

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2025 CP 006188 NC</b> <b>IN RE: THE ESTATE OF</b> <b>MARIANNE ELAINE</b> <b>HARRINGTON A/K/A</b> <b>MARIANNE ELAINE BROOKS</b> <b>A/K/A MARIANNE ELAINE</b> <b>NELSON,</b> <b>Deceased.</b></p> <p>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,</p>	<p>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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or</p>

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA <b>File No. 2025-NC-002137-NC</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>ARDITH ARLENE LAVENDER,</b> <b>Deceased</b></p> <p>The administration of the estate of ARDITH ARLENE LAVENDER, deceased, whose date of death was September 22, 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 name and address of the personal representative is 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</p>	<p>THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time the decedent's death by the decedent 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>Date submitted: January 6, 2026</p> <p>The date of first publication of this notice is January 9, 2026.</p> <p><b>Personal Representative:</b> <b>Gail S. Zittel</b> 1700 Ben Franklin Dr. #9A Sarasota, FL 34236 Cell phone 941-323-4522 Email: gailzit@comcast.net January 9, 16, 2026 26-00058S</p>

FIRST INSERTION	
<p><b>NOTICE OF PUBLIC SALE</b></p> <p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p><b>PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547 Time: 10:15 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> A111 - Grant, Daryn L; A113 - Gray, Lakeidia; A142 - hillard, Jeannetta; B118 - Humphrey, Amanda Lee; B136 - McCarthy, Jessica; B139 - Baker, Brenna; B146 - Curcie, Danielle; B176 - Flynn, Christine; B219 - Michel, Frantz; C115 - Cronin, James; C133 - reeves, Ryan; C158 - Diaz, Carla; C173 - Paul, Bikerson; D117 - Norris, Victoria; D125 - Rentas, Felix; D126 - Bouchard, Gregory; E103 - Black, Aaron; E130 - Santiago, Angelique; F124 - Lubin, Nadine; F128 - Snipes, Kristina <b>PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632 Time: 10:30 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> B005 - Stillwagon, Linda; B050 - Drake, Richard; B055 - Vilotnik, Yaroslav; B088 - RIPICH, KEITH; C001 - Earley, Robert; C021 - Youngberg, Jeffrey; C068 - Ruckl, Alexandre ; D022 - Myers, Donald; GE19 - Turst, John; GF11 - Waggoner, Shyann; GH08 - Morris, Erica <b>PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108 Time: 10:45 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 1057 - Alexander, Erica Vaccaro; 1061 - Catholic Charities Diocese of Venice, Inc Pedersen, Kirsten; 1074 - Lawhun, Olivia; 2037 - sibley, Jeremy; 2042 - Waters, Stevens; 2077 - Bermudez, Bryan <b>PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592 Time: 11:00 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 1027 - voldahl, Mathew; 1143 - dawson, Shelby; 1163 - Jennings, Jeffrey; 2014 - Anderson, Kent; 2017 - Spearman, Kimberly; 2032 - swanson, Ivory; 2033 - noyes, Dustin; 2087 - Sibley, Larry; 2093 - Hardy, Howard; 2138 - Vick, Kelvin; 3040 - Holt, Mark; 3097 - Grimes, Michael; 3164 - Bermudez, Geannys; 3186 - Dufour, Kyle <b>PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932 Time: 11:15 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 2071 - Stuart, Erik; 3025 - Williams, Anthony <b>PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542 Time: 11:30 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 1105 - Drayton, Lawanda; 2031 - Torres, Viviana; 2119 - Kuzmin, Oleksandr; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2314 - Palmquist, Joel; 2327 - Tillman, Samuel; 2415 - clark, frances; 2515 - rotman, Marni; 2540 - ODonnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair <b>PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)</b></p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS (2) OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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</p>

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 5650 NC</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>ROBERT C. SEIF, also known as</b> <b>Robert C. Seif, Jr.,</b> <b>Deceased.</b></p> <p>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.</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 Com-</p>	<p>munty 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 January 9, 2026.</p> <p><b>Personal Representative:</b> <b>Richard Seif</b> <b>c/o Ledbetter Cowan Law Group</b> 229 Pensacola Rd. Venice, FL 34285</p> <p>Attorney for Personal Representative: Ledbetter Cowan Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterLawFL.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterLawFL.com Jada W. Terreros, Esq., FL Bar No. 1032584 Email: jada@LedbetterLawFL.com Oksana Melnichenko, Esq., FL Bar No. 1059375 Email: oksana@LedbetterLawFL.com 229 Pensacola Road, Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterLawFL.com January 9, 16, 2026 26-00037S</p>

