

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 Lea 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.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 26-00017S

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.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 26-00002S

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 Pogan  
Household Goods

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 26-00016S

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:

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.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 26-00003S

FIRST INSERTION

**PUBLIC NOTICE**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 932378 from Southwest Florida 1, LLC., 1290 N. Palm Avenue, Suite 102, Sarasota, FL 34236. Application received: December 23, 2025. Proposed activity: Self Storage Facility. Project name: Border Road Self Storage. Project size: 5.27 Ac. Location: Section(s) 34, Township 38 South, Range 19 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, FL 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1(800) 836-0797, TDD only 1(800) 231-6103.

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:

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.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 26-00014S

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 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 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 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 ONeil  
totes, boxes  
Tomi Rodgers  
House hold items, furniture. Holiday decor.

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 26-00015S

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:

Extra Space Storage  
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.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 26-00001S

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 ON OR BEFORE THE LATER

**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 34229  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

FIRST INSERTION

**NOTICE OF SALE**

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

**CASE NO. 2025 CC 004078 NC HIDDEN LAKE VILLAGE OF SARASOTA, INC., a Florida not-for-profit corporation, Plaintiff, vs. NICOLE MARIE PORTER; UNKNOWN SPOUSE OF NICOLE MARIE PORTER; 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 December 19, 2025, and entered in Case No. 2025 CC 004078 NC, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein HIDDEN LAKE VILLAGE OF SARASOTA, INC., is Plaintiff and that NICOLE MARIE PORTER; UNKNOWN SPOUSE OF NICOLE MARIE PORTER; SUNASIA WIGGINS, AS TENANT OR OCCUPANT #1 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 February 3, 2026, the following described property set forth in said Final Judgment, to wit:

Unit 2721-D of HIDDEN LAKE

FIRST INSERTION

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

FIRST INSERTION

ing the following real and personal property described as follows, to-wit: LOT 166, OAKS I, SINGLE FAMILY, PLAT OF OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 48, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before February 2, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation 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 1/2, 2026.

**Personal Representative:**  
**ALISA J. BAKER**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

Attorney for Personal Representative:  
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

January 2, 9, 2026 26-00019S

FIRST INSERTION

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 seal of said Court on the 23 day of December, 2025.

KAREN E. RUSHING  
CLERK OF COURT OF SARASOTA COUNTY  
As Clerk of the Court (SEAL) BY: G Kopinsky  
Deputy Clerk

25-12921FL  
January 2, 9, 2026 26-00008S

FIRST INSERTION

VILLAGE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1368, Page 1482, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 14, Page 16, Public Records of Sarasota County, Florida.

With an address of 2721-D Hidden Lake Drive #D, Sarasota, FL 34237.

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/ John P. Jabro  
JOHN P. JABRO, ESQUIRE  
Florida Bar No. 1049661  
The Law Offices of Lobeck & Rowe, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237-6063  
(941) 955-5622  
Primary: jjabro@lobeckrowe.com  
Secondary: carrieta@lobeckrowe.com  
Attorneys for Plaintiff

January 2, 9, 2026 26-00029S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer



--- ACTIONS / SALES ---

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b> 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.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, 9, 202626-00004S	

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA <b>CASE NO.: 2025-CA-005688</b> <b>VILLAGE CAPITAL &amp; INVESTMENT LLC, Plaintiff, v. CARLOS A. PENA, et al., Defendants.</b> 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, 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 22 day of December, 2025. Karen E. Rushing as Clerk of the Circuit Court of Sarasota County, Florida (SEAL) By: G Kopinsky DEPUTY CLERK January 2, 9, 202626-00009S	

**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

fully advised in the premises:  
**NOW, THEREFORE, IT IS ORDERED** that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County and Sarasota County, Florida, appear on **February 3, 2026, at 9:00 a.m.** before the **Honorable D. Ryan Felix, via Zoom Application (information below)**, and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: <https://www.zoom.us>, **Meeting ID:** 971 0511 7699, **Password** 525253, or by calling one of the following numbers and entering the same Meeting ID: (253) 215-8782; (470) 250-9358; (786) 635-1003; or (301) 715-8592.  
**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 personally served with process in this cause.  
**DONE AND ORDERED** in Manatee County, Florida.  
eSigned by D. RYAN FELIX,  
Circuit Judge 12/09/2025  
January 2, 9, 2026 26-00010S

