

Public Notices

**Business
Observer**

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

SARASOTA PAGES 21-27
MANATEE PAGES 28-35
CHARLOTTE PAGES 36-40

JANUARY 9 - JANUARY 15, 2026

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR SARASOTA
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025 CP 006188 NC

IN RE: THE ESTATE OF
MARIANNE ELAINE
HARRINGTON A/K/A
MARIANNE ELAINE BROOKS
A/K/A MARIANNE ELAINE
NELSON,
Deceased.

The administration of the Estate of Marianne Elaine Harrington a/k/a Marianne Elaine Brooks a/k/a Marianne Elaine Nelson, deceased, whose date of death was October 24, 2024, File Number 2025 CP 006188 NC is pending in the Circuit Court for Sarasota County, Florida, Probate Division,

the address of which is Clerk of the Circuit Court, Sarasota County, Probate Division, 2000 Main Street, Sarasota, FL 34237. 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 decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court **WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE** OR THIRTY (30) DAYS AFTER THE TIME 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, 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**.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition

of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is January 9, 2026.

**Personal Representative
STAR ANNE WIEBER,
Personal Representative**

1420 Wildcat Road
St. John's, Michigan 48879
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, P.A.
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
January 9, 16, 2026 26-00059S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

**File No. 2025 CP 5650 NC
Division: Probate
IN RE: ESTATE OF**

**ROBERT C. SEIF, also known as
Robert C. Seif, Jr.,
Deceased.**

The administration of the estate of Robert C. Seif, also known as Robert C. Seif, Jr., deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL 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 9, 2026.

**Petitioner:
RAE TOMASESKI
C/O TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237**

Attorney for Petitioner:
TIMOTHY W. GENSMER, ESQ.
TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD.,
STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No. 586242
January 9, 16, 2026 26-00046S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Larry Mattacchione Jr / BNL TRADE LLC will engage in business under the fictitious name ARTISAN INTERIORS FLORIDA, with a physical address 8287 Blaiki Ct Sarasota, Florida 34240, with a mailing address 5403 Bieriot PL Riverview, FL 33578, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 9, 2026 26-00033S

FIRST INSERTION

NOTICE OF PUBLIC SALE

413-0819 Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
4139 - Stutsman, Tessa; 4141 - Howard, Dana; 4152 - Chuvila, Hernan; 4160 - KJ Flooring And Renovations LLC manzano, Josselyn; 5014 - Welch, Paul; 6030 - Smith, Lanard; 6057 - Herrera, Araceli; 6122 - Taylor, Latoya; 6123 - May, Jennifer M; 6157 - Judge, Christopher; 6242 - Cieslak, Martin; 6255 - Kozma, Abraham; 6270 - Thomas, Dorie; 6324 - Wiley, Dan; 7013 - Vavrik, Heidi; 7219 - Mihajlov, Milos; 7320 - Steger, Evan; 7328 - Ashen, Bernard; 7329 - Spencer, Leyton; 7344 - velasquez, stephanie; 9019 - Riahia, Pegah; 9101 - Riley, Tionne
PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580 Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

2036 - Rivera, Eileen; 2161 - Powell, Michelle; 2209 - Rios, David; 2611 - Butler, Cheniah; 3001 - Byrd, Brady; 3135 - Rodriguez, Christian; 3154 - Brice, Kimberly; 3309 - Foster, Dwayne; 3407 - Knowles, Tesha; 3413 - Faulkner, Meredith; 3715 - Truong, Can; 3724 - Johnson, jasmine
PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371 Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

0007 - Youngae Quon, Michelle; F004 - Rodriguez, Jose; F005 - Lee, Stephen; H024 - Perez, Marvin; J032 - Clark, Tatum; L037 - Hunter, Rachel; N029 - Corona, Ramiro; Q067 - Dingman, Michael
PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887 Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

