

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Jason's Voyages located at 333 S Tamiami Trl #201 in the City of Osprey, Sarasota, FL 34229 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 7th day of January, 2026	
Jason Cunningham	
January 16, 2026	26-00080S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Relic Revival located at 1101 Tamiami Trail S, STE 101G in the City of Venice, Sarasota, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of January, 2026	
Relic Revival Ventures LLC	
January 16, 2026	26-00090S

FIRST INSERTION	
ADVERTISEMENT OF SALE	
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday, the 17th day of February, 2026, at 10:00 AM, at lockerfox.com. The said property has been stored and is located at Space Shop Self Storage, 3323 17th St, Sarasota, FL 34235. Valle, Jonatan BIKES, LUGGAGE, TABLE, FAN, TOOLS, CLOTHES, AND PRINTER; Jacobsen, Mason MATTRESS, BROOM AND DUSTPAN, MATTRESS FRAME DRESSER; Vera, Adelina BOXES, SHELVES, TOTES, PORTABLE AC, CHAIRS, PATIO FURNITURE, BARN DOORS, DRESSER; Powers, Susan BIKES, LUGGAGE, TOTES, BASKETS, AND CHAIRS; Jacobs, Lizelle COUCH, CHAIRS, TOTES, TABLE, TV, BOXES; Vera, Adelina CHAIRS, HIGHCHAIRS, COMMERCIAL FRYERS, SINKS, FRIDGES, OVENS, DISHWASHER TRAYS, TRASH CANS; Mitchell, Jantzen SPEAKER BOX, SPEAKERS, TV, BOXES, FISHING POLES, TOTES TOOLS, SURFACE CLEANER CHAIRS, TABLE; Gonzalez, Maria TOYTES, AC CARPET CLEANER, BLOWER, POTS, BABY FORMULA, DIPERS; Powers, Susan BIKE TIRES, CLOTHES, WAGON, CHAIRS, BAGS, SHOES Sale is subject to cancellation in the event of settlement between owner and obligated party.	
January 16, 23, 2026	26-00074S

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale; the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.	
Bidding: All bidding will take place online at StorageTreasures.com on January 29th, 2026, at 10:00 AM EST. Property will be sold to the highest bidder.	
7005 - 2590 17th St., Sarasota, FL 34234 - 941-842-0532; Kevin Van Riper/Sarasota Custom Wood and Design: Custom Woodworking Business Shop, long List of tools/equipment/supplies, 30-Gal Air Compressor, Outdoor AC Reem HVAC, Shop Vac, Paint Mixer, Ladders, Tools, Workbenches, Heater, Tabletop Miter Saw, Propane Tanks, Refrigerator, Microwave, Office Desk, Filing Cabinets, Work Horses, Wheel Barrel, Comm. Dust Collector, Space Heater, Bosch RA1171 Miter/Router, DeWalt Table Saw, 3500 Watt Generator	
January 16, 23, 2026	26-00098S

FIRST INSERTION	
EQUITABLE PUBLIC NOTICE	
State of Florida	
Published January 16th, 2026	
Be it hereby published and placed upon the equitable record:	
On this date, Brandon Taylor appeared by special visitation only, not submitting to general jurisdiction, for the sole and exclusive purpose of correcting presumption, giving fiduciary notice, and perfecting the equitable record.	
Brandon Taylor confirmed on the record that lawful tender had been made, kept good, and never refused, thereby preserving all equitable rights of redemption and subrogation. In accordance with the maxim he who seeks equity must do equity (Story, §64), and the principle that equity regards as done that which ought to be done, a perfected tender extinguishes any presumption of default and shifts the burden to the obligee.	
He further declared that subrogation had been completed, placing all parties on notice that any claim in the NAME is held in trust and must be administered and accounted for accordingly. Upon perfected tender and subrogation, equity imposes a fiduciary duty upon all officers receiving notice.	
The judicial officer acknowledged an absence of complete filings on the clerk's docket yet admitted they may not have appeared at the time of the proceeding. Notwithstanding this, the court abated ongoing support, recognizing that the presumption of obligation could not stand where sworn testimony and evidence confirmed that the child had been in Brandon Taylor's household for three years.	
During the proceeding, Brandon Tay-	

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Coach's Bar and Grill Venice located at 124 W Venice Ave in the City of Venice, Sarasota, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 8th day of January, 2026	
RBDJ ENTERPRISES, LLC	
January 16, 2026	26-00078S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Atlas ECS located at 5605 Mauna Loa Blvd Unit 301 in the City of Sarasota, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of January, 2026	
Atlas Exterior Cleaning Services LLC	
January 16, 2026	26-00082S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ember Pilates located at 105 Links Ave in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 11th day of January, 2026	
Kimberly Kerr	
January 16, 2026	26-00096S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of VIZA Migrant Pro Solutions USA located at 1343 Main St, Suite 705 in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 7th day of January, 2026	
INMIGRACION USA TPS LLC	
January 16, 2026	26-00079S

FIRST INSERTION	
Sarasota Retina Institute NOTICE OF PHYSICIAN RELOCATING	
Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Institute as of January 1, 2026. Patients wishing to obtain a copy of their medical records or arrange for transfer of care may do so by contacting Sarasota Retina Institute, 3400 Bee Ridge Rd., Ste 200 Sarasota, FL 34239 or call 941-921-5335.	
Jan. 16, 23, 30; Feb. 6, 2026	
	26-00128S

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:	
Facility Address 450 N cattlemen rd. Sarasota, FL 34232	
Phone Number 941-866-6260	
Time of Sale 02/05/2026 10:00am	
Matthew J Lydecker-Couches mattress, bins chair, table	
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 16, 23, 2026	26-00066S

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:	
Facility Address 8400 Fruitville Rd Sarasota FL 34240	
Phone Number 941-263-3695	
Time of Sale 02/05/2026 10:00am	
Matt Moritz- Bedroom, computer and office stuff.	
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 16, 23, 2026	26-00065S

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:	
Facility Address 3265 University Pkwy. Sarasota Fl, 34243	
Phone Number 941-780-7708	
Time of Sale 2/5/26 10:00am	
Kimberly Denmark - clothing suite cases, coat hangers	
Harold Thorpe - safes, latter, microwave and hats	
Jamil Smith - Boxes and totes	
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 16, 23, 2026	26-00067S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of VIP Co. located at 1435 E Venice Ave. Ste. 104 PMB 151 in the City of Venice, Sarasota, FL 34292 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 13th day of January, 2026	
Venice Island Private Consulting LLC	
January 16, 2026	26-00117S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Key Concierge located at 1727 Fruitville Rd in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 14th day of January, 2026	
Key Concierge, LLC	
January 16, 2026	26-00133S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sarasota Suncoast Tours located at 1727 Fruitville Rd in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 14th day of January, 2026	
Sarasota Suncoast Tours LLC	
January 16, 2026	26-00134S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Venice Suncoast Tours located at 1727 Fruitville Rd in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 14th day of January, 2026	
Sarasota Suncoast Tours LLC	
January 16, 2026	26-00132S