FIRST INSERTION	
<p><b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b></p> <p>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 Blaikie 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</p>	
FIRST INSERTION	
<p><b>FICTITIOUS NAME NOTICE</b></p> <p>NOTICE IS HEREBY GIVEN that Flow Wine Company intends to engage in business under the fictitious name FLOW WINE GROUP, with a physical address at 435 S. Osprey Avenue, Sarasota, FL 34236, and has already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 9, 2026 26-00032S</p>	
FIRST INSERTION	
<p><b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b></p> <p>NOTICE IS HEREBY GIVEN that Bankcard Associates LLC, a Florida limited liability company, and ECOM Bankcard LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of "Bankcard Associates" located primarily at 2000 Harbourside Drive, Unit 1502, Florida 34228, Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 5th day of January 2025. January 9, 2026 26-00064S</p>	
FIRST INSERTION	

FIRST INSERTION	
<p><b>NOTICE OF SHERIFF'S SALE</b> IN THE COUNTY COURT OF SARASOTA COUNTY, FLORIDA <b>CASE NO.: 2025CC5611NC</b> <b>Oaks Club Corporation</b> <b>VS</b> <b>Michal Zivcak</b></p> <p>NOTICE IS HEREBY given that pursuant to an amended Writ of Execution issued in the County Court of Sarasota County, Florida, on the 26th day of November, 2025, in the cause wherein Oaks Club Corporation is plaintiff, and Michal Zivcak is defendant, being case number 2025CC5611NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendant, in and to the following described real property, to-wit:</p> <p>Lot 166, Oaks 1 Single Family, Plat of Oaks, according to the map or plat thereof as recorded in Plat Book 28, Page(s) 48 of the Public Records of Sarasota County, Florida 133 Osprey Point Drive Osprey, Florida 34229</p> <p>All bidders must have Drivers License with them and must register with civil clerk at location of sale prior to start time of sale.</p>	<p>I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on February 12, 2026, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution as prescribed by F.S.S. 56.27.</p> <p>Dated at Sarasota, Sarasota County, Florida this 5th day of January 2026.</p> <p>In accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone 941-861-4110.</p> <p>Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E. Alvarez #2281 Jan. 9, 16, 23, 30, 2026 26-00040S</p>



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ESTATE

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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**  
**GEORGIANA A. WOLF**  
**Deceased.**

The administration of the estate of GEORGIANA 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 FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP006185NC**  
**IN RE: ESTATE OF**  
**MIRIAM RAND STEINFELD**  
**Deceased.**

The administration of the estate of Miriam Rand Steinfeld, 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. 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:**  
**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:  
davidpjohnsonesq@gmail.com  
Secondary E-Mail: kathy-johnsonlaw@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 005323 NC**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**DENNIS T. MCCARTHY,**  
**Deceased.**

The administration of the estate of Dennis T. McCarthy, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

**Personal Representative:**  
**Deborah McCarthy**  
**c/o The Payne Law Group, PLLC**  
766 Hudson Ave., Suite C  
Sarasota, FL 34236  
Attorney for Personal Representative:  
David W. Payne  
Attorney  
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:  
amartinez@lawnav.com  
January 9, 16, 2026 26-00060S

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 those 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) YEEARS 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 dependant'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 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 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211, Section 13.

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 OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORID  
PROBATE DIVISION  
**File No. 2025-CP-6066 NC**  
**IN RE: ESTATE OF:**  
**BERNERD KAUTZ,**  
**Deceased.**

The administration of the estate of BERNERD KAUTZ, deceased, whose date of death was September 18, 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 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.

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.

**ERROL WAYNE FLYNN**  
**Personal Representative**  
7170 Webber Road  
Sarasota, FL 34240  
DAVE M. EVANS, JR., Esquire  
Attorney for Personal Representative  
Florida Bar No. 1013511  
LEE & EVANS, P.A.  
2601 Cattlemen Road, Suite 503  
Sarasota, Florida 34232  
Telephone: (941) 954-0067  
Facsimile: (941) 365-1492  
Email: devans@leeandevans.com  
Secondary Email:  
kristina@leeandevans.com  
January 9, 16, 2026 26-00055S

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

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 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) 917-0505  
Fax: (941) 917-0506  
E-Mail: gband@bandlawgroup.com  
January 9, 16, 2026 26-00047S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**FILE NO. 2025 CP 005085 NC**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**ANN MARIE BENTLEY**  
**Deceased.**

The ancillary administration of the estate of Ann Marie Bentley, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Boulevard, 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 January 9, 2026.