1002 - Gordon, Napoursha; 1032 - Minor, Lori; 1042 - Christeson, Chase; 1101 - Ruffin, Rochelle; 1170 - Hendrixson, Kathy; 1273 - Biro, Veronika; A19 - Lacey, Brian; B03 - valdez, indira; B13 - Keaton, Thaddeus; B15 - cabrera, Alex; B41 - A Better therapy connection Troupe, Sharon; C19 - Walls, Dezirae; C36 - Bonds, Charlie; CCO2 - Smith, Rod; CCO5 - Fianko, Benedicta; CC14 - Emerging from submerging Guthrie, Crystal; D03 - duffy, Keshawn; D16 - moran, Charlie; D18D22 - falasiri, Navid; D35 - molina, Lorri; D48 - Williams, Darren; D52 - Sexton, Anna; E12 - Russos Arcari, Dane; E35 - Valladares, Lenin; F02 - Johnson, Christopher; F38 - Minnick, Ashley; F54 - Leverett, Tyrell; F57 - Bryan, Glenford; F60 - Pina, Jessica; G10 - James, Tony; G49 - Galarza, Emily; H04 - castanon, Jessica
PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 01:15 PM

Sale to be held at www.storagetreasures.com.

1232 - Butler, Renesha; 1233 - Whitemore, Chadwick; 1614 - Silva, Briana; 2016 - BLAIR, JAMES; 2030 - Durham, Shatorria; 2502 - Canning, Sage; 3029 - Thompson, Preslie; 3110 - Mercier, Mark; 3212 - Steel City Electric Miragliotta, Matthew; 3401 - Bell, Keeli; 3412 - Johnson, Vanessa
PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM

Sale to be held at www.storagetreasures.com.

1020 - Givens, LaRon; 2051 - Brechtel, Jayson; 2621 - Warner, Nicole; 3013 - Sobczak, Macie; 3025 - Nippe, Susan; 3903 - Batista, Nicoly; 3916 - Gibson, Ryan m
PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433 Time: 01:45 PM

Sale to be held at www.storagetreasures.com.

B2012 - James, Helen; B2022 - Hernandez, Alex; B2122 - Coleman, Tanya; C0305 - McGuigan, Robert; C3082 - Schultz, Amber ; D0412 - colonna, lauren; E5002 - Cameron, Emily; E5013 - Parker, Amy; E5019 - MacLeod, Gary; E5025 - harris, Trell; G0701 - Drescher, Robert; G0717 - Oliveira Pedroso, Luciana; G0738 - Maloney, John; H0810 - Jellema, Mark; H0814 - Cedeno, Tonya; H0815 - Oliphant Pawelek, Tom; H0816 - Mohamed, Donia Sameh Khalil; J0912 - Dresher, Robert; J0913 - Dresher, Robert; K1109 - Dupper, Steven
PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-3541 Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

D213 - Smith, Briana; E301 - Chrapkiewicz, Patrick; E317 - Lanoue, Julien; E450 - Clayton, Valarie; E561 - goudreau, Kimberly; E574 - Roden, Sherrod; E587 - conde, Angelo; E626A - profit, Amanda; E712 - Samuel, Robin; E713 - Miller, Dean; E716 - Holder, Astacia; E719 - DeStefano, Joseph
PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-3541 Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clarke, frances; 2515 - rotman, Marni; 2540 - Odonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clarke, frances; 2515 - rotman, Marni; 2540 - Odonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clarke, frances; 2515 - rotman, Marni; 2540 - Odonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clarke, frances; 2515 - rotman, Marni; 2540 - Odonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clarke, frances; 2515 - rotman, Marni; 2540 - Odonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clarke, frances; 2515 - rotman, Marni; 2540 - Odonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clarke, frances; 2515 - rotman, Marni; 2540 - Odonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-006235-NC
Division PROBATE
IN RE: ESTATE OF
GEORGINA A. WOLF
Deceased.

The administration of the estate of GEORGINA A. WOLF, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is Friday, January 9, 2026.