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
NOTICE IS HEREBY GIVEN that Justin Kopetsky / JJDK HOLDINGS LLC will engage in business under the fictitious name SURV OF PORT CHARLOTTE, with a physical address 1448 Allegheny Ln North Port, FL 34286, with a mailing address 1448 Allegheny Ln North Port, FL 34286, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.	
January 16, 2026	26-00097S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Key Culinary Tours located at 1727 Fruitville Rd in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 14th day of January, 2026	
Sarasota Suncoast Tours LLC	
January 16, 2026	26-00131S

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MyReader located at 8350 Bee Ridge Rd Unit #184, in the County of Sarasota, in the City of Sarasota, Florida 34241 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Sarasota, Florida, this 12th day of January, 2026.	
AFFINE APPS LLC	
January 16, 2026	26-00095S

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 800-235-4455 CONNECT 24/7 CELL SERVICE located at 1999 MAIN STREET in the City of SARASOTA, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 14th day of January, 2026	
SCOTT DAVANZO	
January 16, 2026	26-00137S



WE
WANT
TO
SAVE
THE
S



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA File No. 2026 CP 000147 NC Probate Division IN RE: ESTATE OF JOANNE BENNETT, Deceased.</p> <p>The administration of the estate of JOANNE BENNETT, deceased, whose date of death was October 19, 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>All other creditors of the decedent and other persons having claims or demands against decedent's estate must</p>	<p>file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: January 16, 2026.</p> <p>Signed on this 14th day of January 2026.</p> <p>Bruce E. Bennett BRUCE E. BENNETT Personal Representative 49 Middle River Road Danbury, CT 06811 /s/ Jonell E. Dreznin JONELL E. DREZNIN Attorney for Personal Representative Florida Bar No. 1064825 ICARD, MERRILL, CULLIS, TIMM FUREN & GINSBURG, P.A. 8470 Enterprise Circle, Suite 201 Lakewood Ranch, FL 34202 Telephone: 941.907.0006 Email: JDreznin@IcardMerrill.com January 16, 23, 2026 26-000135S</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORID PROBATE DIVISION File No. 2025-CP-5060 NC IN RE: ESTATE OF: KENDELL L. NICHOLS, Deceased.</p> <p>The administration of the estate of KENDELL L. NICHOLS, deceased, whose date of death was February 14, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</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 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: January 16, 2026.</p> <p>DARCY NICHOLS Personal Representative 25 Cheryl Circle Bentonville, AR 72712 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 16, 23, 2026 26-00105S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000146 NC Division Probate IN RE: ESTATE OF ROGER W. HOWES Deceased.</p> <p>The administration of the estate of Roger W. Howes, deceased, whose date of death was December 1, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>	<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 16, 2026.</p> <p>Personal Representative: NANCY BARNES c/o 1217 S. Tamiami Trail Sarasota, Florida 34239 Attorney for Personal Representative: /S/ J. ALLISON ARCHBOLD J. ALLISON ARCHBOLD Florida Bar Number: 115088 Archbold Law Firm, P.A. 1217 S. Tamiami Trail Sarasota, FL 34239 Telephone: (941) 960-8825 Fax: (941) 313-8456 Primary Email: jaa@archbold.law Secondary Email: service@archbold.law January 16, 23, 2026 26-00083S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-6262 NC Division Probate IN RE: ESTATE OF LESLIE LEONARD MOPPS, II A/K/A LESLIE MOPPS, JR. A/K/A LESLIE L. MOPPS, II Deceased.</p> <p>The administration of the estate of Leslie Leonard Mopps, II a/k/a Leslie Mopps, Jr. a/k/a Leslie L. Mopps, II, deceased, whose date of death was August 18, 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</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 16, 2026.</p> <p>Personal Representative: Brian Mopps 1711 Maxwell St. Colorado Springs, Colorado 80906 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com January 16, 23, 2026 26-00091S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002787 NC IN RE: ESTATE OF JOHN BRYAN WILLIAMS, Deceased.</p> <p>The administration of the estate of JOHN BRYAN WILLIAMS, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>	<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 16, 2026.</p> <p>Personal Representative: David Mecker 360 Nueces St. Apt. #1618 Austin, Texas 78701 Attorney for Personal Representative: Abel A. Putnam, Attorney Florida Bar Number: 024090 PUTNAM & CREIGHTON, P.A. P.O. Box 3545 Lakeland, Florida 33802 Telephone: (863) 682-1178 Fax: (863) 683-3700 E-Mail: aap@putnampa.com E-Mail: aapservice@putnampa.com January 16, 23, 2026 26-00099S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000147 NC Division Probate IN RE: ESTATE OF JOANNE BENNETT, Deceased.</p> <p>The administration of the estate of JOANNE BENNETT, deceased, whose date of death was October 19, 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>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 date of first publication of this Notice is January 16, 2026.</p> <p>Person Giving Notice: Mary C. Sawyers 621 Arlington Ave Naperville, Illinois 60565 Attorney for Person Giving Notice 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 16, 23, 2026 26-00103S</p>	<p>decedent and persons 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 this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is January 16, 2026.</p> <p>Person Giving Notice: Mary C. Sawyers 621 Arlington Ave Naperville, Illinois 60565 Attorney for Person Giving Notice 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 16, 23, 2026 26-00103S</p>

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Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

1/18/2027 V25

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-5014-NC IN RE: ESTATE OF MARY K. DANIELS, Deceased.</p> <p>The administration of the estate of Mary K. Daniels, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>	<p>NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 16, 2026.</p> <p>Personal Representative: John M. Daniels 7623 Weeping Willow Circle Sarasota, FL 34231 Attorney for Personal Representative: Luke X. Johnston, Esquire 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 16, 23, 2026 26-001275</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-006279-NC IN RE: ESTATE OF DIANNE L. ROBERTS aka DIANNE B. ROBERTS, Deceased.</p> <p>The administration of the estate of DIANNE B. ROBERTS, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 16, 2026.</p> <p>Personal Representative: WILLIAM J. ROBERTS 8270 Hugh Alison Place Sarasota, FL 34240 Attorney for Personal Representative: JEFFREY T. TROIANO Florida Bar No. 0031557 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: jtroiano@williamsparker.com Secondary: mbussiere@williamsparker.com January 16, 23, 2026 26-00120S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.25 CP 6078 NC IN RE: ESTATE OF KATHERINE MARTINA BUTLER LACKEY Deceased.</p> <p>The administration of the estate of Katherine Martina Butler Lackey, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 16, 2026.</p> <p>Personal Representative: John A. Moran 6111 Exchange Way Lakewood Ranch, Florida 34202 Attorney for Personal Representative: John A. Moran, Esq. Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. PO Box 3948 Suite 300 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 366-4660 E-Mail: jmoran@dunlapmoran.com Secondary: dmprobate@dunlapmoran.com January 16, 23, 2026 26-00106S</p>

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-6331-NC
Division Probate
IN RE: ESTATE OF
JOHN PAUL HORNBERGER
Deceased.

The administration of the estate of John Paul Hornberger, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and

addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative

Sally Ann Hornberger-Arnold
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Andrew R. Boyer, Esq.
Attorney for Personal Representative
Florida Bar Number: 35409
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: aboyer@boyerboyer.com
Secondary Email:
service@boyerboyer.com
January 16, 23, 2026 26-00136S

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 187 NC
IN RE: ESTATE OF
RODERICK JAMES
MCALPINE, JR.
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 RODERICK JAMES MCALPINE, JR., deceased, File Number 2026 CP 187 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237; that the decedent's date of death was June 18, 2025; that the total value of the estate is \$15,704.27 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
TIFFANY MCALPINE
2905 Greenbriar Street
Sarasota, FL 34237

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the

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

The date of first publication of this Notice is January 16, 2026.