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 5977 SC</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF JANE L. ROTH Deceased.</b> 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. <b>Personal Representative:</b> <b>ALEXANDER ROTH</b> 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: sboone@boone-law.com January 2, 9, 202626-00007S	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 5286 NC</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF DANIEL E. TERRY, Deceased.</b> 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. <b>Personal Representative:</b> <b>Susan C. Terry</b> <b>c/o Ledbetter Cowan Law Group</b> 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 January 2, 9, 202626-00020S	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP005375NC</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF RICHARD SCHIFFER, Deceased.</b> The administration of the estate of Richard Schiffer, deceased, whose date of death was May 24, 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 January 2, 2026. <b>Personal Representative:</b> <b>Teresa A. Monfils</b> <b>c/o PAYNE LAW GROUP PLLC</b> 766 Hudson Ave., Suite C Sarasota, FL 34236 Attorney for Personal Representative: David W. Payne Florida Bar Number: 0958530 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: dpayne@lawnav.com Secondary E-Mail: nikkimonfils@lawnav.com January 2, 9, 202626-00023S	

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2023 CA 005130 NC</b> <b>LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MICHAEL ROBERT CAVALLO, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2025, and entered in 2023 CA 005130 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein LAKEVIEW LOAN SERVICING LLC is the Plaintiff and MICHAEL ROBERT CAVALLO 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 23, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 27, CORDES COVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. 2065 CORDES ST, OSPREY, FL 34229 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 29 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 23-091499 - RaO January 2, 9, 202626-00025S	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP006100SC</b> <b>IN RE: ESTATE OF JEFFREY M. DUFFY, Deceased.</b> 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 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 date of first publication of this notice is JANUARY 2, 2026. <b>Personal Representative:</b> <b>CHRISTINE SHELOW</b> <b>c/o Klingbeil &amp; Roberts, P.A.</b> 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Gregory C. Roberts Florida Bar Number: 0438782 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: greg@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com January 2, 9, 202626-00021S	

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2024 CA 005577 NC</b> <b>CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES LEE BRADFORD, DECEASED, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2024 CA 005577 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES LEE BRADFORD, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT; SOUTH VENICE CIVIC ASSOCIATION, INC.; TIMOTHY WILLIAM BRADFORD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES BRADFORD, DECEASED; TIMOTHY WILLIAM BRADFORD A/K/A TIMOTHY W. BRADFORD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES LEE BRADFORD, DECEASED; TIMOTHY WILLIAM BRADFORD A/K/A TIMOTHY W. BRADFORD; JAMES L. BRADFORD, JR. 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 20, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 10543, 10544 AND 10545 SOUTH VENICE, UNIT NO 39, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 95, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. 1395 QUEEN ROAD, 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 29 day of December, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 24-251911 - NaC January 2, 9, 202626-00024S	

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business Observer

49204



--- 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](http://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, 202626-00005S

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, during normal business hours.

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

26-00030S

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](mailto:lori@wellbaumlaw.com)  
Secondary E-Mail:  
[anne@wellbaumlaw.com](mailto:anne@wellbaumlaw.com)  
January 2, 9, 202626-00027S

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

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 2nd, 2026.

**Personal Representatives:**  
**Linda Marsh**  
8560 Wilcox Road  
Brown City, Michigan 48416  
Attorney for Personal Representatives:  
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](mailto:lori@wellbaumlaw.com)  
Secondary E-Mail:  
[anne@wellbaumlaw.com](mailto:anne@wellbaumlaw.com)  
January 2, 9, 202626-00026S

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 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://sarasotatnationalcdd.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 fulfills 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](http://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.



SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORID PROBATE DIVISION <b>File No. 2025-CP-5987 NC</b> <b>IN RE: ESTATE OF:</b> <b>AUDREY E. SHUTTERS,</b> <b>Deceased.</b></p> <p>The administration of the estate of AU-DREY E. SHUTTERS, deceased, whose date of death was August 30, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office 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>
<p>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 the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes. The written demand must be filed with the Court.</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 PERIOD 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 26, 2025.</p> <p><b>SANDRA L. THEISS</b> <b>Personal Representative</b> 4146 Center Pointe Circle, Unit 61 Sarasota, FL 34233 DAVE M. EVANS, JR., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE &amp; EVANS, P.A. 2601 Cattleman Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492 Email: devans@leeandevans.com Secondary Email: kristina@leeandevans.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02491S

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-5619-NC</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>JIMMY DONALD SYPRETT,</b> <b>Deceased.</b></p> <p>The administration of the estate of Jimmy Donald Syprett, deceased, whose date of death was September 13, 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 representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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, 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 PERIOD 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 26, 2025.</p> <p><b>Personal Representatives:</b> <b>Charlie Ann Syprett</b> 3804 Lyndhurst Court Sarasota, FL 34235 <b>William E. Gaylor, III</b> 15 Paradise Plaza, PMB 225 Sarasota, FL 34239 Attorney for Personal Representatives: Charla M. Burchett E-Mail Addresses: cburchett@shutts.com cmbcour@shutts.com Florida Bar No. 0813230 Shutts &amp; Bowen LLP 1858 Ringling Blvd., Suite 300 Sarasota, FL 34236 Telephone: (941) 552-3500 Dec. 26, 2025; Jan. 2, 2026</p>
25-02469S

SECOND INSERTION
<p><b>NOTICE OF ADMINISTRATION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 2025 CP 004684 NC</b> <b>IN RE: ESTATE OF</b> <b>MIKE TECUMSAH WILLIAMS,</b> <b>Deceased.</b></p> <p>The administration of the estate of MIKE TECUMSAH WILLIAMS, deceased, Case Number 2025CP004684, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative's attorney are set forth below.</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>The fiduciary lawyer-client privilege in s. 90.5021, Fla. Stat. applies with respect to the personal representative and any attorney employed by the personal representative.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands</p>
<p>against decedent's estate on whom a copy of this notice is served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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>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 12/26/2025.</p> <p><b>Eboni J. Williams</b> <b>2524 Coachwood Dr.</b> Ocoee, FL 34761 Personal Representative Tonya Willis Pitts, Esq. Florida Bar No. 0489050 Pitts Law Firm 6160 State Road 70 E., Suite 107 Bradenton, FL 34203 Attorney for Personal Representative Dec. 26, 2025; Jan. 2, 2026</p>
25-02458S

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 4137 SC</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>THOMAS PAUL DAVIS</b> <b>Deceased.</b></p> <p>The administration of the estate of THOMAS PAUL DAVIS, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, 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 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>
<p>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 12-26-2025.</p> <p><b>Personal Representative:</b> <b>Kerry Marie Bravoco</b> 2310 Southshore Drive Williamstown, New Jersey 08094 Attorney for Personal Representative: /s/ Christopher D. Smith, Esq. Christopher D. Smith, Esq. Attorney for Personal Representative Florida Bar Number: 0605433 1561 Lakefront Dr Unit 204 SARASOTA, FL 34240 Telephone: (941) 202-2222 Fax: (941) 907-3040 E-Mail: smith@chrissmith.com Secondary E-Mail: paralegals@chrissmith.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02490S

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 5770 SC</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Thomas A. Porfidio Deceased.</b></p> <p>The administration of the estate of Thomas A. Porfidio, deceased, whose date of death was April 24th, 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 held at the time of the decedent's death by the decedent or the decedent's sur-</p>
<p>viving 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.</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 26, 2025.</p> <p><b>Robert Rodia</b> <b>c/o Kanetsky, Moore &amp; DeBoer, PA</b> P.O. Address: 227 Nokomis Avenue South Venice, FL 34285 <b>Personal Representative</b> JON R. FAHS, Jr. KANETSKY, MOORE &amp; DeBOER, P.A. ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389 Email Addresses: jrf@kmdpa.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02468S

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP006107SC</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ANN C. PHINNEY, Deceased.</b></p> <p>The administration of the estate of Ann C. Phinney, deceased, whose date of death was March 31, 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' 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 sur-</p>
<p>viving 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 26, 2025.</p> <p><b>Personal Representatives:</b> <b>Michelle Aiello</b> 4 Anisa Lane Avon, Massachusetts 02322 <b>Diane Brownell</b> 58 Kingman Street Lakeville, Massachusetts 02347 Attorney for Personal Representatives: Jeffrey M. Backo, Attorney Florida Bar Number: 0086426 MELLOR &amp; 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 Dec. 26, 2025; Jan. 2, 2026</p>
25-02465S