**Personal Representative:**  
**Carolyn Marie Pearce**  
12841 Adams St.  
Garden Grove, California 92845  
Attorney for Personal Representative:  
Stacey Maloney, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 1022354  
The Law Office of Stacey Maloney, PLLC  
1990 Main St., Ste. 750  
Sarasota, FL 34236  
Telephone: (941) 301-8877  
E-Mail: stacey@maloneylegalfi.com  
January 9, 16, 2026 26-00061S

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

lv20678\_v28



--- ESTATE ---		
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION <b>FILE NO: 2025 CP 005307 NC</b> <b>IN RE: ESTATE OF ASIMINA MILONAS</b></p> <p>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.</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>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,</p>	<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</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 January 9, 2026.</p> <p><b>Personal Representative:</b> <b>/s/ Peter Georgiades</b> <b>Peter Georgiades</b> 12334 Hearts Ease Street Venice, FL 34293</p> <p>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</p>	<p>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.</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 January 9, 2026.</p> <p><b>Personal Representative:</b> <b>Todd G. Randall</b> 306 Talcott Street Woonsocket, RI 02895</p> <p>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</p>

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p><b>File No. 2025CP005912NC</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF RUSSELL E. BROWN</b> <b>Deceased</b></p> <p>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.</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 January 9, 2026.</p> <p><b>Personal Representatives:</b> <b>TAMARA L. BROWN</b> 4430 Golden Lake Dr. Sarasota, Florida 34233 <b>TREVOR J. BROWN</b> 11131 Encanto Terrace Bradenton, FL 34211</p> <p>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</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 January 9, 2026.</p> <p><b>Personal Representative:</b> <b>SCOTT C. NEUMANN</b> <b>A/K/A SCOTT NEUMAN</b> 3414 Stillwater Lane Sugar Land, TX 77479</p> <p>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</p>



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ACTIONS / SALES / ESTATE ---

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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 Oran-  
gethorpe Ave. Unit 661, Atwood, CA  
92811  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the follow-  
ing property in SARASOTA COUNTY,  
Florida:  
Lots 7598 and 7599, South Ven-  
ice Unit No. 27, according to the  
Plat thereof, recorded in Plat  
Book 6, Page(s) 76, of the Pub-  
lic 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 writ-  
ten defenses, if any, to it, on Tiffani N.

Brown, Esquire, of Tiffani N. Brown  
Law, PLLC, Attorney for Plaintiff,  
whose address is 12574 Flagler Center  
Blvd, Suite 101, Jacksonville, FL 32258,  
on or before February 16, 2026, or with-  
in thirty (30) days after the first date of  
publication in the Business Observer  
(whichever is later) and file the origi-  
nal with the Clerk of this Court either  
before service on Plaintiff's attorney or  
immediately thereafter; otherwise a de-  
fault will be entered against you for the  
relief demanded in the Complaint.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400,  
at least seven (7) days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.  
WITNESS my hand and the seal of  
this Court on December 31, 2025.  
CLERK OF THE COURT  
Karen E. Rushing  
(SEAL) By: G. Kopinsky  
As Deputy Clerk  
January 9, 16, 2026 26-00048S

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. DUVAL; 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 Certi-  
ficates 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 high-  
est 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-

ICE GARDENS UNIT NO. 17,  
ACCORDING TO THE PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 16, PAGES 10  
AND 10-A, OF THE PUBLIC  
RECORDS OF SARASOTA  
COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTER-  
EST 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 NO LATER  
THAN THE DATE THAT THE  
CLERK REPORTS THE FUNDS AS  
UNCLAIMED.  
If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400,  
at least seven (7) days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.  
Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6707  
20-324418 FC01 SPS  
January 9, 16, 2026 26-00049S

FIRST INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2025 CA 003097 SC**  
**DIVISION: H**  
**THE TOWNS AT LAKESIDE**  
**ASSOCIATION, INC.,**  
**Plaintiff, v.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES OR DEWISEES**  
**OF THE ESTATE OF ELAINE E.**  
**JOYNER, MALAINA CHAPMAN,**  
**GERMARLON BROADNAX,**  
**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant  
to an Uniform Final Judgment of Fore-  
closure entered on December 30, 2025  
in Case No. 2025 CA 003097 SC of the  
Circuit Court of the Ninth Judicial Cir-  
cuit in and for Sarasota County, Florida,  
wherein THE TOWNS AT LAKESIDE  
ASSOCIATION, INC is Plaintiff, and  
UNKNOWN HEIRS, BENEFICIA-  
RIES OR DEWISEES OF THE ESTATE  
OF ELAINE E. JOYNER, MALAINA  
CHAPMAN, GERMARLON BROAD-  
NAX 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 re-  
corded 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.

