

Public Notices

PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

**Business
Observer**

SARASOTA PAGES 21-28
MANATEE PAGES 29-34
CHARLOTTE PAGES 35-40

JANUARY 2 - JANUARY 8, 2026

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE / ACTION ---

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 Kelsey Lee Photography located at 3917 Shady Glen Ln in the City of Sarasota, Sarasota, FL 34241 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of December, 2025
Mod Managing Co LLC
January 2, 2026 26-00012S

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: 01/22/2026 Time: 10:30am

Ebony Long
House items
Betty Shafer
Personal items

The auction will be listed and advertised on www.storage-treasures.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.

January 2, 2026 26-00017S

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 1/22/26 at 10:00am

Lina Shu
3 beds and frames, chairs, misc furniture

Michelly Batista Braz De Araujo
Boxes of household items

The auction will be listed and advertised on www.storage-treasures.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.

January 2, 2026 26-00002S

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, January 9, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt
District Manager
January 2, 2026 26-00006S

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 Larry's Car Wash located at 4975 Clark 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 29th day of December, 2025
Clark Road Automotive Management, LLC
Larry C. Morgan
January 2, 2026 26-00018S

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: 01/22/2026 Time: 10:30am

Grant Pagan
Household Goods

The auction will be listed and advertised on www.storage-treasures.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.

January 2, 2026 26-00016S

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 01/22/2026 at 10:00am

Amy Roes
House items Bikes Computer r broken parts Furniture Clothes Toys Books

The auction will be listed and advertised on www.storage-treasures.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.

January 2, 2026 26-00014S

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 Center of Sarasota located at Center of Sarasota, in the County of Sarasota, in the City of Sarasota, Florida 34231 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sarasota, Florida, this 29th day of December, 2025.

Lauren Strout Koken
January 2, 2026 26-00022S

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:

4173 Clark Road Sarasota, FL 34233 on 1/22/2026 at 10:00am

Jason Rialmo
I have tools, a couple storage bins, a utility trailer, and a small atv

Church of Motion dba Radiance Church of Sarasota

Music Equipment, amps, speakers, musical instruments, pipe and drape, seasonal decor,etc.

The auction will be listed and advertised on www.storage-treasures.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.

January 2, 2026 26-00011S

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 34232

01/22/2026 9:30am

Suzanne O'Neil
totes, boxes

Tomi Rodgers
House hold items, furniture. Holiday decor.

The auction will be listed and advertised on www.storage-treasures.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.

January 2, 2026 26-00015S

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:

2255 N. Washington Blvd.

Sarasota, FL 34234

Auction 01/22/2026 at 10:00 AM

-Maria Mendoza
Household Goods, Electronics

-Jerome Grant III
5 DJ speakers, queen bed clothes

-Danica Lashone Phillips
Misc. Household.

-Fatimah Stanley
Household items

The auction will be listed and advertised on www.storage-treasures.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.

January 2, 2026 26-00013S

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:

76 FENCE Greater Tampa 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 23rd day of December, 2025.

CAMPBELL LEGACY ENTERPRISES LLC
January 2, 2026 26-00011S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY,

FLORIDA

PROBATE DIVISION

File Number 2025-CP-5945NC

IN RE: ESTATE OF

HOWARD BAKER,

Deceased.

The administration of the ESTATE OF HOWARD BAKER, deceased, whose date of death was October 23, 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 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

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

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR SARASOTA

COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2025 CA 004696 NC

MASSACHUSETTS MUTUAL LIFE

INSURANCE COMPANY,

Plaintiff, vs.

MICHAL ZIVCAK, et al.,

Defendant.

To: MICHAL ZIVCAK

133 OSPREY POINT DRIVE, OSPREY,

FL 34229

UNKNOWN SPOUSE OF MICHAL

ZIVCAK

133 OSPREY POINT DRIVE, OSPREY,

FL 34

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 01/22/2026 at 10:00am

Eric Nielsen
- 2 bedroom condo
Melissa Conner

- Sectional, around 10-15 boxes unpacked.

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.

January 2, 9, 2026

26-00004S

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025-CA-005688

VILLAGE CAPITAL & INVESTMENT LLC,

Plaintiff, v.
CARLOS A. PENA, et al., Defendants.

