Public Notices

Business Observer

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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 Oakwood Clean located at 400 Treviso Grand Cir in the City of Nokomis, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2026
Jameson Konz
January 23, 2026 26-00168S

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 Black Optix Tint located at 824 S. Tamiami Trail 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 14th day of January, 2026
Top Gun Advisors, LLC
Dina M. Davis
January 23, 2026 26-00156S

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 Legacy Coastal Real Estate located at 1549 Ringling Blvd Suite 101 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 20th day of January, 2026
A. Young Realty Group, Inc.
Angelia Young
January 23, 2026 26-00181S

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 Orca Composites located at 1468 Northgate Blvd in the City of Sarasota, Sarasota, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of January, 2026
Fiberlay Inc
Christina MacIndoe
January 23, 2026 26-00178S

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 Rad Reeling located at 409 N Briggs Ave, Apt 303 in the City of Sarasota, Sarasota, FL 34237-5250 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of January, 2026
Jordy Christo
January 23, 2026 26-00173S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that JENNIFER NICOLE JOHNSON, OWNER, desiring to engage in business under the fictitious name of SIMPLI CORK located at 4411 BEE RIDGE RD #285, SARASOTA, FLORIDA 34233 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 23, 2026 26-00177S

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 fictitious name of EVERMONT CONSTRUCTION GROUP located at: 1661 RINGLING BLVD PO#1006 in the city of SARASOTA, FL 34230 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 15th day of January 2026.

OWNER:
B&B BUILDING COMPANY LLC
1661 RINGLING BLVD PO#1006
SARASOTA, FL 34230
January 23, 2026 26-00158S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Lab under which (we are) engaged in business at 18679 Tamiami Trail in North Port, FL 34287. That the (party) (parties) interested in said business enterprise is as follows: University Community Hospital, Inc. at North Port, Sarasota County, Florida, on 1/14/2026, Sarasota County, North Port, FL

January 23, 2026 26-00138S

FIRST INSERTION

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Star Farms Village at North Port Stewardship District ("District") will hold regular meeting on February 4, 2026 at 12:00 p.m., at 551 N. Cattlemen Rd., Suite 304, Sarasota, Florida 34232 to consider any and all business which may properly come before it.

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

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

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

District Manager
January 23, 2026 26-00192S

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 Radiant Victory Inspirations located at 8051 N. Tamiami Trail STE E 6 in the City of Sarasota, Sarasota, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2026
FWW Holdings LLC
January 23, 2026 26-00193S

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 Radiant Victory Strategic Savings located at 8051 N. Tamiami Trail STE E 6 in the City of Sarasota, Sarasota, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2026
FWW Holdings LLC
January 23, 2026 26-00189S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 02/12/2026 at 10:00am
ROSS MCGAW
- Tools/Appliances, Landscaping/Construction Equip

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 23, 30, 2026 26-00142S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

19430 Times Cir
Venice, FL 34292
02/12/2026 at 12:00 AM
Kelly Blevins
misc furt, boxes, clothes

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 23, 30, 2026 26-00144S

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 **February 12th, 2026**, at 10:00 AM EST. Property will be sold to the highest bidder.

7002 - 335 South Beneva Rd, Sarasota, FL 34233 - 941-732-1753; Karen Molina Valle: Mattresses, Bed Frames, Folding Chairs, Folding Table, Cabinet Drawers, Metal Shelving, Popcorn Machine, Heat Press Machine, Guitar, Car Jacks, Totes, Printer, speakers, Chafing & Catering Dishes, Sterno Catering Racks, Boxes; **Ernie Summers**: Rock Tumbler, Air Compressor, Totes, Jewel Polishing Kits, Tap & Die Set, Small Ladder, Electric Boiler, Boxes, Boots, Small Level, Small Cabinet with Drawers, Aluminum Polishing Kit

7009 - 8901 S Tamiami Trail, Sarasota, FL, 34238,(941) 918-8905: Joseph Moosmann: Coolers, cabinet, artwork/Car (not included in auction) Christmas lights, cooler, lamps, ladder, metal detector/Furniture, radio, art/Patio chairs, walker, DVD player, hand truck/Sink, shelving, patio furniture/Printer, coolers, tool chest, basket/Printer, art, boxes/Back pack, boxes/Lamp shades, boxes/Clothes, furniture, window, shelving, lamp/Grill, coolers, ladders, boxes/Furniture, shoes, totes, boxes/Shelving, TV, boxes/Filing cabinet, refrigerator, boxes/Mirror, filing cabinets, bicycle tires/Bicycles, vacuum cleaner, tool box, toaster/Furniture, coolers/Furniture, laptop, mattress & box spring, mirror, rugs. **Austin Gray**: Furniture, mattress & boxspring, mirror, laptop, rugs & totes

January 23, 30, 2026 26-00183S

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 "Downs & St. Germain Research" located at 6751 Professional Parkway, Suite 200, Sarasota, Florida 34240, Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 14th day of January 2026.