Name of Clerk Making the Sale: Karen  
E. Rushing, Sarasota County Clerk of  
Courts  
ANY PERSON CLAIMING AN INTER-  
EST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.  
Pursuant to the Fair Debt Collec-  
tion Practices Act, it is required that  
we state the following to you: THIS  
DOCUMENT IS AN ATTEMPT TO  
COLLECT A DEBT AND ANY INFOR-  
MATION OBTAINED WILL BE USED  
FOR THAT PURPOSE.  
If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400,  
at least seven (7) days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.  
WASSERSTEIN, P.A.  
301 Yamato Road  
Suite 2199  
Boca Raton, Florida 33431  
Tel.: (561) 288-3999  
Primary E-Mail:  
danw@wassersteinpa.com  
By: /s Daniel Wasserstein  
DANIEL WASSERSTEIN, ESQ.  
Florida Bar No. 42840  
January 9, 16, 2026 26-00042S

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 fol-  
lowing described property:  
LOT 2141, STONEYBROOK AT  
VENICE, UNIT 4, ACCORD-  
ING TO THE PLAT THERE-  
OF, AS RECORDED IN PLAT  
BOOK 45, PAGE 28, OF THE  
PUBLIC RECORDS OF SARA-  
SOTA COUNTY, FLORIDA.  
has been filed against you and you are  
required to serve a copy of your writ-  
ten 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 at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint.  
If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400,  
at least seven (7) days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.  
WITNESS my hand and the seal of  
this Court this 30 day of December,  
2025.  
KAREN E. RUSHING  
As Clerk of the Court  
(SEAL) By G Kopinsky  
As Deputy Clerk  
25-02997  
January 9, 16, 2026 26-00041S

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 pursu-  
ant 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, Flor-  
ida, wherein HOMEOWNERS ASSO-  
CIATION OF LA CASA, INC. is Plain-  
tiff, and SHARON L. SWIERCZYNSKI  
and SUNNOVA TE MANAGEMENT  
LLC are Defendants, Karen E. Rush-  
ing, 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 RESI-  
DENTIAL COOPERATIVE, ac-  
cording to the Exhibit "B" (Plot  
Plan) of the Master form Pro-

prietary Lease recorded in Of-  
ficial 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 INTER-  
EST 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 disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400,  
at least seven (7) days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than seven (7) days; if you are  
hearing or voice impaired, call 711.  
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:  
cofoservicemail@beckerlawyers.com  
BY: /s/ Carolyn C. Meadows  
Carolyn C. Meadows  
Florida Bar #92888  
H28309/423148/30441933.v1  
January 9, 16, 2026 26-00057S

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**  
**MYRAN 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 pursu-  
ant 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, Floirda, wherein  
MYRNA L. BAND, an individual, and  
MARIANNE SIEGAL, an individual,  
Plaintiffs, and MICHAEL CORY, a/k/a  
MICHAEL GERSTENFELD, Defen-  
dant, Karen E. Rushing, Clerk of Court,  
will sell the property at public sale at  
www.sarasota.realforeclose.com be-  
ginning at 9:00 a.m. 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", Subdivi-  
sion of SW 1/4 of the NW 1/4 of  
the SE 1/4 of Section 30, Town-  
ship 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 INTER-  
EST 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 PUB-  
LISHED AS PROVIDED HEREIN.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Sarasota County  
Jury Office, P.O. Box 3079, Sarasota,  
Florida 34230-3079, (941)861-7400,  
at least seven (7) days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than seven (7) days; if you are  
hearing or voice impaired, call 711.  
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 26-00053S

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 LES-  
LIE 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, Sara-  
sota, Florida 34230-3079. The names  
and addresses of the personal represen-  
tative and the personal representative's  
attorney are set forth below.  
All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.  
All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS  
NOTICE.  
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 Com-  
munity 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 speci-  
fied 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 SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.  
NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.  
**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

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PUBLIC SALES ---

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SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Ex-  
press, will hold a public auction to sell personal property described below belonging  
to those individuals listed below at the location indicated:  
4173 Clark Road Sarasota, FL 34233 on 1/22/2026 at 10:00am  
Jason Rialmo  
I have tools, a couple storage bins, a utility trailer, and a small atv  
Church of Motion dba Radiance Church of Sarasota  
Music Equipment, amps, speakers, musical instruments, pipe and drape, seasonal  
decor, etc.  
The auction will be listed and advertised on www.storage treasures.com. Purchas-  
es must be made with cash only and paid at the above referenced facility in order to  
complete the transaction. Extra Space Storage may refuse any bid and may rescind  
any purchase up until the winning bidder takes possession of the personal property.  
January 2, 9, 2026 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:  
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.storage treasures.com. Purchas-  
es must be made with cash only and paid at the above referenced facility in order to  
complete the transaction. Extra Space Storage may refuse any bid and may rescind  
any purchase up until the winning bidder takes possession of the personal property.  
January 2, 9, 2026 26-00005S