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 6174 SC</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Richard J. Swetz</b> <b>Deceased.</b></p> <p>The administration of the estate of Richard J. Swetz, deceased, whose date of death was November 20th, 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 held at the time of the decedent's death</p>
<p>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.</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 26, 2025.</p> <p><b>Lynne M. Swetz</b> <b>c/o Kanetsky, Moore &amp; DeBoer, PA</b> P.O. Address: 227 Nokomis Avenue South Venice, FL 34285 <b>Personal Representative</b> JON R. FAHS, Jr. KANETSKY, MOORE &amp; DeBOER, P.A. ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389 Email Addresses: jrf@kmdpa.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02489S

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 6113 SC</b> <b>Divison Probate</b> <b>IN RE: ESTATE OF</b> <b>EDELTRAUDE GEIPEL</b> <b>Deceased.</b></p> <p>The administration of the estate of EDELTRAUDE GEIPEL, deceased, whose date of death was October 31, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. 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 26, 2025.</p> <p><b>Personal Representative:</b> <b>ELSBETH G. WASKOM</b> 901 Ridgewood Avenue Venice, Florida 34285 Attorney for Personal Representative: DOROTHY L. KORSZEN, ESQUIRE Florida Bar Number: 765317 Farr Law Firm P.A. 901 Ridgewood A venue Venice, FL 34285 Telephone: (941) 484-3000 Fax: (941) 485-5173 E-Mail: dkorszen@farr.com Secondary E-Mail: jpainchaud@farr.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02464S

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 5989 NC</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Anthony DeLorenzo</b> <b>Deceased.</b></p> <p>The administration of the estate of Anthony DeLorenzo, deceased, whose date of death was October 26th, 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 held at the time of the decedent's death</p>
<p>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.</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 26, 2025.</p> <p><b>Erik R. Lieberman</b> <b>c/o Kanetsky, Moore &amp; DeBoer, PA</b> P.O. Address: 227 Nokomis Avenue South Venice, FL 34285 <b>Personal Representative</b> ERIK R. LIEBERMAN, ESQ. KANETSKY, MOORE &amp; DeBOER, P.A. ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 393053 Email Addresses: eryl@kmdpa.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02493S



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ESTATE / SALES / PUBLIC SALES ---

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SECOND INSERTION		
<b>ADVERTISEMENT OF SALE</b> 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		
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> 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:		

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

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

SECOND INSERTION		
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<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No.: 2025-CA-002497-NC <b>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.</b> 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 said Final Judgment: The East 28 feet of Lot 12, all of Lots 14 and 16, Block C, HUDSON PARK, as per plat thereof recorded in Plat Book 1, Page 21, Public Records of Sarasota County, Florida. a/k/a 2555 Wood St., Sarasota, FL 34237 **ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF 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. Dated: December 23, 2025. /s/ Gerald D. Davis GERALD D. DAVIS Florida Bar No. 764698 gdavis@trenam.com bshepard@trenam.com ohoeppner@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 Attorneys for Wilmington Savings Fund Society FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust Dec. 26, 2025; Jan. 2, 2026	25-02496S	
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SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> 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		
<b>NOTICE OF PUBLIC SALE</b> 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		
25-02451S		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.:2025 DR 4698 <b>KAREN ALEXANDRA CASTRO ESMERALDA, Petitioner, and FIDEL RANGEL HERNANDEZ, Respondent.</b> 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 attorney, 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 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. CLERK OF THE CIRCUIT COURT BY: DEPUTY CLERK Dec. 26, 2025; Jan. 2, 9, 16, 2026		
25-02460S		

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Notice of Public Auction for monies due on storage units. The auction will be held on January 15, 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows COUNTY Sarasota FACILITY 5055 Pan American Blvd North Port, FL 34287		
NAME	UNIT	BALANCE
Terrie Langley	H35	1030.6
Ilya Fenin	AA13	409.9
Ilya Fenin	102	215.3
Nicole Nichols	G09	923.85
Teena Fisher	A06	349.85
Marc Athens	DD29	772.4
Marc Athens	BB11	1,138.90
Amber Whittemore	H37	640.4
JOHN HOXSIE	C19	352.55
Jared Wilson	A27	259.9
Amber Pounds	D41	367.7
MICHAEL ROEBUCK	D66	364.85
Christopher Sheehan	E26	244.85