TO: Carlos A. Pena
3041 Wyola Avenue
North Port FL 34286
Indira Barrientos Mansilla
3041 Wyola Avenue
North Port FL 34286

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

Lot 19, Block 409, 9TH ADDITION TO PORT CHARLOTTE

SUBDIVISION, a subdivision according to the plat thereof recorded at Plat Book 12, Page 21, in 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park,

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE

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

GENERAL CIVIL DIVISION

CASE NO.: 2025-CA-2793

LAKEWOOD RANCH STEWARDSHIP DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,

Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,

Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF LAKEWOOD RANCH STEWARDSHIP DISTRICT BONDS, OR TO BE AFFECTED THEREBY:

Lakewood Ranch Stewardship District (the "District") having filed its Complaint for validation of not to exceed \$15,000,000 Lakewood Ranch Stewardship District Non-Ad Valorem Revenue Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court or the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County and Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being

eSigned by D. RYAN FELIX,
Circuit Judge 12/09/2025

January 2, 9, 2026

26-00010S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 5977 SC

Division: PROBATE

IN RE: ESTATE OF

JANE L. ROTH

Deceased.

The administration of the estate of JANE L. ROTH, deceased, whose date of death was October 27, 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 JANUARY 2, 2026.

Personal Representative:

ALEXANDER ROTH

135 Methodist Farm Rd

Averill Park, New York 12018

Attorney for Personal Representative:

STEPHEN K. BOONE

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: sb Boone@boone-law.com

January 2, 9, 2026

26-00007S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP 5286 NC

Division: Probate

IN RE: ESTATE OF

DANIEL E. TERRY

Deceased.

The administration of the estate of Daniel E. Terry, deceased, whose date of death was September 4, 2024, 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 JANUARY 2, 2026.

Personal Representative:

Susan C. Terry

c/o Ledbetter Cowan Law Group

229 Pensacola Rd.

Venice, FL 34285

Attorney for Personal Representative:

Ledbetter Cowan Law Group

Jada W. Terrores, 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

January 2, 9, 2026

26-00020S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP006100SC

IN RE: ESTATE OF

JEFFREY M. DUFFY,

Deceased.

The administration of the estate of Jeffrey M. Duffy, deceased, whose date of death was October 5, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

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

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

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

The date of first publication of this notice is JANUARY 2, 2026.

Personal Representative:

CHRISTINE SHELOW

c/o Klingbeil & Roberts, P.A.

341 West Venice Avenue

Venice, FL 34285

Telephone: (941) 485-2900

Fax: (941) 486-8565

E-Mail: greg@k-law.com

Secondary E-Mail:

deanna@k-law.com

January 2, 9, 2026

26-00021S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

--- ESTATE / PUBLIC SALES ---

FIRST 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 12/18/2025 10:00am
 Taylor Purcell - Power Tools
 Neal Hall - 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.
 January 2, 9, 2026 26-00005S

FIRST INSERTION

THREE RIVERS STEWARDSHIP DISTRICT
NOTICE OF REGULAR MEETING

Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Regular Meeting on January 14, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 to consider any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at <http://windwardatlakewoodranchcdd.com/>.

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

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

District Manager

January 2, 2026

26-00030S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP005247SC
Division Probate
IN RE: ESTATE OF

LEMOINE DON BAKER
Deceased.

The administration of the estate of Lemoine Don Baker, deceased, whose date of death was May 31, 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 01/02/2026.

Personal Representative:

Linda K. Marsh
8560 Wilcox Road
Brown City, Michigan 48416

Attorney for Personal Representative:

Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com

January 2, 9, 2026 26-00027S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No: 2025CP5253SC

Division: Probate
IN RE: ESTATE OF
GLORIA HAINES BAKER A/K/A
GLORIA H. BAKER
Deceased.

The administration of the estate of Gloria Haines Baker A/K/A Gloria H. Baker, deceased, whose date of death was May 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold a regular meeting on January 14, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240 to consider any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at <http://windwardatlakewoodranchcdd.com/>.

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

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

District Manager

January 2, 2026

26-00031S

FIRST INSERTION

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Sarasota National Community Development District ("District") will hold a Regular Meeting on January 13, 2026 at 1:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. At such time the Board is so authorized and may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://sarasotanationalcdd.com/>.

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

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

District Manager

January 2, 2026

26-00028S



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

A 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.