Personal Representative:

CHARLES WOLF
1707 Clarinet Ave.
North Port, Florida 34288

Attorney for Personal Representative:
BART SCOVILL
Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com

January 9, 16, 2026 26-00039S

FIRST INSERTION

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

CASE NO.: 2025 CP 6130 NC
IN RE: The Estate of:
ELIZABETH JEAN EAKIN,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Elizabeth Jean Eakin, deceased, File Number 2025 CP 006130 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237; that the decedent's date of death was October 25, 2025; and that the names and addresses of these to whom it has been assigned by such order are:

Name Address
Theresa A. Eakin
111 Eighteenth Street
Dunbar, West Virginia 25064

Christine Marie Pennisula
Good Samaritan
Parsons, Kansas

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and person having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with the court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARR3D. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is January 9, 2026.

Person Giving Notice:

THERESA A. EAKIN
111 Eighteenth Street
Dunbar, West Virginia 25064

Attorney for Person Giving Notice
RYAN W. GAMBERT, ESQUIRE
Florida Bar No.: 0035762
240 N. Washington Blvd., Ste. 46
Sarasota, FL 34236
Ph: (941) 702-8444
Fx: (941) 894-1522
rwgambertlaw@gmail.com

Attorney for Petitioner

January 9, 16, 2026 26-00035S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-6086-NC
IN RE: ESTATE OF:
MARK G. COSTELLO,
Deceased.

The administration of the estate of MARK G. COSTELLO, deceased, whose date of death was July 12, 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.

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 date of first publication of this notice is January 9, 2026.

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:

CATHERINE COSTELLO

Personal Representative

5099 Bunyan St.

Sarasota, FL 34232

Attorney for Personal Representative:
Luke X. Johnston, Esquire

Attorney for the

Personal Representative

Florida Bar No. 1037682

LEE & EVANS, P.A.

2601 Cattlemen Road, Suite 503

Sarasota, Florida 34232

Telephone: (941) 954 0067

Facsimile: (941) 365 1492

Email: ljohnston@leeandevans.com

January 9, 16, 2026 26-00051S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP-006185NC
IN RE: ESTATE OF
MIRIAM RAND STEINFIELD
Deceased.

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

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

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

The personal representative has no

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

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 9, 2026.

Personal Representative:

Eric Dunn
4977 Greencroft Road
Sarasota, Florida 34235

Attorney for Personal Representative:
David P. Johnson
Florida Bar Number: 525499
2201 Ringling Boulevard, Suite 104
Sarasota, FL 34237
Telephone: (941) 365-0118
E-Mail:
davidpjjohnson@outlook.com
Secondary E-Mail:kathyjohnsonlaw@verizon.net

January 9, 16, 2026 26-00036S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-006068 NC
IN RE: ESTATE OF
SUSANNE KAHN,
Deceased.

The administration of the estate of SUSANNE KAHN, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 9, 2026.

JOSEPH L. NAJMY, ESQ.

Personal Representative

6320 Venture Drive, Suite 104

Lakewood Ranch, Florida 34202

Justin Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202
Telephone: (941) 907-3999
Email: jwnajmy@najmythompson.com
Secondary Email:
alepper@najmythompson.com

January 9, 16, 2026 26-00038S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case. No.: 2025-CP-5710-SC
IN RE: ESTATE OF
DAVID B. DYCHE, JR.,
Deceased./

The administration of the estate of DAVID B. DYCHE, JR., deceased, whose date of death was September 27, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:

WILLARD H. DYCHE

355 Major Wright Rd.

St. Simons Island, GA 31522

Attorney for Personal Representative:

Gregory S. Band, LL.M.

Attorney for Personal Representative

Florida Bar Number: 869902

BAND LAW GROUP, P.L.

1543 Second Street

Sarasota, FL 34236

Telephone: (941)

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO: 2025 CP 005307 NC
IN RE: ESTATE OF
ASIMINA MILONAS

The administration of the estate of Asimina Milonas, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
/s/ Peter Georgiades
Peter Georgiades
12334 Hearts Ease Street
Venice, FL 34293

Attorney for Personal Representative:
/s/ Marc J. Soss
Marc J. Soss, Esq
FBN: 0927045
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Telephone: (941) 928-0310
Email: mjs@fl-estateplanning.com
January 9, 16, 2026 26-00063S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE No. 2024 CP 006040 SC
IN RE: ESTATE OF
GEORGE P. RANDALL
Deceased.