COUNTY Sarasota FACILITY 7850 N. Tamiami Trail Sarasota FL 34243	NAME	UNIT	BALANCE
	Victor Davis	1488	367.7
	Rosena Ferdinand	1041	932.4
	TINISHA LAWSON	1633	577.8
	Douglas Bliss	2091	881.3
	BANDEM DINDI HESBHANG BIDJEN	1408	716
	PAUL BERRETTINI	1623	664.85
	NICHOLAS PICCININNI	2094	439.85
	DONNA WASHINGTON	2137	459.9
	JEFFREY Hoelker	1504	329.9
	kevin mathis	2302	397.35
	Alyse Thomas	2037	459.9
	RENITA BUTLER	1548	454.85
	Jennifer Acker & David Ross	1328	419.9

COUNTY Sarasota FACILITY 4861 S. Tamiami Trail Sarasota FL 34231	NAME	UNIT	BALANCE
	MICHAEL LAYNE	205	544.85
December 26, 2025; January 2, 2026			
25-02479S			

THIRD INSERTION		
<b>AMENDED NOTICE OF ACTION-SERVICE BY PUBLICATION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025-CA-004672 <b>Highmark Land, LLC Plaintiff, vs. Theresa Perkins, et al. Defendants.</b> 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		
a copy of her answer and written defenses, if any, to the Complaint to Aidan A. Gross, Esquire, Plaintiff's Attorney, whose address is 2033 Main Street, Suite 600, Sarasota, Florida 34237 on or before January 20, 2026. You must also file your original answer and written defenses, if any, with the Clerk of Court, Sarasota County, Case No. 2025-CA-004672, either before service on Plaintiff's attorney or immediately thereafter; OTHERWISE, A DEFAULT WILL BE ENTERED AGAINST YOU for the relief demanded in Plaintiff's Complaint. The notice contained herein shall be published once a week for four (4) 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. KAREN E. RUSHING CLERK OF CIRCUIT COURT BY Glen Kopinsky Deputy Clerk ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A. 2033 Main Street, Suite 600 Sarasota, Florida 34237 (941) 366-8100 – Phone (941) 366-6384 – Fax /s/ Aidan A. Gross Esq. Florida Bar No. 1050047 Attorney for Plaintiff Dec. 19, 26, 2025; Jan. 2, 9, 2026		
25-02439S		

SECOND INSERTION		
<b>NOTICE TO CREDITORS OF FORMAL ADMINISTRATION</b> 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 Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and 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 date of the first publication of this Notice is December 26, 2025. <b>Personal Representative:</b> <b>Heidi L. Lee</b> 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		
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2023 CA 000781 NC <b>LOANDEPOT.COM, LLC, Plaintiff, v. JASON FOSTER, et al, Defendant(s).</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 28, 2025 and entered in Case No. 2023 CA 000781 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein JASON FOSTER, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on January 23, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 84, CEDAR GROVE PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, and commonly known as: 2582 HOBBLEBRUSH DRIVE, NORTH PORT, FL 34289 (the "Property"). 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. GHIDOTTI   BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 fcpleadings@ghidottiberger.com Dec. 26, 2025; Jan. 2, 2026		
25-02472S		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025 CP 005529 SC IN RE: ESTATE OF JOSEPH GLEN KLOBUCAR The administration of the estate of JOSEPH GLEN KLOBUCAR, deceased, whose date of death was June 16, 2025, 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 26, 2025. <b>Personal Representative:</b> <b>MATTHEW J. MATECHIK, ESQ.</b> Attorney for Personal Representative: MATTHEW J. MATECHIK, ESQ. Florida Bar Number: 126342 The Matechik Law Firm, P.A. 100 Wallace Avenue, Suite 310 Sarasota, FL 34237 Telephone: (941) 926-6755 Fax: (941) 244-5679 E-Mail: matt@thematechiklawfirm.com Sec. E-Mail: jill@thematechiklawfirm.com Dec. 26, 2025; Jan. 2, 2026		
25-02499S		