Q **Who benefits from legal notices?**

A 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.

Q **Are internet-only legal notices sufficient?**

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

Q **What is a public notice?**

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

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

Q **How much do legal notices cost?**

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

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

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

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

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

--- ESTATE / SALES / PUBLIC SALES ---

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday, the 14th day of January, 2026, at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 3323 17th St, Sarasota, FL, 34235. Stephens, Tom TOYS, GAMES, USPS BOXES, STOOL, MISC ITEMS; Harrell, Barris TV, 4 DINING CHAIRS, CLOTHES, BOXES, MATTRESS, COUCHS; Parker, Zach GOLF CLUBS, TOTES, TV, LUGGAGE, MATTRESS AND BOX SPRING, SHOP VAC, PORTABLE AC Sale is subject to cancellation in the event of settlement between owner and obligated party.

Dec. 26, 2025; Jan. 2, 2026

25-02453S

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 1/15/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1006	Harry Cardillo	Furniture
Unit 1156	Linda Howard	Boxes/Totes, Bags, Electronics
Unit 2227	Wayne Roberts	Bags, Clothes, Bike
Unit 3174	Nancy Duran Arizaga	Tools, Boxes/Totes, Bags
Unit 4013	judson blaker	Boxes/Totes, Electronics, Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 893-1782.

Dec. 26, 2025; Jan. 2, 2026

25-02452S

SECOND INSERTION

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

Case No.: 2025-CA-002497-NC

WILMINGTON SAVINGS FUND
SOCIETY FSB, not in its individual
capacity, but solely as trustee for
Residential Mortgage Aggregation
Trust,

Plaintiff, v.

J AND J HOMES GROUP LLC, a
Florida limited liability company;

MARK GAETANO JURJESCU;

JPARKER CAPITAL LLC, a
Florida limited liability company;

UNKNOWN TENANT #1;

UNKNOWN TENANT #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,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated December 22, 2025, entered in Case No. 2025-CA-002497-NC of the Circuit Court of Sarasota County, Florida,

wherein WILMINGTON SAVINGS FUND SOCIETY FSB, not in its individual

capacity but solely as trustee for Residential Mortgage Aggregation

Trust,, is the Plaintiff, and J AND J

HOMES GROUP LLC, a Florida limited

liability company, and JPARKER

CAPITAL LLC, a Florida limited

liability company, are the Defendants,

the Clerk will sell to the highest and

best bidder for cash online at www.sarasota.realforeclose.com on January 21, 2026, at 9:00 a.m., the following described property as set forth in

25-02496S

SECOND INSERTION

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

CASE NO.: 2025 CA 000270 NC

NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE

SERVICING,

Plaintiff, v.

CHAD A. ANDREWS; KARLA

ANN TROYER A/K/A KARLA

ANN ANDREWS; UNKNOWN

SPOUSE OF CHAD A. ANDREWS;

UNKNOWN SPOUSE OF KARLA

ANN TROYER A/K/A KARLA ANN

ANDREWS; 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;

UNKNOWN TENANT #1;

UNKNOWN TENANT #2;

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment

dated October 22, 2025 entered in

Civil Case No. 2025 CA 000270 NC

in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC

D/B/A SHELLPOINT MORTGAGE

SERVICING, Plaintiff and CHAD A.

ANDREWS; KARLA ANN TROYER

A/K/A KARLA ANN ANDREWS are

defendants, Karen E. Rushing,

Clerk of Court, will sell the property

at www.sarasota.realforeclose.com

beginning at 9:00 AM on January 29,

2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK B, SARASOTA

HIGHLANDS, ACCORDING

TO THE MAP OR PLAT

25-02497S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Storage Lien Auction

Freedom Auction Company

January 15, 2026 at 11am

Pursuant to FL Stat. 715.105

Abandoned Property

Jonathan Lewin you are hereby notified of our intent to sell your abandoned items described as personal property now located at 7202 21 Street East, Sarasota, FL 34243 Deadline to pay storage fees is January 14th, 2026.

All fees must be paid in certified funds prior to deadline

Before items can be released.