Downs & St. Germain Research, LLC, a Florida limited liability company
January 23, 2026 26-00155S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4173 Clark Road Sarasota, FL 34233 on 02/12/2026 at 10:00am
Jessica Semonin
Household Goods
Sandra Horswell
Furniture, boxes
Kati Angel Bell
Furniture
Jennifer Courtney
2009 Jeep Liberty

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 23, 30, 2026 26-00171S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 300 North Tamiami Trail. Osprey, FL 34229, 02/12/2026 02:00PM
Jennifer Courtney
Households goods, table, boxes, clothing rack

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 and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 23, 30, 2026 26-00172S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Drive, Sarasota FL. 34238, on 2/12/2026 at 10:00am
Michael McKay
Samples and printed material
Dawn Cahanin
Household items
Yvonne del aguila
Household items

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

January 23, 30, 2026 26-00141S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood Road, Venice, FL 34293 Date: 02/12/2026 Time: 10.30am
Melissa Mattis
Bed, Boxes, clothes

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 23, 30, 2026 26-00143S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage
2255 N. Washington Blvd.
Sarasota, FL. 34234
Auction 02/12/2026 at 10:00 AM
-Ronald Filipkowski
Weight lifting equipment and flooring.
-Rodney Jackson
Tv, Furniture, and other household items
-Shawna Moreno
Boxes, furniture, keepsakes
-Rebecca Devries- Mitchell
Furniture and boxes
-Enoch Reynolds
Tools.
-Chris Taylor
HOUSEHOLD AND CLOTHING
-Eve Day
Furniture

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 23, 30, 2026 26-00140S

FIRST INSERTION

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

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

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

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

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

District Manager
January 23, 2026 26-00187S

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/12/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1174	joy most	Boxes/Totes, Clothes
Unit 3130	Angela Hucke	Furniture, Computer
Unit 3148	judson blaker	Furnitures, Tools, Boxes, Electronics
Unit 3156	Ayanna Mitchell	Bags, Art
Unit 4038	Ernie Mast	Furniture, Boxes/Totes, Bags

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (941) 893-1782.
January 23, 30, 2026 26-00139S

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10237

Q&A

Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV 8237_V28

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
File No. 2026CP000019NC
PROBATE DIVISION
IN RE: ESTATE OF JOHN J. MILLER, Deceased.

The administration of the estate of JOHN J. MILLER, deceased, whose date of death was September 5, 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 petitioners and the petitioner'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 23, 2026.

Petitioners:
ROGER DEAN MILLER
TERESA DAWN MILLER GOCHNAUER
C/O TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237
Attorney for Petitioner:
TIMOTHY W. GENSMER, ESQ.
TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD, STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No.586242
January 23, 30, 2026 26-00159S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
UCN#:582025CP006214XXXANC
Ref. #:2025 CP 006214 NC
In Re the Estate Of: Concetta M. Cook, Deceased.

The administration of the estate of CONCETTA M. COOK, Deceased, Ref. #: 2025 CP 006214 NC UCN#: 582025CP006214XXXANC, is pending in the Probate Court, Sarasota County, Florida, the address of which is: Sarasota County Clerk of Court, ATTN: Probate, P. O. Box 3079 Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 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, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is January 23, 2026.

Personal Representative:
SUZANNE MITCHELL, Petitioner
Attorney for Personal Representative:
RUSSELL K. BORING, ESQ. Attorney for Petitioner Russell Boring, P.A.
P.O. Box 66656
St. Pete Beach, Florida 33736
(727) 800-2440
FBN: 0362580
Primary e-mail:
Russ@boringlawyer.com
Secondary e-mail:
Rboringlawyer@gmail.com
January 23, 30, 2026 26-00157S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3280
IN RE: ESTATE OF LOLA MACARTNEY TROOST Deceased.