The administration of the estate of George P. Randall, deceased, whose date of death was September 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079 Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
Todd G. Randall
306 Talcott Street
Woonsocket, RI 02895

Attorney for Personal Representative:
Andrew J. Britton, Esq.
Attorney
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail: legal@andrewbrittonlaw.com
January 9, 16, 2026 26-00054S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
Case No.: 2025-CP-003763

Division: Probate
IN RE: ESTATE OF
Dwayne B. Karsten,
Deceased.

The administration of the estate of Dwayne B. Karsten, deceased, whose date of death was 07/03/2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The file number of the estate is 2025-CP-003763. The name and address of the personal representative and the personal representative's attorney are set forth below. All

creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THE DATE THAT IS 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 date of first publication of this notice is January 9, 2026.

Personal Representative:
Melinda Bartlett
856 2nd Avenue North,
St. Petersburg, FL 33701

Attorney for Personal Representative:
Matthew D. Weidner, Esquire
Attorney for Personal Representative
Florida Bar No.: 0185957
Weidner Law
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: 727-954-8752
service@mattweidnerlaw.com
January 9, 16, 2026 26-00062S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File No. 2025CP005912NC
Division PROBATE
IN RE: ESTATE OF
RUSSELL E. BROWN
Deceased

The administration of the estate of RUSSELL E. BROWN, deceased, whose date of death was August 9, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 9, 2026.

Personal Representatives:
TAMARA L. BROWN
4430 Golden Lake Dr.
Sarasota, Florida 34233
TREVOR J. BROWN
11131 Encanto Terrace
Bradenton, FL 34211

Attorney for Personal Representative:
JONATHAN T. ANDERSON, Attorney
Florida Bar Number: 0188530
WOOD, SEITL AND ANDERSON,
P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
January 9, 16, 2026 26-00050S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 006012 SC
Division PROBATE
IN RE: ESTATE OF
GLENDA SIMPSON A/K/A
GLENDA S. SIMPSON Deceased.

The administration of the estate of GLENDA SIMPSON A/K/A GLENDA S. SIMPSON, 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 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 9, 2026.

Personal Representative:
SCOTT C. NEUMANN
A/K/A SCOTT NEUMANN
3414 Stillwater Lane
Sugar Land, TX 77479

Attorney for Personal Representative:
A. BRENT MCPEEK, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34293
Telephone: (941) 492-3400
Fax: (941) 492-3422
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
January 9, 16, 2026 26-00056S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-6244-NC
IN RE: ESTATE OF:
THOMAS M. SCACCIA,
Deceased.

The administration of the estate of KIMBERLY S. SCACCIA, deceased, whose date of death was November 13, 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.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
KIMBERLY S. SCACCIA
Personal Representative
4478 Weybridge St., #64
Sarasota, FL, 34235

Attorney for Personal Representative:
Luke X. Johnston, Esquire
Attorney for Personal Representative
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: ljohnston@leeandevans.com
January 9, 16, 2026 26-00052S



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

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

Business
Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE
LV20906-V26

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025 CA 005571 NC LOAN FUNDER LLC, SERIES 56860, Plaintiff, vs. J AND M HOMES GROUP LLC, a Florida Limited Liability Company; MARK GAETANO JURJESCU, Defendants.

TO: MARK GAETANO JURJESCU
Last Known Address: 1679 E Orangeborpe Ave. Unit 661, Atwood, CA 92811
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA COUNTY, Florida:
Lots 7598 and 7599, South Venice Unit No. 27, according to the Plat thereof, recorded in Plat Book 6, Page(s) 76, of the Public Records of Sarasota County, Florida.
Property address: 1490 Fundy Road, Venice, Florida 34293
Parcel Identification Number: 0456110012

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N.