THIRD INSERTION		
<b>NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CA 006434 NC In re: LAPITEC USA, INC., Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about December 10, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by LAPITEC USA, INC., Assignor, with its principal place of business at 885 Tallevast Rd., Unit D, Sarasota, FL 34243, to Lar-		
ry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before April 9, 2026. Dec. 19, 26, 2025; Jan. 2, 9, 2026		
25-02429S		



SECOND INSERTION		SECOND INSERTION		SECOND INSERTION							
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-005860-NC</b> <b>IN RE: ESTATE OF:</b> <b>CAROLE A. SICHTA,</b> <b>Deceased.</b></p> <p>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.</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</p>		<p>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 PERIOD 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 26, 2025.</p> <p><b>DAVE M. EVANS, JR.</b> <b>Personal Representative</b> 2601 Cattlemen Road Suite 503 Sarasota, Florida 34232</p> <p>Dave M. Evans, Jr. Attorney for Personal Representative Email: DEvans@leeandevans.com Secondary Email: SKrauss@leeandevans.com Florida Bar No. 1013511 Lee &amp; Evans, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02488S</p>		<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA. PROBATE DIVISION <b>File No. 2025CP006205SC</b> <b>IN RE: Estate of</b> <b>Vincent Robert Cytacki</b> <b>Deceased.</b></p> <p>The administration of the estate of Vincent Robert Cytacki, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>		<p>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.</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 26, 2025.</p> <p><b>Personal Representative:</b> <b>Vincent E. Cytacki</b> 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</p> <p>25-02457S</p>		<p><b>NOTICE TO CREDITORS</b> (<b>Summary Administration</b>) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-5035</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>RUTA K. VARDYS Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of RUTA K. VARDYS, deceased, File Number 25-CP-5035, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237; that the decedent's date of death was July 16, 2025; that the total value of the estate is \$59,029.78 and that the name and address of those to whom it has been assigned by such order are:</p> <p>Name Address Stephen McTeague 9872 Hilltop Dr. Venice, FL 34292</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or</p>		<p>demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is December 26, 2025.</p> <p><b>Persons Giving Notice:</b> <b>Stephen McTeague</b> Attorney for Persons Giving Notice Tasha Warnock, Esq. Florida Bar Number: 116474 The Warnock Law Group LLC 6843 Porto Fino Circle Fort Myers, Florida 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02466S</p>	

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 6184 NC</b> <b>IN RE: ESTATE OF</b> <b>DORIS ANN GEORGE</b> <b>Deceased.</b></p> <p>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.</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 26, 2025.</p> <p><b>Eugene O. George</b> 8566 Woodbriar Dr. Sarasota, FL 34238</p> <p>Eugene O. George, Esq. Bowman, George, Scheb, &amp; 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</p> <p>25-02463S</p>	

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 58-2019-CA-003326 NC</b> <b>HOMEBRIDGE FINANCIAL</b> <b>SERVICES, INC.,</b> <b>Plaintiff, vs.</b> <b>ROBERT EUGENE MILLER A/K/A</b> <b>ROBERT MILLER, et al.,</b> <b>Defendant.</b></p> <p>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:</p> <p>LOT 3162, VILLAGES AT PINETREE PONDEROSA ENCLAVE, A SUBDIVISION,</p>		<p>ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 43, PAGE 30, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>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: MRService@mccalla.com Fla. Bar No.: 146803 23-06575FL Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02495S</p>	

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> <b>IN RE: ALICE G. COMBS TRUST</b> established under that certain Trust Agreement, dated November 25, 1992, as amended and restated</p> <p>The administration of the Trust of Alice G. Combs, deceased, is not pending in the Circuit Court for Sarasota County, Florida, Probate Division. The names and addresses of the Successor co-Trustees and the Successor co-Trustees' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's trust, including unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</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>WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's trust, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</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>	



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ESTATE

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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. 732.221, 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 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: losspe@gmail.com  
Secondary Email: losspe@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.

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 26, 2025.

**Personal Representative:**  
**Andrea June Cupano**  
1412 Strada D'Argento  
Venice, Florida 34292  
Attorney for Personal Representative:  
Valerie Lang Hall, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 1042263  
Valerie 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

**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 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 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.