The administration of the Estate of LOLA MACARTNEY TROOST, deceased, whose date of death was March 18, 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.

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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 23, 2026.

Personal Representative:
Elizabeth Troost Hatcher
1616 Hampton Place
Fleming Island, Florida 32003
Laurie Troost
c/o Berg, Brewer, Kessler & Mowry, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Attorney for Personal Representative:
/s/ Christopher J. DeCosta
Christopher J. DeCosta, Esq.
Attorney for Petitioner
Florida Bar Number: 271410
MAHSHIE & DECOSTA, PA
407 E. Marion Ave, suite 101
Punta Gorda, Florida 33950
Telephone: (941) 639-7627
Fax: (941) 575-0242
E-Mail: Chris@MD-Lawfirm.com
Secondary:
Kamalee@MD-Lawfirm.com
January 23, 30, 2026 26-00180S

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 005623 NC
Division Probate
IN RE: ESTATE OF
ELINOR K. FARRELL
Deceased.

The administration of the estate of ELINOR K. FARRELL, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 23, 2026.

Personal Representative:
Bruce Kramer
BRUCE M. KRAMER
PO Box 5114
Buena Vista, Colorado 81211
Attorney for Personal Representative:
Anthony G. Mowry
ANTHONY G. MOWRY
Attorney
Florida Bar Number: 107374
Berg, Brewer, Kessler & Mowry, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: tony@bkmpllc.com
Secondary E-Mail: jen@bkmpllc.com
January 23, 30, 2026 26-00176S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP 6352 NC
IN RE: ESTATE OF
FREDERICK PABST WURLITZER,
Deceased.

The administration of the estate of FREDERICK PABST WURLITZER, deceased, whose date of death was November 21, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 23, 2026.

Personal Representative:
PATRICK W. RYSKAMP
50 Central Avenue, 8th FL
Sarasota, FL 34236
Attorney for Personal Representative:
ELIZABETH P. COTTOM
Florida Bar No. 92847
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service: Primary:
ecottom@williamsparker.com
Secondary:
ltraver@williamsparker.com
January 23, 30, 2026 26-00188S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORID
PROBATE DIVISION
File No. 2025-CP-6252 NC
IN RE: ESTATE OF:
RICHARD G. FULLER,
Deceased.

The administration of the estate of RICHARD G. FULLER, deceased, whose date of death was November 15, 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 23, 2026.

JANE A. GIACINTI
Personal Representative
425 Sorrento Ranches Drive
Nokomis, FL 34275
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 23, 30, 2026 26-00175S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 006354 NC
IN RE: ESTATE OF
ELEANOR JANE VOREL,
Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 23, 2026.

Personal Representative:
JOHN D. VOREL
1301 N. Tamiami Trl #813
Sarasota, FL 34236
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:
pkehoe@williamsparker.com
January 23, 30, 2026 26-00163S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR
SARASOTA COUNTY, FLORID
PROBATE DIVISION
File No. 2025-CP-5816 NC
IN RE: ESTATE OF:
JUDITH FRANCES CAIN,
Deceased.

The administration of the estate of JUDITH FRANCES CAIN, deceased, whose date of death was September 24, 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.

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 23, 2026.

JON CAIN
Personal Representative
271 Pinecrest Drive
Delaware, OH 43015
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 23, 30, 2026 26-00170S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-5935 NC
IN RE: ESTATE OF
JAMES T. PINSON,
Deceased.

The administration of the estate of JAMES T. PINSON, deceased, whose date of death was June 20, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237-6022. 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary 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 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 23, 2026.

Caroline D. Pinson
Personal Representative
2151 59th Street
Sarasota, Florida 34243
Andrew L. Clark
Attorney for Personal Representative
Florida Bar No. 1033240
BARNES WALKER, GOETHE,
PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: aclark@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
January 23, 30, 2026 26-00169S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 005720 SC
Division PROBATE
IN RE: ESTATE OF
MARIAN EICHINGER-OKULANIS
A/K/A MARIAN EICHINGER
A/K/A MARIAN OKULANIS
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
ANNETTE Z.P. ROSS
871 Venetia Bay Blvd., Suite 300B
Venice, FL 34285
Attorney for Personal Representative:
MADELINE ROSS MOJICA,
ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0127609
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: madeline@rossmojicalaw.com
Secondary E-Mail:
shawn@rossmojicalaw.com
January 23, 30, 2026 26-00164S

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
CASE NO. 2025 CP 002637 SC
IN RE: ESTATE OF
ARTHUR FRANKLIN DALEY,
Deceased.