HOW TO PUBLISH  
YOUR LEGAL NOTICE  
IN THE  
BUSINESS OBSERVER

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

Business  
Observer

LV4671

Q&A

**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.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

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

LV18237\_V20



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

SECOND 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: 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, 202626-00014S		

SECOND 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: 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, 202626-00016S		

SECOND 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: 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, 202626-00015S		

SECOND 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: 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, 202626-00002S		

SECOND 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: 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, 202626-00001S		

FOURTH 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 <b>Case No. 2025 CA 006434 NC</b> <b>In re:</b> <b>LAPITEC USA, INC.,</b> <b>Assignor,</b> <b>to</b> <b>LARRY S. HYMAN,</b> <b>Assignee.</b> 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 Larry 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, 202625-02429S		

THIRD 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 DR 4698</b> <b>KAREN ALEXANDRA CASTRO</b> <b>ESMERALDA,</b> <b>Petitioner, and</b> <b>FIDEL RANGEL HERNANDEZ,</b> <b>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, 202625-02460S		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP005247SC</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>LEMOINE DON BAKER</b> <b>Deceased.</b> 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. 732.221, 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 01/02/2026. <b>Personal Representative:</b> <b>Linda K. Marsh</b> 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, 202626-00027S		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File No: 2025CP5253SC</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>GLORIA HAINES BAKER A/K/A</b> <b>GLORIA H. BAKER</b> <b>Deceased.</b> 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. 732.221, 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 January 2nd, 2026. <b>Personal Representatives:</b> <b>Linda Marsh</b> 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 Secondary E-Mail: anne@wellbaumlaw.com January 2, 9, 202626-00026S		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION <b>File Number 2025-CP-5945NC</b> <b>IN RE: ESTATE OF</b> <b>HOWARD BAKER,</b> <b>Deceased.</b> 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 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		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2025 CA 004696 NC</b> <b>MASSACHUSETTS MUTUAL LIFE</b> <b>INSURANCE COMPANY,</b> <b>Plaintiff, vs.</b> <b>MICHAL ZIVCAK, et al.,</b> <b>Defendant.</b> 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 covering 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		

SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA <b>CASE NO. 2025 CC 004078 NC</b> <b>HIDDEN LAKE VILLAGE OF</b> <b>SARASOTA, INC., a Florida</b> <b>not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>NICOLE MARIE PORTER;</b> <b>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.</b> 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 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		

FOURTH 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 <b>CASE NO. 2025-CA-004672</b> <b>Highmark Land, LLC</b> <b>Plaintiff, vs.</b> <b>Theresa Perkins, et al.</b> <b>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 SOUTH-WEST 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 Plaintiffs' Complaint. The notice contained herein shall be published once a week for four (4)		

SECOND INSERTION		
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. <b>Personal Representative:</b> <b>ALISA J. BAKER</b> 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, 202626-00019S		

SECOND 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, 202626-00008S		

SECOND INSERTION		
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, 202626-00029S		

FOURTH INSERTION		
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, 202625-02439S		



--- ACTIONS / SALES ---

SECOND 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	

SECOND 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,	

Karen E. Rushing  
as Clerk of the Circuit Court of  
Sarasota County, Florida  
(SEAL) By: G Kopinsky  
DEPUTY CLERK  
January 2, 9, 202626-00009S

SECOND INSERTION	
<b>NOTICE AND ORDER TO SHOW CAUSE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY GENERAL CIVIL DIVISION <b>CASE NO: 2025-CA-2793</b> <b>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.</b> 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, 202626-00010S

SECOND 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	

SECOND 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	

SECOND 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	

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: sboone@boone-law.com  
January 2, 9, 202626-00007S

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. 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

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  
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

SECOND 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	

SECOND 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	

SECOND 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, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES LEE BRADFORD, JR. are the Defendant(s).	

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

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.  
**Personal Representative:**  
**CHRISTINE SHELOW**  
**c/o Klingbeil & Roberts, P.A.**  
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  
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E-Mail: greg@k-rlaw.com  
Secondary E-Mail:  
deanna@k-rlaw.com  
January 2, 9, 202626-00021S



# 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](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)