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

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

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025 CP 005923 NC**  
**IN RE: ESTATE OF**  
**GLEN DAVID YORK,**  
**Deceased.**

The administration of the estate of GLEN DAVID YORK, deceased, whose date of death was November 2, 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, 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 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@williamsparker.com  
Secondary:  
pkehoe@williamsparker.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 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.

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. 732.221, 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

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**CASE No. 2025 CP 005732 NC**  
**IN RE: ESTATE OF**  
**ALAN D. MITCHELL, Deceased.**

The administration of the ESTATE OF ALAND. MITCHELL, deceased, whose date of death was September 16, 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.

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 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 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 Statutes. The written demand must be filed with the clerk.

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

**Personal Representative:**  
**MICHELLE TINGLE**  
c/o 1217 S. Tamiami Trail  
Sarasota, Florida 34239  
Attorney for Personal Representative:  
/S/ J. ALLISON ARCHBOLD  
J. ALLISON ARCHBOLD  
Florida Bar Number: 115088  
Archbold Law Firm, P.A.  
1217 S. Tamiami Trail  
Sarasota, FL 34239  
Telephone: (941) 960-8825  
Fax: (941) 313-8456  
Primary Email: jaa@archbold.law  
Secondary Email:  
service@archbold.law  
Dec. 26, 2025; Jan. 2, 2026

25-02487S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 005512 NC**  
**IN RE: ESTATE OF**  
**ANN L. WEBER,**  
**Deceased.**

The administration of the estate of ANN L. WEBER, deceased, whose date of death was October 6, 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, 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 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@williamsparker.com  
Secondary:  
ncarson@williamsparker.com  
Dec. 26, 2025; Jan. 2, 2026

25-02484S

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.

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. 732.221, 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  
**File No. 2025 CP 006109 SC**  
**IN RE: ESTATE OF**  
**DAVID F. RAYNOR Deceased.**

The administration of the estate of DAVID F. RAYNOR, deceased, whose date of death was January 27, 2025, 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 sur-

viving 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 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: 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@elderlegallf.com  
Secondary E-Mail:  
polymb@elderlegallf.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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv2067b\_v28



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ACTIONS / SALES

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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p><b>CASE NO.: 2025 CA 000654</b> <b>PHH MORTGAGE CORPORATION, Plaintiff, vs.</b> <b>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).</b> TO: 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 Last Known Residence: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA County, Florida:</p> <p>LOT 7, BLOCK 464, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 20,</p>	<p>20A THROUGH 20Z2, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITTE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before January 26, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Dated on December 19, 2025</p> <p>KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk</p> <p>1221-15538B Ref# 14029 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02474S</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION:</p> <p><b>CASE NO.: 2025 CA 002720 NC</b> <b>ON SLOW BAY FINANCIAL, LLC, Plaintiff,</b> <b>vs.</b> <b>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</b> <b>Defendants.</b> 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 <a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a> at, 9:00 AM on the 16 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>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</p> <p>IF YOU ARE A PERSON CLAIMING</p>	<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Dated this 19 day of December 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas &amp; 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 <a href="mailto:eservice@decubaslewis.com">eservice@decubaslewis.com</a> 25-02093 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02480S</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2024 CA 001020 NC</b> <b>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.</b> <b>GEORGE ANGELOFF, et al. Defendant(s).</b> 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 <a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a>, at 09:00 AM, on January 16, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>UNIT 22, BUILDING 14, VINTAGE GRAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO-</p>	<p>MINTIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2005281688, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Property Address: 4017 CROKERS LAKE BLVD UNIT 1422, SARASOTA, FL 34238</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Dated this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> By: (S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 23-141080 - ErS Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02476S</p>