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
Case #: 2020 CA 000023 NC DIVISION: C

Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PR1 Trust Plaintiff, -vs.- GARY R. DUVALL; CHERYL L. DUVALL; UNKNOWN PARTIES IN POSSESSION #1 whose name is fictitious to account for parties in possession Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2020 CA 000023 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PR1 Trust, Plaintiff and Gary R. Duvall, a/k/a Gary Duvall are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , at 9:00 A.M. on April 9, 2026, the following described property as set forth in said Final Judgment, to-wit:

THE SOUTHEASTERLY 31.34 FEET OF LOT 1187 AND THE NORTHWESTERLY 44.52 FEET OF LOT 1186, OF VEN-

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025 CA 003097 SC DIVISION: H

THE TOWNS AT LAKESIDE ASSOCIATION, INC., Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES OR DEVISEES OF THE ESTATE OF ELAINE E. JOYNER, MALAINA CHAPMAN, GERMARLON BROADNAX, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Uniform Final Judgment of Foreclosure entered on December 30, 2025 in Case No. 2025 CA 003097 SC of the Circuit Court of the Ninth Judicial Circuit in and for Sarasota County, Florida, wherein THE TOWNS AT LAKESIDE ASSOCIATION, INC is Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES OR DEVISEES OF THE ESTATE OF ELAINE E. JOYNER, MALAINA CHAPMAN, GERMARLON BROADNAX are the Defendants, that I will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com Sarasota County, Florida, at 9:00 A.M. on the 29TH day of JANUARY, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 195, TOWNS AT LAKE-SIDE, as per plat thereof recorded in Plat Book 44, pages 38, 38A through 38D, of the Public Records of Sarasota County, Florida.

Street Address: 2336 Rosewood Lane, North Port, Florida 34289.

FIRST INSERTION

How much do legal notices cost?

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

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



--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025 CA 004044 NC U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MICHAEL PATTERSON, et al., Defendants.

TO: MICHAEL PATTERSON
3958 75TH STREET WESTAPT 811, BRADENTON, FL 34209

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 2141, STONEYBROOK AT VENICE, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before February 9, 2026, a date at least thirty (30) days after the first publication of

this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court on December 31, 2025.

CLERK OF THE COURT
Karen E. Rushing
(SEAL) By: G. Kopinsky
As Deputy Clerk
January 9, 16, 2026 26-000488

KAREN E. RUSHING
As Clerk of the Court
(SEAL) By G Kopinsky
As Deputy Clerk

25-02997 January 9, 16, 2026 26-000418

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2025 CA 000961 SC HOMEOWNERS ASSOCIATION OF LA CASA, INC., A FLORIDA NOT FOR PROFIT CORPORATION,

PLAINTIFF, V.

SHARON L. SWIERCZYNSKI, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 31, 2025, and entered in Case No. 2025 CA 000961 SC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein HOMEOWNERS ASSOCIATION OF LA CASA, INC. is Plaintiff, and SHARON L. SWIERCZYNSKI and SUNNOVA TE MANAGEMENT LLC are Defendants, Karen E. Rushing, Sarasota County Clerk of Court, will sell to the highest and best bidder for cash:

[X] www.sarasota.realforeclose.com, the Clerk's website for online auctions, at 9:00 a.m., on the 29th day of January, 2026 the following described property as set forth in said Final Judgment, to wit:

Unit #810 of LA CASA, A RESIDENTIAL COOPERATIVE, according to the Exhibit "B" (Plot Plan) of the Master form Pro-

prietary Lease recorded in Official Records Book 2698, Pages 1503-1560, of the Public records of Sarasota County, Florida A/K/A: 553 Madero, North Port, FL 34287

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN ONE (1) YEAR 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.

BECKER & POLIAKOFF, P.A.

Attorneys for Plaintiff
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940

Primary email:
coservicemail@beckerlawyers.com
BY: /s/ Carolyn C. Meadows
Carolyn C. Meadows
Florida Bar #92888
H28309/423148/30441933.v1

January 9, 16, 2026 26-000578

FIRST INSERTION

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

Case No. 2025 CA 004157 NC

Division: A - Judge Stephen Walker MYRNA L. BAND, an individual, and MARIANNE SIEGAL, an individual, Plaintiffs, vs.

