced against the Assignee except as provided in Chapter 727, Florida Statutes and, except in the case of a secured creditor enforcing its rights and collateral under Chapter 679, Florida Statutes, there shall be no levy, execution, attachment, or the like in the respect of any judgment against assets of the estate, other than real property, in the possession, custody, or control of the Assignee.

Consistent with the above, the Assignee requests this Court enter an order "channeling" any and all claims against the Assignor, the estate, the Assignee, or any third parties in connection with the operations or indebtedness of or claims against the Assignor by affirmatively requiring all such claims to be brought in this Court and prohibiting any such actions in any other jurisdiction or venue.

YOU ARE HEREBY further noticed that, in order to receive any dividend in this proceeding, you must file a proof of claim with the Assignee or the Assignee's attorney on or before March 19, 2026 (120 days from the date the Petition was filed).

Dec. 5, 12, 19, 26, 2025 25-02296S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NUMBER:
2025 CA 004126 NC
4660 OCEAN, LLC, a Florida
Limited liability company,
Plaintiff, vs.
4660 OCEAN BLVD. #P2, LLC, a
Florida limited liability company,
NICHOLAS J. MELONE,
an Individual, GERALD M.
FISCHETTE, an individual and
AUDREY P. FISCHETTE, an
individual,
Defendants.

NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that Karen Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida, will sell the following property in Sarasota County, Florida, described as:

Unit P-2, Sea Village, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 967, Page 1002, of the Public Records of Sarasota County, Florida, and any amendments together, with an undivided interest in the common elements appurtenant thereto.

Property Address: 4600 Ocean Blvd. #P2, Sarasota, FL 34242 ("property" or "Real Property")
Parcel ID No.: 0079121032

At public sale, to the highest and best bidder for cash, via the internet: www.sarasota.realforeclose.com at 9:00 a.m. on the 8th day of January, 2026. The

highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 4th day of December, 2025.

/s/ Andrew W. Rosin
Andrew W. Rosin, Esq.
Fla. Bar No. 0589305
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604 (Telephone)
arosin@rosinlawfirm.com
Attorney for Plaintiff
December 12, 19, 2025 25-02355S

highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 4th day of December, 2025.

/s/ Andrew W. Rosin
Andrew W. Rosin, Esq.
Fla. Bar No. 0589305
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604 (Telephone)
arosin@rosinlawfirm.com
Attorney for Plaintiff
December 12, 19, 2025 25-02355S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 001645 NC
WILMINGTON SAVINGS
FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS DELAWARE
TRUSTEE FOR SALUDA GRADE
ALTERNATIVE MORTGAGE
TRUST 2023-LOC2
Plaintiff(s), vs.
JONATHAN MATICH;
LISA MATICH
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 20, 2025 in the above-captioned action, the Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on Thursday the 8th day of January, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 857, ENGLEWOOD GARDENS UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 61, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property address: 1300 Bayshore Drive, Englewood, FL 34223

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-001120-1
December 12, 19, 2025 25-02350S

Drive, Englewood, FL 34223

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-001120-1
December 12, 19, 2025 25-02350S

FOURTH INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO: 2025-CC-008634 NC
SANTANDER CONSUMER USA,
INC.,
Plaintiff, vs.
JOSEPH ROBERT PERRY,
Defendant.

To: Joseph Robert Perry
3372 Cunliffe Road
North Port, FL 34287

YOU ARE HEREBY NOTIFIED that a Complaint in Replevin has been filed against you seeking possession of a 2015 Ford Explorer, VIN 1FM5K8GT3FGA75298. You are required to serve a copy of your written defenses, if any, to Bertis Echols, Esq., of Evans Petree, PC, Plaintiff's attorneys, whose address is 1715 Aaron Brenner Drive, Suite 800, Memphis, TN 38120, and file the original with the Clerk of this Court at 2000 Main Street, Sarasota, FL 34237, on or before 12-29, 2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This Notice shall be published for four consecutive weeks in the Business Observer.

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said court at on this 19 day of November 2025.

KAREN E RUSHING, CLERK
CLERK OF COURT
(SEAL) BY: G. Kopinsky
Deputy Clerk

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said court at on this 19 day of November 2025.

KAREN E RUSHING, CLERK
CLERK OF COURT
(SEAL) BY: G. Kopinsky
Deputy Clerk

/s/ Bertis Echols
Bertis Echols
Florida Bar #0063387
Evans | Petree PC
Plaintiff's Attorney
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120
Phone: (901) 525-6781
Fax: (901) 248-6854
E-Mail: bechols@evanspetree.com
Nov. 28; Dec. 5, 12, 19, 2025
25-02274S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2024 CA 004284
BANK OF AMERICA, N.A,
Plaintiff, VS.
LAUREN THERESA WALKER,
AS SUCCESSOR TRUSTEE OF
THE JOHN J. WALKER AND;
ANNE GRAYSON WALKER, AS
SUCCESSOR TRUSTEE OF THE
JOHN J. WALKER AND HE;
UNKNOWN BENEFICIARIES
OF THE JOHN J. WALKER AND
HELEN D. WALKER REVOCA;
ARAC ROOF IT FORWARD LLC;
JOHN MATTHEW WALKER;
PAUL S. WALKER; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2025 in Civil Case No. 2024 CA 004284, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, BANK OF AMERICA, N.A is the Plaintiff, and LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND HE; UNKNOWN BENEFICIARIES OF THE JOHN J. WALKER AND HELEN D. WALKER REVOCA; ARAC ROOF IT FORWARD LLC; JOHN MATTHEW WALKER; PAUL S. WALKER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST

THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on January 27, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, TRACT 1A, CARROLLAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 39, PUBLIC RECORDS OF SARASOTA 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 3rd day of December, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-1259B
December 12, 19, 2025 25-02349S

THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on January 27, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, TRACT 1A, CARROLLAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 39, PUBLIC RECORDS OF SARASOTA 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 3rd day of December, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-1259B
December 12, 19, 2025 25-02349S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA.
CIVIL DIVISION
CASE NO.
582025CA001556XXXANC
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF THE
TRUMAN 2021 SC9 TITLE TRUST,
Plaintiff, vs.
THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL
OTHER PARTIES CLAIMING
BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF
ROBERT THOMAS, JR. A/K/A
ROBERT H. THOMAS, JR. A/K/A
ROBERT THOMAS, DECEASED;
DIVIDEND SOLAR FINANCE LLC;
ROSEMARIE JOHN-THOMAS;
GINA BOSCH; CHRISTINA
HUNGERINK; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT THOMAS, JR. A/K/A ROBERT H. THOMAS, JR. A/K/A ROBERT THOMAS, DECEASED RESIDENCES UNKNOWN

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida:

LOTS 13 AND 14, BLOCK D, PALM GROVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys,

whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

North Sarasota County (case numbers ending in NC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaidofmanasota.org> or Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>.

South Sarasota County (case numbers ending in SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaidofmanasota.org>. Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org> or United Way of South Sarasota County, Inc. at (941) 484-4811 or <https://www.uwssc.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>

DATED on 12-2, 2025
KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
1422-201747 / ME2
December 12, 19, 2025 25-02344S

whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

North Sarasota County (case numbers ending in NC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaidofmanasota.org> or Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>.

South Sarasota County (case numbers ending in SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaidofmanasota.org>. Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org> or United Way of South Sarasota County, Inc. at (941) 484-4811 or <https://www.uwssc.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>

DATED on 12-2, 2025
KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
1422-201747 / ME2
December 12, 19, 2025 25-02344S