The administration of the estate of ARTHUR FRANKLIN DALEY, deceased, Case Number 2025CP002637SC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The fiduciary lawyer-client privilege in s. 90.5021, Fla. Stat. applies with respect to the personal representative and any attorney employed by the personal representative.

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 1/23/2026.

Nicola Daley
68 St. Helens Place
Leyton, London E1079L
United Kingdom
Personal Representative
Tonya Willis Pitts, Esq.
Florida Bar No. 0489050
Pitts Law Firm
6160 State Road 70 E., Suite 107
Bradenton, FL 34203
Attorney for Personal Representative
January 23, 30, 2026 26-00145S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-6013-NC
Division Probate
IN RE: ESTATE OF
LUKE L. JOHNSON
Deceased.

The administration of the estate of LUKE L. JOHNSON, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 23, 2026.

Personal Representative:
FELECIA E. JOHNSON
301 South Sunset Avenue
Chanute, Kansas 66720
Attorney for Personal Representative:
NICOLE S. PEET
Attorney
Florida Bar Number: 1025612
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail: tweiss@farr.com
January 23, 30, 2026 26-00186S

SUBSCRIBE TO THE BUSINESS OBSERVER
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Business Observer
LV4769

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 133 NC
IN RE: ESTATE OF JOHN DE LEON LUNA
Deceased.

The administration of the estate of JOHN DE LEON LUNA, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 23, 2026.

Signed on this day of 01/20/2026.

Personal Representative:
/s/ Yolanda E Luna
YOLANDA ESPARZA LUNA
2065 4th Street
Sarasota, FL 34237

/s/ M. Michelle Robles, Esq.
M. MICHELLE ROBLES, ESQ.
Attorney for Personal Representative
Florida Bar Number: 283120
7729 Holiday Drive
Sarasota, FL 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
January 23, 30, 2026 26-00190S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002010
IN RE: ESTATE OF ALBERT FRANK THOMAS a/k/a Albert F. Thomas
Deceased.

The administration of the Estate of Albert Frank Thomas a/k/a Albert F. Thomas, deceased, whose date of death was October 16, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
Vickie Lynne Markavitch
8733 Poplar Lane (PO Box 847)
Bridgman, Michigan 49106

Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM, P.A.
Attorney for Personal Representative
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@flprobatesolutions.com
January 23, 30, 2026 26-00191S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 006026 NC
IN RE: ESTATE OF KENNETH ALLEN LOGERQUIST,
Deceased.

The administration of the Estate of KENNETH ALLEN LOGERQUIST, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34205. 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 23, 2026.

KEVIN A. LOGERQUIST,
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
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 Kevin A. Logerquist, Personal Representative
January 23, 30, 2026 26-00174S

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4680

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 002356 NC
FIRST FEDERAL BANK,
Plaintiff, vs.
JENNIFER J KELLOGG, et al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on January 7, 2026 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on February 11, 2026 at 9:00 A.M., at www.sarasota.realforeclose.com, the following described property:

UNIT 3241-103, VILLAGE BROOKE CONDOMINIUN I, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1080, PAGE 40, AND AS PER PLAT THEROF RECORDED IN CONDOMINIUM BOOK 8, PAGE 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 3241 Beneva Road #103, Sarasota, FL 34232.

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

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

Dated: January 20, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
FL-009079-25
January 23, 30, 2026 26-00185S

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 001690 NC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
IGOR SHTANKO; RAMILYA PULBERE; BLUEPRINT CLAIMS LLC F/K/A FLORIDIAN PUBLIC ADJUSTERS LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated September 26, 2025 and an Order Rescheduling Foreclosure Sale dated January 13, 2026, entered in Civil Case No.: 2025 CA 001690 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and IGOR SHTANKO; RAMILYA PULBERE; BLUEPRINT CLAIMS LLC F/K/A FLORIDIAN PUBLIC ADJUSTERS LLC, are Defendants.

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 24th day of February, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 22, BLOCK C, FIRST ADDITION TO HILLCREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

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.

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 20, 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
25-52063
January 23, 30, 2026 26-00184S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 006355 NC
Division: Probate
IN RE: ESTATE OF DAVID M. FLYNN,
Deceased.