Dec. 26, 2025; Jan. 2, 2026

SECOND INSERTION

NOTICE TO CREDITORS OF
FORMAL ADMINISTRATION

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025 CP 005352 SC

IN RE: ESTATE OF

FRANK T. NADAI, deceased

The administration of the estate of

FRANK T. NADAI, deceased, whose

date of death was September 27, 2025,

is pending before the Circuit Court

for Sarasota County, Florida, Probate

Department, located at 4000 South

Tamiami Trail, Venice, Florida 34293.

The name and address of the Personal

Representative and the Personal Re-

presentative's attorney are set forth below.

All 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.

The date of the first publication of this Notice is December 26, 2025.

Personal Representative:

Heidi L. Lee

2147 Viers Road

Hodgenville, KY 42748

Attorney for Personal Representative:

Anne E. Moore, FL Bar #110621

Anne E. Moore PLLC

3579 S. Access Rd., Ste. A

Englewood, FL 34224

Tel: (941) 662-5750

Fax: (941) 237-5200

Primary Email:

anne@attorneyanne.com

Secondary Email:

staff@attorneyanne.com

Dec. 26, 2025; Jan. 2, 2026

25-02485S

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025 DR 4698

KAREN ALEXANDRA CASTRO

ESMERALDA,

Petitioner, and

FIDEL RANGEL HERNANDEZ,

Respondent.

TO: FIDEL RANGEL HERNANDEZ

YOU ARE HEREBY NOTIFIED

that a Petition for Dissolution of

Marriage has been filed against you,

and that you are required to serve

a copy of your Response or Pleading to

the Complaint upon the Petitioner's at-

torney, Monica Villaverde, 1990 Main

Street, Suite 725, Sarasota, Florida,

34236, and file the original Response or

Pleading in the office of the Clerk of the

Circuit Court, on or before the 5 day of

February, 2026. If you fail to do so, a

Default Judgment will be taken against

you for the relief demanded in the Peti-

tion.

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-

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-005860-NC
IN RE: ESTATE OF:
CAROLE A. SICHTA,
Deceased.

The administration of the estate of CAROLE A. SICHTA, 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 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 26, 2025.

DAVE M. EVANS, JR.
Personal Representative

2601 Cattlemen Road Suite 503
Sarasota, Florida 34232

Dave M. Evans, Jr.
Attorney for Personal Representative

Email: DEvans@leeandevans.com
Secondary Email:

SKrauss@leeandevans.com
Florida Bar No. 1013511

Lee & Evans, P.A.

2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232

Telephone: (941) 954-0067

Dec. 26, 2025; Jan. 2, 2026

25-02488S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 6184 NC
IN RE: ESTATE OF
DORIS ANN GEORGE
Deceased.

The administration of the estate of DORIS ANN GEORGE, deceased, whose date of death was December 6, 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.

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

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 26, 2025.

Eugene O. George

8566 Woodbriar Dr.
Sarasota, FL 34238

Eugene O. George, Esq.
Bowman, George, Scheb, &
Chapman, PA

2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510

Florida Bar No. 127285

ggeorge@bowmangeorge.com

Attorneys for Personal Representative

Dec. 26, 2025; Jan. 2, 2026

25-02463S

SECOND 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. 58-2019-CA-003326 NC
HOMEBRIDGE FINANCIAL
SERVICES, INC.,
Plaintiff, vs.
ROBERT EUGENE MILLER A/K/A
ROBERT MILLER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Mortgage Foreclosure entered April 24, 2025 in Civil Case No. 58-2019-CA-003326 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein HOMEBRIDGE FINANCIAL SERVICES, INC. is Plaintiff and Robert Eugene Miller a/k/a Robert Miller, 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 16th day of January, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3162, VILLAGES AT PINETREE PONDEROSA ENCLAVE, A SUBDIVISION,

ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 43, PAGE 30, IN 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 pendents, 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

23-06575FL

Dec. 26, 2025; Jan. 2, 2026

25-02495S

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP006205SC
IN RE: Estate of
Vincent Robert Cyacki
Deceased.

The administration of the estate of Vincent Robert Cyacki, deceased, whose date of death was December 25, 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.

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 26, 2025.

Personal Representative:

Vincent E. Cyacki

1512 Hiller Rd

West Bloomfield, MI 48320

Attorney for Personal Representative

Alfred J. Pandl,

Florida Bar Number: 1022400

PANDL LAW PLLC

871 Venetia Bay Blvd., Suite 231

Venice, Florida 34285

Telephone: (941) 548-1071

E-Mail: APANDL@PANDLLAW.COM

Dec. 26, 2025; Jan. 2, 2026

25-02457S

SECOND 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 005596 NC
IN RE: ESTATE OF
CONSTANTIS A. CHRISTOFI,
Deceased.