SECOND INSERTION	
<p><b>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION</p> <p><b>CASE NO.: 2010 CA 012116 NC</b> <b>WELLS FARGO BANK, N.A., Plaintiff, vs.</b> <b>MILES CHRISTIAN HART, et al, Defendant(s).</b> 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 Garafolo, 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: <a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a>, Sarasota County, Florida at 9:00am on the January 14, 2026 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 253, UNIT 2, SARASOTA SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE</p>	<p>6, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>A/K/A 3439 BELMONT BLVD., SARASOTA, FL 34232-4905</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Dated this 23 day of December, 2025.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a> By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq CT - 10-52813 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02498S</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2025 CA 000464 NC</b> <b>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.</b> <b>FRANCIS W. GIROUX AND DIANA T. GIROUX, et al. Defendant(s).</b> 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 <a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a>, at 09:00 AM, on January 16, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 16, BLOCK 1911, FIRST REPLAT IN 41ST ADDITION TO PORT CHARLOTTE SUB-</p>	<p>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.</p> <p>Property Address: 4759 ANCON ST, NORTH PORT, FL 34287</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Dated this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> By: (S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 24-186592 - ErS Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02477S</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION/CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p><b>CASE NO. 2025 CA 004997 NC</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSF, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A, Plaintiff, vs.</b> <b>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.</b> 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</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:</p> <p>LOT 4 BLOCK 8, NEWTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK</p>	<p>1, PAGE 309, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property address: 2316 North Osprey Ave., Sarasota, FL 34234</p> <p>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 Manganelli, Leider &amp; 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: <a href="mailto:service@mls-pa.com">service@mls-pa.com</a>, 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>WITNESS my hand and the seal of said Court this 17 day of December, 2025.</p> <p>KAREN E. RUSHING Clerk of the Court BY: Glen Kopinsky Deputy Clerk Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02455S</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY</p> <p><b>Case No.: 2024 CA 001192 NC</b> <b>HD SARAMANASOTA HOLDINGS, LLC, Plaintiff, v.</b> <b>LEGAL LOAN FUNDING, LLC, et al. Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 24, 2025.</p> <p>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 <a href="http://www.sarasota.realforeclosure.com">www.sarasota.realforeclosure.com</a> at 9:00 am on January 8, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOTS 3 AND 4, LESS THE NORTH 6.5 FEET OF LOT 3, BLOCK 7, BEVERLY TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT</p>	<p>BOOK 2 PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Property Address: 3914 LOCUST AVENUE, SARASOTA, FL 34232</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Date: October 22, 2025 Law Office of David W. Smith 5020 Clark Road # 412 Sarasota, FL 34233 P: (941) 312-3078 <a href="mailto:david@dwsmithlaw.com">david@dwsmithlaw.com</a> <a href="mailto:avery@dwsmithlaw.com">avery@dwsmithlaw.com</a> Counsel for Plaintiff /s/ David W. Smith David W. Smith, Esq. Fla. Bar No. 70689 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02470S</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY</p> <p><b>Case No.: 2023 CA 6966 NC</b> <b>HD SARAMANASOTA HOLDINGS, LLC, Plaintiff, v.</b> <b>LEGAL LOAN FUNDING, LLC, et al. Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 24, 2025.</p> <p>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 <a href="http://www.sarasota.realforeclosure.com">www.sarasota.realforeclosure.com</a> at 9:00 am on January 8, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>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 TER-</p>	<p>RACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Property Address: 3106 40th STREET, SARASOTA, FL 34234</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Date: October 22, 2025 Law Office of David W. Smith 5020 Clark Road # 412 Sarasota, FL 34233 P: (941) 312-3078 <a href="mailto:david@dwsmithlaw.com">david@dwsmithlaw.com</a> <a href="mailto:avery@dwsmithlaw.com">avery@dwsmithlaw.com</a> Counsel for Plaintiff /s/ David W. Smith David W. Smith, Esq. Fla. Bar No. 70689 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02471S</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2025 CA 000268 NC</b> <b>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3, Plaintiff, vs.</b> <b>DOROTHY A. CULVER A/K/A DOROTHY CULVER, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2025, and entered in 2025 CA 000268 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3 is the Plaintiff and DOROTHY A. CULVER A/K/A DOROTHY CULVER; SANCHEZ INVESTMENTS; FOUNDATION FINANCE COMPANY LLC are the</p>	<p>Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a>, at 09:00 AM, on January 16, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOTS 3 AND 4, BLOCK "D", ORANGE GROVE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Property Address: 2709 SWEETLAND AVE, SARASOTA, FL 34232</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>Dated this 19 day of December, 2025.</p> <p>By: (S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> 24-234389 - MiM Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02475S</p>