MICHAEL CORY, a/k/a MICHAEL GERSTENFELD; and JOHN DOE and JANE DOE, as Unknown Tenants, if any, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment Of Mortgage Foreclosure dated December 18, 2025, Filing #238000214, entered in Civil Case No. 2025 CA 004157 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein MYRNA L. BAND, an individual, and MARIANNE SIEGAL, an individual, Plaintiffs, and MICHAEL CORY, a/k/a MICHAEL GERSTENFELD, Defendant, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 a.m. on Tuesday, March 17, 2026, the following described property as set forth in said Amended Uniform Final Judgment Of Mortgage Foreclosure, to-wit:

LOT 11 and the East 10 feet of LOT 9 and the North 18.3 feet of LOT 10, Block "B", Subdivision of SW 1/4 of the NW 1/4 of the SE 1/4 of Section 30, Township 36 South, Range 18 East, known as MORTON TERRACE, as per plat thereof recorded in Plat Book 1, Page 34, of the Pub-

lic Records of Sarasota County, Florida.

Property Address: 1646 Prospect Street, Sarasota, FL 34239

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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 18, 2025

George J. Dramis, Esquire
Band, Gates & Dramis, P. L.
2070 Ringling Blvd.
Sarasota, FL 34237

Phone: (941) 366-8010
Fax: (941) 366-5368
Service E-mail:

gdramis@bandgatesdramis.com;
pmorrell@bandgatesdramis.com
/s/ George J. Dramis

George J. Dramis, Esquire
FBN: 0935549
January 9, 16, 2026 26-000538

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 5187 NC

Division: Probate
IN RE: ESTATE OF JERRY L. HALL, a/k/a JERRY LESLIE HALL, Deceased.

The administration of the estate of JERRY L. HALL, a/k/a JERRY LESLIE HALL, deceased, whose date of death was August 24, 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, 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.

SANDRA HALL-BROWN

1559 Graham Street
Bethlehem, PA 18015

Kraig H. Koach

KOACH LAW FIRM, P.A.

2639 Fruitville Road, Suite 302

Sarasota, FL 34237

Telephone: 941951-1234

Florida Bar No. 510830

Attorney for the

Personal Representative

January 9, 16, 2026 26-00045S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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. Purchasers 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.

26-00003S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

5109 Fruitville Rd Sarasota, FL 34232 on 01/22/2026 at 10:00am

Amy Roes

House items Bikes Computer r broken parts Furniture Clothes Toys Books

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 2, 9, 2026 26-00014S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

5005 Englewood Road, Venice, FL 34293 Date: 01/22/2026 Time: 10:30am

Grant Pagan

Household Goods

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 2, 9, 2026 26-00016S

SECOND 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.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, 2026 26-00015S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

5700 Anise Drive, Sarasota FL 34238, on 1/22/26 at 10:00am

Lina Shu

3 beds and frames, chairs, misc furniture

Michelly Batista Braz De Araujo

Boxes of household items

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 2, 9, 2026 26-00002S

SECOND 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.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, 2026 26-00001S

FOURTH INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS

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 Tallevent 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 NOTICED 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

THIRD INSERTION

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

CASE NO.:2025 DR 4698
KAREN ALEXANDRA CASTRO
ESMERALDA,
Petitioner, and

FIDEL RANGEL HERNANDEZ,
Respondent.

TO: FIDEL RANGEL HERNANDEZ

YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage has been filed against you, and that you are required to serve a copy of your Response or Pleading to the Complaint upon the Petitioner's 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

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 decedent are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is 01/02/2026.

Personal Representative:

Linda K. Marsh

8560 Wilcox Road

Brown City, Michigan 48416

Attorney for Personal Representative:

Lori A. Wellbaum, Attorney

Florida Bar Number: 071110

WELLBAUM LAW PA

686 N. Indiana Avenue

Englewood, FL 34223

Telephone: (941) 474-3241

Fax: (941) 475-2927

E-Mail: lori@wellbaumlaw.com

Secondary E-Mail:

anne@wellbaumlaw.com

January 2, 9, 2026 26-00027S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION

File No: 2025CP2523SC

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

4029 Bee Ridge Road Sarasota, FL 34233, on 01/22/2026 at 10:00am

Eric Nielsen
- 2 bedroom condo
Melissa Conner

- Sectional, around 10-15 boxes unpacked.