Person Giving Notice:
TIFFANY MCALPINE
2905 Greenbriar Street
Sarasota, Florida 34237
Attorney for Person Giving Notice:
M. MICHELLE ROBLES, ESQ.
Attorney
Florida Bar Number: 283120
7729 Holiday Drive
Sarasota, Florida 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail:
michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
January 16, 23, 2026 26-00118S

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP005481NC
PROBATE DIVISION
IN RE: ESTATE OF
JUDITH ANN TODD
Deceased.

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

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 16, 2026.

Petitioners:
CHRISTA YANDELL
JESSICA SHELTON
MONICA ROGERS
C/O TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237
Attorney for Petitioners:
TIMOTHY W. GENSMER, ESQ.
TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD, STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No.586242
January 16, 23, 2026 26-00126S

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 006175
IN RE: ESTATE OF
CAROL D. WERNER
a/k/a CAROL A. WERNER,
Deceased.

The administration of the Estate of CAROL D. WERNER a/k/a CAROL A. WERNER, deceased, whose date of death was November 11, 2025, is pending in the Sarasota County, Florida, Probate Division, the address of which is 11189 Staveley Court, Venice, Florida 34275. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

CHERYL VASSOS,
Personal Representative
c/o Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701
JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for Cheryl Vassos,
Personal Representative
January 16, 23, 2026 26-00102S



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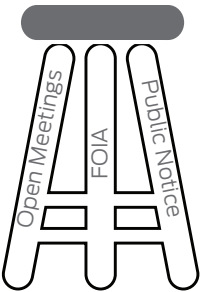
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It’s newspapers *and* newspaper websites vs government websites

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**

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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:**

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

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- | | |
|----------------------------------|---|
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| Proposed Budgets and Tax Rates | Zoning, Annexation and Land Use Changes |

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- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
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--- SALES ---

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-3813-NC NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. GODWILL MBORI; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF GODWILL MBORI, Defendants. NOTICE IS HEREBY GIVEN that I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com , sell to the highest bidder, for cash, the fol- lowing-described real property:	Lot 28, Block 1067, 24th Addi- tion to Port Charlotte Subdivi- sion, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 14, 14A through 14M, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA- 003813-NC. 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 with- in 60 days after the sale. 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. Dated this 12th day of January, 2026. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff January 16, 23, 2026	26-00116S

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2025 CA 001902 NC DIVISION: A 1 Sharpe Opportunity Intermediate Trust Plaintiff, -vs.- Eco Holdings Investments, LLC; Donato Ciaccia; Unknown Parties in Possession #1, as to 873 Riviera Lane, Port Charlotte, FL 33948, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, as to 873 Riviera Lane, Port Charlotte, FL 33948, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #1, as to 5039 Brack Avenue, North Port, FL 34288, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Freedom Forever FL LLC Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 001902 NC of the Circuit Court of the 12th Judicial Cir- cuit in and for Sarasota County, Florida, wherein 1 Sharpe Opportunity Interme- diate Trust, Plaintiff and Eco Holdings Investments, LLC are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on February 24, 2026, the following described property as set forth in said Final Judgment, to-wit: PARCEL 1: LOT 20, BLOCK 4292, PORT CHARLOTTE SUBDIVISION SECTION SIXTY SIX, ACCORDING TO	THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL 2: LOT 5, BLOCK 379, PORT CHARLOTTE SUBDI- VISION, SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 5, PAGES 14A THROUGH 14E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL 3: LOT 10, BLOCK 1057, TWENTY FOURTH AD- DITION TO PORT CHAR- LOTTE SUBDIVISION, AC- CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 14, 14A THROUGH 14M, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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. 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 January 16, 23, 2026	26-00110S

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 CA 002260 NC MARLIN MORTGAGE CAPITAL, LLC, Plaintiff, vs. STEVEN A. COOPER A/K/A STEVEN ANDREW COOPER; UNKNOWN SPOUSE OF STEVEN A. COOPER A/K/A STEVEN ANDREW COOPER; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on the 8th day of January 2026, in Case No. 2025 CA 002260 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein MARLIN MORTGAGE CAPITAL, LLC is the Plaintiff STEVEN A. COOPER A/K/A STEVEN ANDREW COOPER; UNKNOWN SPOUSE OF STEVEN A. COOPER A/K/A STEVEN ANDREW COOPER; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen E. Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com , the Clerk's website for on-line auctions at, 9:00 A.M. on the 12th day of February 2026, the following described property as set forth in said Final Judgment, to wit:	LOT 13, BLOCK 2484, FIFTI- ETH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE- CORDED AT PLAT BOOK 21, PAGES 7, 7A, THROUGH 7H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 6338 KENWOOD DRIVE, NORTH PORT, FL 34287 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 this 14th day of January 2026. By: Paris A. Roach Paris A. Roach, Esq. Bar Number: 1028751 25-06506-1 January 16, 23, 2026	26-00130S

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25CA3113NC DIVISION “C” NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. MARIA-SOLEDA CABASCO VILLANUEVA; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF MARIA-SOLEDA CABASCO VILLANUEVA, Defendants. NOTICE IS HEREBY GIVEN that I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com , sell to the highest bidder, for cash, the fol- lowing-described real property: Lot 39, Block 2136, Forty-Fifth Addition to Port Charlotte Sub- division, according to the map or plat thereof, as recorded in Plat Book 19, Page 38, of the Pub- lic Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA- 003113-NC. 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 with- in 60 days after the sale. 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. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff January 16, 23, 2026		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25CA3724NC DIVISION “C” NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. JUNE BOLTON-JOHNSON; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JUNE BOLTON- JOHNSON, Defendants. NOTICE IS HEREBY GIVEN that I, I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com , sell to the highest bidder, for cash, the fol-	lowing-described real property: Lot 10, Block 2097, 45th Ad- dition to Port Charlotte Sub- division, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG, of the Public Re- cords of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA- 003724-NC. 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 with- in 60 days after the sale. 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. Dated this 12th day of January, 2026. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff January 16, 23, 2026	26-00115S

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION Case No.: 2025 CA 002126 BARBARA L. LUCCI AND EUGENE J. LUCCI, Wife and Husband, Plaintiffs, v. AUCTION FLIPPERZ LLC, a Florida limited liability company, GRAN PARADISO PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, and All Unknown Parties in Possession Under Unrecorded Leases and/or Agreements, And Any Parties Claiming By, Through Or Under Said Leases/Agreements, Defendants. Notice is hereby given that pursuant to the Final Judgment of Mortgage Fore- closure dated December 9, 2025, I will sell to the highest and best bidder for cash at foreclosure sale conducted via Internet at www.sarasota.realforeclose.com at 9:00 a.m. on February 5, 2026, the following described property: LOT 43, OF GRAN PARADISO, TOWNHOMES 1A, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 49, PAGE 8, OF THE	PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031 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. Sarasota County Clerk of Court, Karen E. Rushing Dated on January 12, 2026. By: /s/ Nicole M. Price Nicole M. Price, Esq. Florida Bar 1008117 Icard Merrill 2033 Main Street, Suite 600 Sarasota, FL 34237 Phone: 941.366.8100 January 16, 23, 2026	26-00107S