The administration of the Estate of CONSTANTIS A. CHRISTOFI, deceased, whose date of death was 05/17/2025, is pending in the Circuit Court Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Ancillary Personal Representative and the Ancillary 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 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.

IN 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 12/26/25.

GEORGE CHRISTOFI,

Ancillary Personal Representative

c/o Berlin Patten Ebting, PLLC

8443 Enterprise Circle, Suite 200

Lakewood Ranch, Florida 34202

MATTHEW D. UNZICKER, ESQ.

Florida Bar No. 1015962

Berlin Patten Ebting, PLLC

8443 Enterprise Circle, Suite 200

Lakewood Ranch, Florida 34202

Telephone: (941) 907-9022

Fax: (941) 954-9992

Primary Email:

munzicker@berlinpatten.com

Secondary Email:

tkelley@berlinpatten.com

Secondary Email:

probate@berlinpatten.com

Attorneys for George Christofi,

Ancillary Personal Representative

Dec. 26, 2025; Jan. 2, 2026

25-02462S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP005866SC
IN RE: ESTATE OF
WILLIAM M. CHITTENDEN, JR.,
a/k/a WILLIAM MCKINLEY
CHITTENDEN, JR. Deceased.

The administration of the estate of Gertrude A. Samhuber, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Sarasota County, 2000 Main Street, Sarasota, Florida, 34287 Probate Division, the address of which is 4238 Fairway Place, North Port, Florida 34287. 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.

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.

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-005878NC
Division PROBATE
IN RE: ESTATE OF
JOHN L. LUDWIG,
aka JOHN LUDWIG
Deceased.

The administration of the estate of JOHN L. LUDWIG, also known as JOHN LUDWIG, deceased, whose date of death was September 19, 2023, 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.

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.

BENJAMIN LUDWIG

Personal Representative
173 Zorro Ct.,
Schwenksville, PA 19473
DAVID ZACHARY SMITH, Esq.
Attorney for Personal Representative
Florida Bar No. 0968110
Smith & Smith Group, PLLC
10491 Ben C. Pratt/
6 Mile Cypress Parkway
Box 256
Fort Myers, Florida 33966
Telephone: 239-40-5205
Email: losspc@gmail.com
Secondary Email: losspc@aol.com
Dec. 26, 2025; Jan. 2, 2026

25-02459S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 006226
IN RE: ESTATE OF
JEFFREY ROBERT CUPANO
Deceased.

The administration of the estate of Jeffrey Robert Cupano, deceased, whose date of death was July 20, 2025, 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.

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

BENJAMIN LUDWIG

Personal Representative
173 Zorro Ct.,
Schwenksville, PA 19473
DAVID ZACHARY SMITH, Esq.
Attorney for Personal Representative
Florida Bar No. 0968110
Smith & Smith Group, PLLC
10491 Ben C. Pratt/
6 Mile Cypress Parkway
Box 256
Fort Myers, Florida 33966
Telephone: 239-40-5205
Email: losspc@gmail.com
Secondary Email: losspc@aol.com
Dec. 26, 2025; Jan. 2, 2026

25-02459S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 3059 NC
Division Probate
IN RE: ESTATE OF
ROBERT WEST MOORE, JR.
Deceased.

The administration of the estate of Robert West Moore, Jr., deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 26, 2025.

Personal Representative:

JUDY ANN MASS
4522 Chimney Creek Drive
Sarasota, FL 34235
Attorney for Personal Representative:
ELIZABETH C. MARSHALL
Florida Bar No. 0440884
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service: Primary:
emarshall@williams Parker.com
Secondary:
pkhoe@williams Parker.com
Dec. 26, 2025; Jan. 2, 2026

25-02483S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-004505-NC
Division Probate
IN RE: ESTATE OF
MICHAEL SCAHILL, Deceased.

The administration of the estate of Michael Scahill, deceased, whose date of death was April 2, 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.

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 26, 2025.