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 2, 9, 2026

26-00004S

SECOND INSERTION

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

CASE NO.: 2025-CA-005688

VILLAGE CAPITAL &
INVESTMENT LLC,
Plaintiff, v.

CARLOS A. PENA, et al.,
Defendants.

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

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

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

SUBDIVISION, a subdivision according to the plat thereof recorded at Plat Book 12, Page 21, in the Public Records of Sarasota County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park,

SECOND INSERTION

NOTICE AND ORDER TO SHOW
CAUSE

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

GENERAL CIVIL DIVISION

CASE NO: 2025-CA-2793

LAKEWOOD RANCH
STEWARSHIP 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
STEWARSHIP DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR
SUBJECT TO TAXATION
THEIRIN, 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 STEWARSHIP 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 STEWARSHIP DISTRICT
BONDS, OR TO BE AFFECTED
THEREBY:

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

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

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

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

January 2, 9, 2026

26-00010S

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 5977 SC
Division PROBATE
IN RE: ESTATE OF
JANE L. ROTH
Deceased.

The administration of the estate of JANE L. ROTH, deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, SARASOTA, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative:

ALEXANDER ROTH
135 Methodist Farm Rd
Averill Park, New York 12018

Attorney for Personal Representative:

STEPHEN K. BOONE
Florida Bar Number: 0371068

BOONE, BOONE & BOONE, P.A.

1001 Avenida Del Circo

VENICE, FL 34285

Telephone: (941) 488-6716

Fax: (941) 488-7079

E-Mail: sb Boone@boone-law.com

January 2, 9, 2026

26-00007S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5286 NC
Division: Probate
IN RE: ESTATE OF
DANIEL E. TERRY,
Deceased.

The administration of the estate of Daniel E. Terry, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative:

Susan C. Terry
c/o Ledbetter Cowan Law Group

229 Pensacola Rd.

Venice, FL 34285

Attorney for Personal Representative:

Ledbetter Cowan Law Group

Jada W. Terrores, Esq.

FL Bar No. 1032584

Email: jada@LedbetterLawFL.com

229 Pensacola Road,

Venice, Florida 34285

Tel: (941) 256-3965

Fax: (941) 866-7514

2nd Email:

probate@LedbetterLawFL.com

January 2, 9, 2026

26-00020S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP005375NC
Division: PROBATE
IN RE: ESTATE OF
RICHARD SCHIFFER,
Deceased.

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.

Personal Representative:

Teresa A. Monfils

c/o 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, 2026

26-00023S

SECOND INSERTION

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

CASE NO. 2023 CA 005130 NC

LAKEVIEW LOAN SERVICING

LLC,
Plaintiff, vs.

MICHAEL ROBERT CAVALLO,
et al.

Defendant(s).

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

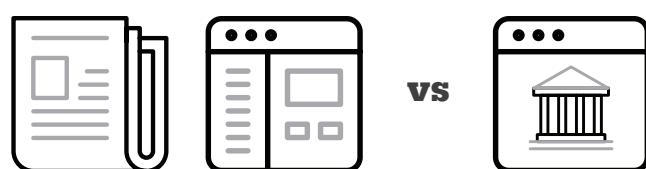
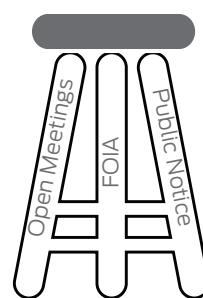
the Defendant(s). Karen Rushing as

the Clerk of the Circuit Court will sell

to the highest and best bidder for cash

Why Public Notice Should Remain in Newspapers

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



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings	Land and Water Use
Meeting Minutes or Summaries	Creation of Special Tax Districts
Agency Proposals	School District Reports
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Banks or Governments
Delinquent Tax Lists, Tax Deed Sales
Government Property Sales
Permit and License Applications

Court Notices

Mortgage Foreclosures
Name Changes
Probate Rulings
Divorces and Adoptions
Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com