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025 CA 002382 NC LOANDEPOT.COM, LLC, Plaintiff, vs. TODD JENKINS; KASSANDRA LENN JENKINS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure filed January 7, 2026 and entered in Case No. 2025 CA 002382 NC, of the Circuit Court of the 12th Judicial Cir- cuit in and for SARASOTA County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and TODD JENKINS; KASSANDRA LENN JENKINS; UN- KNOWN PERSON(S) IN POSSES- SION OF THE SUBJECT PROPERTY; are defendants. KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. SARASOTA.REALFORECLOSE. COM, at 9:00 A.M., on February 11, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 1035, TWEN- TY FOURTH ADDITION TO PORT CHARLOTTE SUBDIVI- SION, ACCORDING TO THE	PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in 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. Dated this 13th day of January, 2026. /s/ Kyle King, Esq. Bar. No.: 990248 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00423 LND January 16, 23, 2026	26-00122S

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION Case No. 2025-CC-004041-SC JAPANESE GARDENS HOMEOWNERS CORPORATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JACK D. BRENNAN, deceased; BARBARA A. SEELEY; JACK L. SEELEY, JR.; LINDA J. BRENNAN; JOHN DOE AND MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action. Defendants. NOTICE IS HEREBY GIVEN, pursu- ant to the Final Summary Judgment of Foreclosure entered in Case No. 2025-CC-004041-SC, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein JAPANESE GARDENS HOMEOWNERS CORPORATION, INC. is Plaintiff and JACK D. BREN- NAN, deceased; BARBARA A. SEE- LEY; JACK L. SEELEY, JR.; JOHN DOE AND MARY DOE, as Unknown Occupants; and the respective un- known spouses, heirs, devisees, grant- ees, creditors, and other parties claim- ing by, through, under or against them, if alive, and if any of the above-refer- enced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this ac- tion. Karen E. Rushing, the Clerk of Cir- cuit Court, will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 o'clock a.m.	on February 5, 2026, the following de- scribed property as set forth in the Final Judgment, to wit: Unit 170, JAPANESE GAR- DENS MOBILE HOME PARK, a Cooperative situate on the property described in Exhibit “A” and located as shown on Ex- hibit “B” (Plot Plan) of the Mas- ter Form Proprietary Lease re- corded in Official Records Book 1544, Pages 1427 through 1454, and the Amended Master Form Proprietary Lease as recorded at Instrument No. 2019033014, all of the Public Records of Sarasota County, Florida - and - 1972 Park double wide mo- bile home, VIN #2998CA and 2998CB - and - All personal property located on or in the Unit. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN SIX- TY (60) DAYS 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. Dated: January 13, 2026 /s/ Tamsen Hays Tamsen Hays, Esq. Florida Bar No. 44126 Wotitzky, Wotitzky & Young, P.A. 1107 W. Marion Avenue, Unit 111 Punta Gorda, FL 33950 (941) 639-2171; Fax: (941) 639-8617 thays@wotitzkylaw.com donna@wotitzkylaw.com Attorneys for Plaintiff January 16, 23, 2026	26-00121S



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

01/2027

--- ACTIONS / SALES ---

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2025 CA 002592 NC DIVISION: C</p> <p>Nationstar Mortgage LLC Plaintiff, -vs.- Michelle Veronica Roder a/k/a Michelle Zita; Unknown Spouse of Michelle Veronica Roder a/k/a Michelle Roder a/k/a Michelle Zita; The Law Offices of Christopher D. Edmonds; Avanti at Waterside Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 002592 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Michelle Veronica Roder a/k/a Michelle Roder a/k/a Michelle Zita are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. SARASOTA.REALFORECLOSE.COM</p>

, AT 9:00 A.M. on February 24, 2026,
the following described property as set
forth in said Final Judgment, to-wit:
LOT 25, AVANTI AT WATER-
SIDE, ACCORDING TO THE
PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 56,
PAGE(S) 400 THROUGH 409,
PUBLIC RECORDS OF SARA-
SOTA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM NO LATER
THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS AS
UNCLAIMED.
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.
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
January 16, 23, 2026 26-00111S

FIRST INSERTION
<p>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 001761</p> <p>KIAVI FUNDING, INC., Plaintiff, v. IAUCTION THREE LLC AND UNKNOWN SPOUSE OF, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Fore- closure entered on January 8, 2026 and entered in Case No. 2025 CA 001761 in the Circuit Court of the 12th Judi- cial Circuit in and for Sarasota County, Florida, wherein IAUCTION THREE LLC AND UNKNOWN SPOUSE OF, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https:// www.sarasota.realforeclose.com on May 8, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 10, BLOCK C, CLARK MEADOWS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE- CORDED IN PLAT BOOK 8, PAGE 111, PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. and commonly known as: 3801 CLO- VER LANE, SARASOTA, FL 34233 (the "Property"). ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF</p>

THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS 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.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
January 16, 23, 2026 26-00092S

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 002939 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. CATHERINE G. MAYER; UNKNOWN SPOUSE OF CATHERINE G. MAYER; UNLOCK PARTNERSHIP SOLUTIONS INC.; CROSS RIVER BANK; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to an Amended Uniform Final Judgment of Mortgage Foreclosure dated January 9, 2026, entered in Civil Case No.: 2025 CA 002939 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC- ING, Plaintiff, and CATHERINE G. MAYER; UNLOCK PARTNERSHIP SOLUTIONS INC.; CROSS RIVER BANK, are Defendants. KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the high- est bidder for cash, at www.sarasota. realforeclose.com, at 9:00 AM, on the 7th day of May, 2026, the following de- scribed real property as set forth in said Judgment, to wit: LOT 2, CLIFT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 47, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR- IDA. If you are a person claiming a right to</p>

funds remaining after the sale, you
must file a claim with the clerk before
the clerk reports the surplus as un-
claimed. If you fail to file a timely claim
you will not be entitled to any remain-
ing funds. After the funds are reported
as unclaimed, only the owner of record
as of the date of the Lis Pendens may
claim the surplus.
If you are a person with a disability
who needs any accommodation in 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.
If you cannot afford an attorney,
contact Gulfcoast Legal Services at
(941) 366-1746 or www.gulfcoastlegal.
org, or Legal Aid of Manasota at (941)
366-0038 or www.legalaidofmanasota.
org. If you do not qualify for free legal
assistance or do not know an attorney,
you may call an attorney referral service
(listed in the phone book), or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
Dated: January 12, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
January 16, 23, 2026 26-00109S

FIRST INSERTION
<p>CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No. 2025 CA 002644 NC Honourable Judge: Carroll, Hunter Wyman PLANET HOME LENDING, LLC Plaintiff, vs. CRYSTALYN J. AMUNDSEN; JONAH HARALD MARTINEZ; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC.; CITY OF NORTH PORT; Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated January 07, 2026, in the above- styled cause, Karen E. Rushing, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash on- line at www.sarasota.realforeclose.com at 9:00 A.M on March 10, 2026, the following described property: LOT 46, BLOCK 2609, FIFTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA.</p>

TAX ID # 0974260946
COMMONLY KNOWN AS:
2673 Greendale Road, North
Port, FL 34287.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.
If you are a person with a 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.
Respectfully submitted this January
9, 2026.
/s/Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office, PLLC
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
mattw@wasingerlawoffice.com
January 16, 23, 2026 26-00089S