Personal Representative:

CHARLES S. WILSON
321 Bird Key Dr.
Sarasota, FL 34236
Attorney for Personal Representative:
ELIZABETH C. MARSHALL
Florida Bar No. 0440884
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service: Primary:
emarshall@williams Parker.com
Secondary:
ncarson@williams Parker.com
Dec. 26, 2025; Jan. 2, 2026

25-02484S

SECOND INSERTION

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 26, 2025.

Personal Representative:

Andrea June Cupano
1412 Strada D'Argento
Venice, Florida 34292
Attorney for Personal Representative:
Valeria Lang Hall, Esq.
Attorney for Personal Representative
Florida Bar Number: 1042263
Valeria Lang Hall, Esq.
3639 Cortez Rd. W., Suite 106
Bradenton, FL 34210
Telephone: (888) 973-5043
E-Mail: hello@langhall.legal
Dec. 26, 2025; Jan. 2, 2026

25-02454S

SECOND INSERTION

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 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 26, 2025.

Personal Representative:

Peggy Ann Hollis
4918 Lila Avenue
Louisville, Kentucky 40258
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Dec. 26, 2025; Jan. 2, 2026

25-02494S

SECOND INSERTION

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 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 26, 2025.

Personal Representative:

LAURA MARY COYLE
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Personal Representative:
JENNA KYLE MELTZER, Attorney
Florida Bar Number: 1028517
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
Dec. 26, 2025; Jan. 2, 2026

25-02486S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA/
PROBATE DIVISION
Case No. 2025 CP 001511 NC
IN RE: ESTATE OF
ALFRED C. ROTELLA aka
ALFRED C. ROTELLA, JR.,
Deceased.

The administration of the estate of ALFRED C. ROTELLA aka ALFRED C. ROTELLA, JR., deceased, whose date of death was May 19, 2023, 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.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The date of first publication of this notice is December 26, 2025.

Personal Representative:

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

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

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 26, 2025.

Attorney for Personal Representative,

Gerald D. Rotella:

Robert W. Anthony, ESQUIRE

Florida Bar No. 346918

FASSETT, ANTHONY & TAYLOR,

P.A.

1325 W. Colonial Dr.

Orlando, FL 32804

Telephone: 407-872-0200/

Fax 407-422-8170

Email: ranthony@fassettlaw.com

Dec. 26, 2025; Jan. 2, 2026

25-02473S

SECOND INSERTION

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 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 26, 2025.

Personal Representative:

KEVIN D. RAYNOR
1332 Ocean Avenue Unit 10
Sea Bright, New Jersey 07760
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 11132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamianni Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
Dec. 26, 2025; Jan. 2, 2026

25-02467S

PUBLISH YOUR LEGAL NOTICE

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 2025 CA 000654

PHH MORTGAGE CORPORATION, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF WILLIAM GUILLEM, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by through or under or against the estate of William Guillem, deceased

Last Known Residence: Unknown

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

LOT 7, BLOCK 464, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 20, 25-02474S

SECOND 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 002720 NC ONSLOW BAY FINANCIAL, LLC, Plaintiff,

vs.
JUAN DAVID DAVINOVISH; VENICE GARDENS CIVIC ASSOCIATION, INC.; JUDITH ANN PADOLIK A/K/A PADOLIK AS TRUSTEE OF THE JUDITH ANN PADOLIK REVOCABLE TRUST AGREEMENT, DATED NOVEMBER 30, 2017; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 16 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 333, VENICE GARDENS SUBDIVISION UNIT 5, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 320 BRIARWOOD ROAD, VENICE, FL 34293

IF YOU ARE A PERSON CLAIMING

SECOND 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. 2024 CA 001020 NC WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, vs.

GEORGE ANGELOFF, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2025, and entered in 2024 CA 001020 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-1 is the Plaintiff and GEORGE ANGELOFF; UNKNOWN SPOUSE OF GEORGE ANGELOFF; VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC. 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 22, BUILDING 14, VINTAGE GRAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO

25-02476S

SECOND 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.: 2010 CA 012116 NC WELLS FARGO BANK, N.A., Plaintiff, vs.