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024 CA 005046 NC LOAN FUNDER LLC, SERIES 67204, Plaintiff, vs. QUICK PROPERTIES BUYER LLC, a Florida Limited Liability Company; CARLOS MARTIN VELAZQUEZ; JUSTO ANTONIO CASTILLO- RINCON; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, et al. Defendants. TO: PROACTIVO CAPITAL FINAN- CIAL, LLC Last Known Address: 20010 West Dixie Highway #17104, Miami, FL 33180 YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing property in SARASOTA COUNTY, Florida: LOT 41 AND THE NORTH ONE-HALF OF LOT 42, BLOCK "F", ASHWORTH PARK, AS PER PLAT THERE- OF RECORDED IN PLAT BOOK 2, PAGE 174, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. Property address is commonly known as: 4603 Atlantic Av- enue, Sarasota, FL 34233 Parcel Identification Number: 0069120001 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 17, 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 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 Of- fice, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on January 8, 2026 CLERK OF THE COURT Karen E. Rushing (SEAL) By: G. Kopinsky As Deputy Clerk January 16, 23, 2026 26-00086S</p>

FIRST INSERTION
<p>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 004322 NC DIVISION: A</p> <p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NANCY JENNINGS, AS SELF- TRUSTEE UNDER AGREEMENT DATED JUNE 17, 2009; NANCY JENNINGS; UNKNOWN SPOUSE OF NANCY JENNINGS; DISCOVER BANK; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure en- tered on January 7, 2026, in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen E. Rushing, the Clerk of Court will sell to the highest and best bidder for cash at http://www.sarasota.realforeclose. com, on FEBRUARY 11, 2026 at 9:00 A.M., the following described property as set forth in said Final Judgment, to wit: LOTS 12178 AND 12179, SOUTH VENICE, UNIT NO. 46, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA. Property Address: 411 Zephyr Road, Venice, FL 34293 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. 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: January 12, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servciefl@mtglaw.com January 16, 23, 2026 26-00108S</p>

FIRST INSERTION
<p>AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA, Case No.: 2024 CA 004105 NC, WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as trustee of IMPERIAL FUND MORTGAGE TRUST 2022-NQM1, Plaintiff, vs. BRIAN O'HALLORAN and LEEANN O'HALLORAN, Defendant(s). NOTICE IS HEREBY GIVEN that pur- suant to a Final Judgment of Foreclo- sure entered SEPTEMBER 26, 2025, in the above styled suit, I, KAREN E. RUSHING, CLERK OF THE CIR- CUIT COURT, SARASOTA COUNTY, FLORIDA, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on FEBRUARY 23, 2026, to the highest and best bidder for cash in accordance with Fla. Stat. § 45.031, the following described real property as set forth in said Summary Final Judgment of Foreclosure, to wit: Lots 14 and 15, Block 362, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Pages 22, of the Public Records of Sarasota County, Florida. commonly known as 4462 Symco Ave., North Port, FL 34286. ANY PERSON CLAIMING AN IN-</p>

TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED. IF YOU FAIL TO FILE
A TIMELY CLAIM, YOU WILL NOT
BE ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.
If you are a person with a 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 this 5TH day of January,
2026.
DUBOW, DUBOW & WALLACE
Attorneys for Plaintiff
215 North Federal Highway
Dania Beach, Florida 33004
(954) 925-8228
By: JASON B. DUBOW
Fla. Bar No.: 856487
Email: jason@dwdvlaw.net
January 16, 23, 2026 26-00075S

FIRST INSERTION
<p>AMENDED NOTICE OF ACTION – PROPERTY IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY CIVIL DIVISION CASE NO. 2025 CC 008812 SC COUNTY CIVIL DIVISION E VENICE GOLF AND COUNTRY CLUB #1, INC. Plaintiff, v. ROBIN MITCHELL, INDIVIDUALLY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES L. MITCHELL; NANCY BERRY; GARY MITCHELL; MARK RYAN; MOLLY STAPLEMAN; JANE DOE and JOHN DOE, or either of them, as Unknown Tenants in Possession, Defendants. TO: NANCY BERRY MARK RYAN MOLLY STAPLEMAN JANE DOE and JOHN DOE, OR EI- THER OF THEM, AS UNKNOWN TENANTS IN POSSESSION YOU ARE NOTIFIED that an action seeking foreclosure of a claim of lien and damages relating to real property located at 507 Cheval Drive, Venice, Sarasota County, Florida 34292, which is legally described as follows: Lot 391, Amended Plat of Venice Golf & Country Club, Unit No. 111-A-2, according to the plat thereof recorded in Plat Book 36, pages 1, 1A through 1D, of the Public Records of Sarasota County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before February 17, 2026 or within thirty (30) days af- ter first publication of the notice and file the original with the Clerk of the above-styled Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 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 on January 7, 2026 KAREN E. RUSHING CLERK OF CIRCUIT COURT & COMPTROLLER Glen Kopinsky (SEAL) Deputy Clerk Jan. 16, 23, 30; Feb. 6, 2026 26-00071S</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 006224 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF SUSAN CHARTERS, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, De- visees, Surviving Spouse, Grantees, As- signee, Lienors, Creditors, Trustees, and all other parties claiming an interest by through under or against the Estate of Susan Charters, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing property in SARASOTA County, Florida: LOTS 1, 2 AND 3, BLOCK 510, 11TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 2, 2A THROUGH 2I OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before February 17, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the complaint or petition. 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 on January 5, 2026 KAREN E. RUSHING, CLERK As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk 1092-13727B Ref# 14194 January 16, 23, 2026 26-00069S</p>

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TIME



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legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