MILES CHRISTIAN HART, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Amended Order Rescheduling Foreclosure Sale dated December 22, 2025, and entered in Case No. 2010 CA 012116 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Miles Christian-Hart, Anthony Garafalo, Sarasota County, Sarasota Springs Community Association, Inc., Barbara J. Christian-Hart, 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 14, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 253, UNIT 2, SARASOTA SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE

6, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A 3439 BELMONT BLVD., SARASOTA, FL 34232-4905

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 23 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
CT - 10-52813
Dec. 26, 2025; Jan. 2, 2026
25-02498S

SECOND 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 000464 NC DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL1, ASSET-BACKED CERTIFICATES, SERIES 2005-WL1, Plaintiff, vs.

FRANCIS W. GIROUX AND DIANA T. GIROUX, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2025, and entered in 2025 CA 000464 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL1, ASSET-BACKED CERTIFICATES, SERIES 2005-WL1 is the Plaintiff and FRANCIS W. GIROUX; DIANA T. GIROUX 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 1911, FIRST REPLAT IN 41ST ADDITION TO PORT CHARLOTTE SUB-

DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 36, 36A AND 36B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 4759 ANCON ST, NORTH PORT, FL 34287

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 19 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
24-186592 - ErS
Dec. 26, 2025; Jan. 2, 2026
25-02477S

SECOND INSERTION

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

CASE NO. 2025 CA 004997 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A, Plaintiff, vs.

ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF TERESA ROSE SELLERS, Deceased; et al., Defendants.

TO: NATHANIEL WILLIAMS, JR. Last Known Address: 4880 51st St., W. Apt. #1704, Bradenton, FL 34210 2316 N. Osprey Ave., Sarasota, FL 34234

Current Address: Unknown TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF TERESA ROSE SELLERS, Deceased Last Known Address: 2316 N. Osprey Ave., Sarasota, FL 34234

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

LOT 4 BLOCK 8, NEWTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

1, PAGE 309, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property address: 2316 North Osprey Ave., Sarasota, FL 34234

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganello, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before January 26, 2026 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this 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 this 17 day of December, 2025.

KAREN E. RUSHING
Clerk of the Court
BY: Glen Kopinsky
Deputy Clerk
Dec. 26, 2025; Jan. 2, 2026
25-02455S

SECOND INSERTION

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

Case No.: 2024 CA 001192 NC HD SARAMANASOTA HOLDINGS, LLC, Plaintiff, v. LEGAL LOAN FUNDING, LLC, et. al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 24, 2025.

And entered in 2024 CA 001192 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein HD Saramanasota Holdings, LLC is the Plaintiff and Legal Loan Funding LLC, Richard Faircloth, Renee Faircloth, Florida Department of Revenue, Citibank N.A., Homecomings Financial LLC, any and all unknown tenants, and Target National Bank are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on January 8, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 3 AND 4, LESS THE NORTH 6.5 FEET OF LOT 3, BLOCK 7, BEVERLY TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT

BOOK 2 PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 3914 LO-CUST AVENUE, SARASOTA, FL 34232

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 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.

Date: October 22, 2025
Law Office of David W. Smith
5020 Clark Road # 412
Sarasota, FL 34233
P: (941) 312-3078
david@dwsmitlaw.com
Counsel for Plaintiff
/s/ David W. Smith
David W. Smith, Esq.
Fla. Bar No. 70689
Dec. 26, 2025; Jan. 2, 2026
25-02470S

SECOND INSERTION

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

Case No.: 2023 CA 6966 NC HD SARAMANASOTA HOLDINGS, LLC, Plaintiff, v. LEGAL LOAN FUNDING, LLC, et. al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 24, 2025.

And entered in 2023 CA 6966 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein HD Saramanasota Holdings, LLC is the Plaintiff and Legal Loan Funding LLC, Richard Faircloth, Renee Faircloth, Florida Department of Revenue, Citibank N.A., Homecomings Financial LLC, any and all unknown tenants, Sarasota County and Target National Bank are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on January 8, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 6.5 FEET OF THE WEST ONE-HALF OF LOT 3, BLOCK 7, BEVERLY TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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.

Date: October 22, 2025
Law Office of David W. Smith
5020 Clark Road # 412
Sarasota, FL 34233
P: (941) 312-3078
david@dwsmitlaw.com
Counsel for Plaintiff
/s/ David W. Smith
David W. Smith, Esq.
Fla. Bar No. 70689
Dec. 26, 2025; Jan. 2, 2026
25-02471S

SECOND INSERTION