IN 2024

--- ACTIONS / SALES ---			
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<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT CHILDREN IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case No.: 2025 DR 005963 NC Division: Family 1</p> <p>IN RE: THE MARRIAGE OF: JOSEPHINE BORSELLINO, Petitioner/Wife, and MICHAEL CRAIG MOBLEY, Respondent/Husband. TO: MICHAEL CRAIG MOBLEY 12729 Flatwood Creek Dr.</p>		<p>Gibsonton, FL 33534</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage without children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sara Sawyer Boeller, Esq., Boeller Law, P.A., 4140 Woodmere Park Blvd., Suite 4, Venice, Florida 34293, (941) 800-4990, on or before 2-17-2026, and file the original with the clerk of this Court at 2002 Ringling Blvd., Sarasota, FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for</p>	
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<p>NOTICE OF EQUITABLE INTEREST In the Court of: Sarasota County Case No.: 2016 DR 000939 NC Matter of: Past Present and Future cases Nunc pro tunc NOTICE OF EQUITABLE INTEREST</p> <p>Notice is hereby given to the Court, Clerk, and all parties in interest that Brandon Taylor hereby places this Notice of Equitable Interest upon the record in the above-captioned matter.</p> <p>This Notice is provided for the purpose of preserving equitable rights, correcting presumptions, and giving constructive and actual notice to all parties and officers involved in this proceeding.</p> <p>I. STATEMENT OF EQUITABLE INTEREST</p>		<p>Brandon Taylor holds a present and substantial equitable interest in the subject matter of this case, including any rights, obligations, property interests, accounts, or claims arising from or connected to this proceeding.</p> <p>Any legal title, administrative claim, or statutory position asserted by another party is subject to and subordinate to this equitable interest where equity so requires.</p> <p>Equity recognizes substance over form. Where performance, contribution, or burden has been borne by one party, equity vests the beneficial interest accordingly.</p> <p>II. NOTICE TO THE COURT AND PARTIES</p> <p>All parties, clerks, judicial officers,</p>	
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<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025-CA-004955 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ARGENIS CASTELLANOS DURAN, et al, Defendant(s). To: ARGENIS CASTELLANOS DURAN Last Known Address: 5139 Tower St North Port , FL 34291 Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida: LOT 12, BLOCK 1406, TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 12 AND 12A THRU 12K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. A/K/A 5139 TOWER ST NORTH PORT FL 34291</p> <p>has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demand-</p>		<p>ed in the Complaint or petition.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidthofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.</p> <p>WITNESS my hand and the seal of this court on this 8 day of January, 2026.</p> <p>Clerk of the Circuit Court (Court Seal) By: Glen Kopinsky Deputy Clerk</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-011364 January 16, 23, 2026 26-00087S</p>	
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<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2024 CA 002463 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; SAMUEL MARTELL; DUSTIN MARTELL A/K/A DUSTIN GRANT MARTELL; DONALD GRANT MARTELL A/K/A DONALD MARTELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 8, 2026 in Civil Case No. 2024 CA 002463, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; SAMUEL MARTELL; DUSTIN MARTELL A/K/A DUSTIN GRANT MARTELL; DONALD GRANT MARTELL A/K/A DONALD MARTELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO</p>		<p>ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on February 12, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 33, BLOCK 485, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 20 AND 20A THRU 20 Z2 , OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 9th day of January, 2026.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1190-1493B January 16, 23, 2026 26-00101S</p>	
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<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2025 CA 005873 NC PARKSTONE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. ALL UNKNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR CLAIMANTS BY AND THROUGH UNDER OR AGAINST EUGENE E. LEDWITH, DECEASED, KIM LEDWITH, A KNOWN HEIR OF EUGENE E. LEDWITH, DECEASED AND UNKNOWN TENANT, Defendant(s).</p> <p>TO: All Unknown Heirs, Spouses, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees or Claimants by and Through under or Against Eugene E. Ledwith, Deceased, 3938 Yellowstone Circle Sarasota, FL 34233</p> <p>ANY UNKNOWN DEFENDANTS WHO CLAIM BY, THROUGH, UNDER OR AGAINST A KNOWN PARTY WHICH MAY BE DESCRIBED AS "ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST "DEFENDANTS", AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED.</p> <p>YOU ARE NOTIFIED that an action to foreclose a claim of lien on the</p>		<p>the relief demanded in the petition.</p> <p>The parties have no shared real or personal property, and therefore, the Petitioner is not asking the Court to divide any real or personal property.</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in</p>	
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<p>this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: January 9, 2026</p> <p>KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: G. Kopinsky Deputy Clerk</p> <p>Jan. 16, 23, 30; Feb. 6, 2026 26-00094S</p>		<p>abandonment of these rights.</p> <p>IV. REQUEST FOR ACKNOWLEDGMENT</p> <p>Brandon Taylor requests that this Notice be entered into the record and recognized for its intended purpose of preserving equitable interests and correcting presumptions.</p> <p>Proceedings conducted in disregard of a noticed equitable interest may constitute inequitable conduct.</p> <p>Dated this 16th day of January , 2026.</p> <p>Brandon Taylor. Private Civilian All rights reserved</p> <p>Jan. 16, 23, 30; Feb. 6, 2026 26-00072S</p>	
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<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case Number: 2024-CA-004405 NC NEXOS INVEST CORP., and/or assigns, Plaintiff, v. CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, ACEMAR WOOD PRODUCTS FL, LLC, CMM ROOFING, INC., LG KRAMER FLOORING, LLC, KAREEM SUWAITY, STORER CABLE TV OF FLORIDA, INC., JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Amended Final Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Sarasota County, Florida, that Karen E. Rushing, Clerk of this Court will sell the property at public sale, to the highest bidder, in the Sarasota County Courthouse, online at www.sarasota.realforeclose.com at 9:00 A.M. on February 13, 2026 situated in Sarasota County, Florida, with the property address 1734 Wisconsin Lane, Sarasota,</p>		<p>following property in Sarasota County, Florida:</p> <p>Lot 5, Block 19, PARKSTONE, according to the Plat thereof recorded in Plat Book 43, Page 5, of the Public Records of Sarasota County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central Boulevard South, Pompano Beach, FL 33064, on or before thirty (30) days after the first publication in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court on January 9, 2026.</p> <p>Clerk of the Circuit Cour (Court Seal) Karen E. Rushing By: Glen Kopinsky As Deputy Clerk</p> <p>January 16, 23, 2026 26-00104S</p>	
FIRST INSERTION		FIRST INSERTION	
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2023 CA 000711 NC CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HYB2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. HARRIET L. PICKEL; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT WHO ARE UNKNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN ARE PERSONS, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN SPOUSE OF HARRIET L. PICKEL; CHARLES F. PICKEL A/K/A CHARLES PICKEL; UNKNOWN SPOUSE OF CHARLES F. PICKEL A/K/A CHARLES PICKEL; WELLS FARGO BANK N.A. S/B/M/ WACHOVIA BANK N.A.; ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION, INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, IN POSSESSION OF THE SUBJECT REAL PROPERTY, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 7, 2024 and an Order Cancelling and Rescheduling Foreclosure Sale dated January 6, 2026, entered in Civil Case No.: 2023 CA 000711 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HYB2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, and HARRIET L. PICKEL; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT WHO ARE UNKNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN ARE PERSONS, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; CHARLES F. PICKEL A/K/A CHARLES PICKEL; WELLS FARGO BANK N.A. S/B/M/ WACHOVIA BANK N.A.; ENGLEWOOD</p>		<p>ISLES IMPROVEMENT ASSOCIATION, INC.; TENANT I/UNKNOWN TENANT, are Defendants.</p> <p>KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the 11th day of February, 2026, the following described real property as set forth in said Judgment, to wit:</p> <p>LOT 3, BLOCK J, ENGLEWOOD ISLES, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 28, 28A AND 28B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 366-1746 or www.gulfcoast-legal.org, or Legal Aid of Manasota at (941) 366-0038 or www.legalaidthofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>Dated: January 7, 2026</p> <p>/s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52006 January 16, 23, 2026 26-00081S</p>	

ESTATE

SECOND 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

SECOND 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

SECOND 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

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

The date of first publication of this Notice is 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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@maloneylegalfl.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

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION FILE NO: 2025 CP 005307 NC IN RE: ESTATE OF ASIMINA MILONAS</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>Personal Representative: /s/ Peter Georgiades Peter Georgiades 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>
SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>File No. 2025CP005912NC Division PROBATE IN RE: ESTATE OF RUSSELL E. BROWN Deceased</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 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. 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>Personal Representatives: TAMARA L. BROWN 4430 Golden Lake Dr. Sarasota, Florida 34233 TREVOR J. BROWN 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>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-003763 Division: Probate IN RE: ESTATE OF Dwayne B. Karsten, Deceased.</p> <p>The administration of the estate of Dwayne B. Karsten, deceased, whose date of death was 07/03/2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The file number of the estate is 2025-CP-003763. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THE DATE THAT IS 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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>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>Personal Representative: Todd G. Randall 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>
SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 006012 SC Division PROBATE IN RE: ESTATE OF GLENDA SIMPSON A/K/A GLENDA S. SIMPSON Deceased.</p> <p>The administration of the estate of GLENDA SIMPSON A/K/A GLENDA S. SIMPSON, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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>Personal Representative: SCOTT C. NEUMANN A/K/A SCOTT NEUMAN 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>	<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>Personal Representative: SCOTT C. NEUMANN A/K/A SCOTT NEUMAN 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>
SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-6244-NC IN RE: ESTATE OF: THOMAS M. SCACCIA, Deceased.</p> <p>The administration of the estate of KIMBERLY S. SCACCIA, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>	<p>community Property Rights at Death Act as described in sections 732.216- 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, 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. 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>Personal Representative: Melinda Bartlett 856 2nd Avenue North, St. Petersburg, FL 33701</p> <p>Attorney for Personal Representative: Matthew D. Weidner, Esquire Attorney for Personal Representative Florida Bar No.: 0185957 Weidner Law 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: 727-954-8752 service@mattweidnerlaw.com January 9, 16, 2026 26-00062S</p>

SECOND INSERTION	
<p>NOTICE OF PUBLIC SALE</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>PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547 Time: 10:15 AM Sale to be held at www.storagetreasures.com.</p> <p>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</p> <p>PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632 Time: 10:30 AM Sale to be held at www.storagetreasures.com.</p> <p>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</p> <p>PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108 Time: 10:45 AM Sale to be held at www.storagetreasures.com.</p> <p>1057 - Alexander, Erica Vaccaro; 1061 - Catholic Charities Diocese of Venice, Inc Pedersen, Kirsten; 1074 - Lawhun, Olivia; 2037 - sibley, Jeremy; 2042 - Waters, Steven; 2077 - Bermudez, Bryan</p> <p>PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592 Time: 11:00 AM Sale to be held at www.storagetreasures.com.</p> <p>1027 - voldahl, Mathew; 1143 - dawson, Shelby; 1163 - Jennings, Jeffrey; 2014 - Anderson, Kent; 2017 - Spearman, Kimberly; 2032 - swanson, Ivery; 2033 - noyes, Dustin; 2087 - Sibley, Larry; 2093 - Hardy, Howard; 2138 - Vick, Kelvin; 3040 - Holt, Mark; 3097 - Grimes, Michael; 3164 - Bermudez, Geannys; 3186 - Dufour, Kyle</p> <p>PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932 Time: 11:15 AM Sale to be held at www.storagetreasures.com.</p> <p>2071 - Stuart, Erik; 3025 - Williams, Anthony</p> <p>PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941)</p>	<p>316-6542 Time: 11:30 AM Sale to be held at www.storagetreasures.com.</p> <p>1012 - Morris, Joseph T; 1101 - Smith, Jeremy; 3085 - Wiggins, Sharon; 3089 - Browne, Tyler; 3110 - Hanlin, Heather Lee; 3140 - Lawson, Gary; 3158 - Martin, Lynn</p> <p>PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541 Time: 11:45 AM Sale to be held at www.storagetreasures.com.</p> <p>D213 - Smith, Briana; E301 - Chrapkiewicz, Patrick; E317 - Lanoue, Julien; E450 - Clayton, Valarie; E561 - goudreau, Kimberly; E574 - Roden, Sherrod; E587 - conde, Angelo; E626A - proffitt, Amanda; E712 - Samuel, Robin; E713 - Miller, Dean; E716 - Holder, Astacia; E719 - DeStefano, Joseph</p> <p>PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654 Time: 12:00 PM Sale to be held at www.storagetreasures.com.</p> <p>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 - O'Donnell, Michael; 2606 - Bognar, Ronald; 2821 - Cannon, Daniel; 2827 - LaCroix, Melissa; 9057 - McCraw, Jair</p> <p>PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819 Time: 12:15 PM Sale to be held at www.storagetreasures.com.</p> <p>4139 - Stutsman, Tessa; 4141 - Howard, Dana; 4152 - Chuvila, Hernan; 4160 - KJ Flooring And Renovations LLC manzano, Josselyn; 5014 - Welch, Paul; 6030 - Smith, Lanard; 6057 - Herrera, Araceli; 6122 - Taylor, Latoya; 6123 - May, Jennifer M; 6157 - Judge, Christopher; 6242 - Cieslak, Martin; 6255 - Kozma, Abraham; 6270 - Thomas, Dorie; 6324 - Wiley, Dan; 7013 - Vavrik, Heidi; 7219 - Mihajlov, Milos; 7320 - Steger, Evan; 7328 - Ashen, Bernard; 7329 - Spencer, Leyton; 7344 - velasquez, stephanie; 9019 - Riahi, Pegah; 9101 - Riley, Tionne</p> <p>PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580 Time: 12:30 PM Sale to be held at www.storagetreasures.com.</p> <p>2036 - Rivera, Eileen; 2161 - Powell, Michelle; 2209 - Rios, David; 2611 - Butler, Cheniah; 3001 - Byrd, Brady; 3135 - Rodriguez, Christian; 3154 - Brice, Kimberly; 3309 - Foster, Dwayne; 3407 - Knowles, Tessa; 3413 - Faulkner, Meredith; 3715 - Truong, Can; 3724 - johnson, jasmine</p> <p>PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371 Time: 12:45 PM Sale to be held at www.storagetreasures.com.</p> <p>D007 - Youngae Quon, Michelle; F004 - Rodriguez, Jose; F005 - Lee, Stephen; H024 - Perez, Marvin; J032 - Clark, Tatum; L037 - Hunter, Rachel; N029 - Corona,</p>
	<p>Ramiro; Q067 - Dingman, Michael</p> <p>PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887 Time: 01:00 PM Sale to be held at www.storagetreasures.com.</p> <p>1002 - Gordon, Napoursha; 1032 - Minor, Lori; 1042 - Christeson, Chase; 1101 - Ruffin, Rochelle; 1170 - Hendrixson, Kathy; 1273 - Biro, Veronika; A19 - Lacey, Brian; B03 - valdez, indira; B13 - Keaton, Thaddeus; B15 - cabrera, Alex; B41 - A Better therapy connection Troupe, Sharon; C19 - Walls, Dezirae; C36 - Bonds, Charlie; CC02 - Smith, Rod; CC05 - Fianko, Benedicta; CC14 - Emerging from submerging Guthrie, Crystal; D03 - duffy, Keshawn; D16 - moran, Charlie; D18D22 - falasiri, Navid; D35 - molina, Lorri; D48 - Williams, Darren; D52 - Sexton, Anna; E12 - Russos Arcari, Dane; E35 - Valladares, Lenin; F02 - Johnson, Christopher; F38 - Minnick, Ashley; F54 - Leverett, Tyrell; F57 - Bryan, Glenford; F60 - Pina, Jessica; G10 - James, Tony; G49 - Galarza, Emily; H04 - castanon, Jessica</p> <p>PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 01:15 PM Sale to be held at www.storagetreasures.com.</p> <p>1232 - Butler, Renesha; 1233 - Whittermore, Chadwick; 1614 - Silva, Briana; 2016 - BLAIR, JAMES; 2030 - Durham, Shatorria; 2502 - Canning, Sage; 3029 - Thompson, Preslie; 3110 - Mercier, Mark; 3212 - Steel City Electric Miragliotta, Matthew; 3401 - Bell, Keeli; 3412 - Johnson, Vanessa</p> <p>PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM Sale to be held at www.storagetreasures.com.</p> <p>1020 - Givens, LaRon; 2051 - Brechtel, Jayson; 2621 - Warner, Nicole; 3013 - Sobczak, Macie; 3025 - Nippe, Susan; 3903 - Batista, Nicoloy; 3916 - Gibson, Ryan m</p> <p>PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433 Time: 01:45 PM Sale to be held at www.storagetreasures.com.</p> <p>B2012 - James, Helen; B2022 - Hernandez, Alex; B2122 - Coleman, Tanya; C0305 - McGuigan, Robert; C3082 - Schultz, Amber ; D0412 - colonna, lauren; E5002 - Cameron, Emily; E5013 - Parker, Amy; E5019 - MacLeod, Gary; E5025 - harris, Trell; G0701 - Dreseher, Robert; G0717 - Oliveira Pedroso, Luciana; G0738 - Maloney, John; H0810 - Jellema, Mark; H0814 - Ceden0, Tonya; H0815 - Oliphant Pawelek, Tom; H0816 - Mohamed, Donia Sameh Khalil; J0912 - Dreseher, Robert; J0913 - Dreseher, Robert; K1109 - Dupper, Steven</p> <p>Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244 -8080.</p> <p>January 9, 16, 2026</p>

ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND INSERTION

SECOND 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.
DUVAL, 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. Duval 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

SECOND INSERTION

SECOND 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

SECOND INSERTION

IV20906_VII

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR SARASOTA
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025 CP 006188 NC
IN RE: THE ESTATE OF
MARIANNE ELAINE
HARRINGTON A/K/A
MARIANNE ELAINE BROOKS
A/K/A MARIANNE ELAINE
NELSON,
Deceased.
The administration of the Estate of
Marianne Elaine Harrington a/k/a
Marianne Elaine Brooks a/k/a Mari-
anne Elaine Nelson, deceased, whose
date of death was October 24, 2024,
File Number 2025 CP 006188 NC is
pending in the Circuit Court for Sara-
sota County, Florida, Probate Division,
the address of which is Clerk of the
Circuit Court, Sarasota County, Probate
Division, 2000 Main Street, Sarasota,
FL 34237. The name and address of the
Personal Representative and the Per-
sonal Representative's attorney are set
forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against the decedent's estate, including
unmatured, contingent or unliquidated
claims, on whom a copy of this notice
is required to be served must file their
claims with this court WITHIN THE
LATER OF THREE (3) MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE
OR THIRTY (30) DAYS AFTER THE
TIME OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or

demands against decedent's estate, in-
cluding unmatured, contingent or un-
liquidated claims, must file their claims
with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO YEARS (2) OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
A personal representative or curator
has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent's surviving spouse is property to
which the Florida Uniform Disposition
of Community Property Rights at Death
Act as described in sections 732.216-
732.228, applies, or may apply, unless a
written demand is made by a creditor as
specified under section 732.2211.
The date of first publication of this
notice is January 9, 2026.
Personal Representative
STARR ANNE WIEBER,
Personal Representative
1420 Wildcat Road
St. John's, Michigan 48879
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, P.A.
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
January 9, 16, 2026 26-00059S

SECOND INSERTION

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA GENERAL
JURISDICTION DIVISION
CASE NO. 2025 CA 000961 SC
HOMEOWNERS ASSOCIATION
OF LA CASA, INC., A
FLORIDA NOT FOR PROFIT
CORPORATION,
PLAINTIFF, V.
SHARON L. SWIERCZYNSKI, ET
AL.,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated December 31, 2025, and entered
in Case No. 2025 CA 000961 SC of the
Circuit Court of the Twelfth Judicial
Circuit in and for Sarasota County, Flori-
da, 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:
cfofserve@mail@beckerlawyers.com
BY: /s/ Carolyn C. Meadows
Carolyn C. Meadows
Florida Bar #92888
H28309/423148/30441933.v1
January 9, 16, 2026 26-00057S

SECOND INSERTION

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA CIVIL DIVISION
Case No. 2025 CA 004157 NC
Division: A - Judge Stephen Walker
MYRNA L. BAND, an individual,
and MARIANNE SIEGAL, an
individual,
Plaintiffs, vs.
MICHAEL CORY, a/k/a MICHAEL
GERSTENFELD; and JOHN DOE
and JANE DOE, as Unknown
Tenants, if any,
Defendants.
NOTICE IS HEREBY GIVEN 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, Florida, 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", Subdi-
vision 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

SECOND INSERTION

SECOND 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

SECOND INSERTION

SECOND INSERTION

Notice of Public Sale :
The LockUp Self Storage
5260 S Tamiami Trail
Sarasota Fl 34231
Will sell the contents of the following
units to satisfy a lien to the highest
bidder on January 28th at 10 AM at
www.storagetreasures.com . All goods
must be removed from the unit within
48 hours. Unit availability subject to
prior settlement of account. Unit # 2417
- Mario Formisano - Dresser, furniture,
tools, shelving. Unit #2309 - Laura
Kearser - bins, boxes, bags, clothing
January 9, 16, 2026 26-00043S

Notice of Public Sale :
The LockUp Self Storage at 845 N.
Tamiami Trail, Nokomis, FL 34275 will
sell the contents of the following unit to
satisfy a lien to the highest bidder on
January 28th, 2026 by 11am, at www.
storagetreasures.com. All goods must
be removed from the unit within 48
hours. Unit availability subject to prior
settlement of account. Unit #2917-
Christina Bates - TV, 2 safes, accent
tables, kitchen storage table, chairs,
lamps, and boxes with personal affects.
January 9, 16, 2026 26-00044S

SECOND INSERTION

SECOND INSERTION

NOTICE OF SHERIFF'S SALE
IN THE COUNTY COURT OF
SARASOTA COUNTY, FLORIDA
CASE NO.: 2025CC5611NC
Oaks Club Corporation
VS
Michal Zivcak
NOTICE IS HEREBY given that pursu-
ant 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 Saraso-
ta County, Florida, have levied upon all
the right, title and interest of the defen-
dant, in and to the following described
real property, to-wit:
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
All bidders must have Drivers License
with them and must register with civil
clerk at location of sale prior to start
time of sale.

I shall offer this property for sale
at Sarasota County Sheriff's Office lo-
cated 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 pay-
ment of costs and the satisfaction of
the above-described execution as pre-
scribed by F.S.S. 56.27.
Dated at Sarasota, Sarasota County,
Florida this 5th day of January 2026.
In accordance with the American
Disabilities Act, persons needing a
special accommodation to participate
in this proceeding shall contact the in-
dividual or agency sending notice not
later than seven days prior to the pro-
ceeding at the address given on notice.
Telephone 941-861-4110.
Kurt A. Hoffman, Sheriff
Sarasota County, Florida
Sgt. E. Alvarez #2281
Jan. 9, 16, 23, 30, 2026 26-00040S

SECOND INSERTION