The administration of the estate of David M. Flynn, deceased, whose date of death was November 28, 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 23, 2026.

Personal Representative:
Remesh Nair
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, FL 34285

Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
Oksana Melnichenko, Esq.,
FL Bar No. 1059375
Email: oksana@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
January 23, 30, 2026 26-00162S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 003737 NC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
JERRY C JORDAN, et al.,
Defendant.

To: JERRY C JORDAN
3328 NEKOOSA STREET, NORTH PORT, FL 34287
THERESA M JORDAN
3328 NEKOOSA STREET, NORTH PORT, FL 34287
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 5, BLOCK 2636, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before February 23, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 12 January, 2026.

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

25-11923FL
January 23, 30, 2026 26-00147S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2025 CA 001580 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff, vs.
ALAN L. MILFORD, STATE OF FLORIDA, DEPARTMENT OF REVENUE, UNKNOWN SPOUSE OF ALAN L. MILFORD, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 8, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

BEGIN AT THE NE CORNER OF NW ¼ OF THE SE ¼ OF THE SE ¼ OF SECTION 25, TOWNSHIP 38 S, RANGE 18 E, THENCE WEST ALONG QUARTER QUARTER SECTION LINE 153.5 FT; THENCE SOUTH ALONG WEST BOUNDARY OF PALM AVE. 250 FT TO THE P.O.B.; THENCE CONTINUE SOUTH ALONG WEST BOUNDARY OF PALM AVE. 120 FT; THENCE WEST AND PARALLEL WITH SOUTH LINE OF SAID SECTION 120 FT; THENCE NORTH AND PARALLEL WITH WEST BOUNDARY OF PALM AVE. 120 FT; THENCE EAST AND PARALLEL WITH SOUTH LINE OF SAID SECTION 120 FT, MORE OR LESS, TO P.O.B.

and commonly known as: 1217 TWIN LAKES AVE, NOKOMIS, FL 34275; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on February 12, 2026 at 9:00 A.M..

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this January 15, 2026
By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
318000/2426726/CMP
January 23, 30, 2026 26-00166S

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 12 JUDICIAL CIRCUIT, IN AND FOR Sarasota COUNTY, FLORIDA
Case No.: 2025 DR 006740 NC
Jennifer Ann Keene,
Petitioner, and
Robert Owen Keene,
Respondent,

TO: {name of Respondent} Robert Owen Keene
{Respondent's last known address}
19300 Merlot Ave # 130
Venice FL 34293

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Jennifer Ann Keene, whose address is 19300 Merlot Ave # 130 Venice FL 34293 on or before 2-23-2026, and file the original with the clerk of this Court at {clerk's address} 2000 Main St Sarasota, FL 34237 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} * see attached form.

Jennifer Keene vs. Robert Keene

Jennifer Keene - Property & Liabilities.

1.) Ford F150

2.) Lucy - Italian Greyhound - service animal to Jenn.

3.) Tino - Italian Greyhound - ESA to Jenn

4.) Brewster - Doberman - ESA to Jenn

5.) Personal Belonging - already in possession - bicycles, paddleboard, Bed, furniture, homegoods,

6.) 3 carat mossioniati engagement ring.

7.) Jennifer Keene 2025 taxes

8.) credit accounts - only in Jennifer Keene name

Jennifer Keene vs. Robert Keene

Robert Owen Keene - Property & Liabilities

1.) Hosport paddleboard

2.) Personal Belongings already in possession - clothes, homegoods, furniture

3.) Personal Chase Bank Account

4.) Wedding band, watch (Citizen), smartch samsung watch, S24 Ulta phone

5.) Personal taxed 2025

6.) Payment $1468 to Jennifer - one time for workers comp check taken from joint account

7.) All personal credit cards

8.) Enitre balance for Stillwell Lease break not to exceed $9500.

9.) Payment for Verizon wireless devices - $574.

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.

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 this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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.

Dated: January 8, 2026

CLERK OF THE
CIRCUIT COURT
(SEAL) By: Glen Kopinsky
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00182S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025-CA-001934 NC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
RUVIM LIVARCHUK, et al.,
Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on February 24, 2026, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit:

Lots 73, 74 and 75, Block 407, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 21, 21A through 21S, inclusive, of the Public Records of Sarasota County, Florida.

Property Address: 3523 Sapelo Avenue, North Port, FL 34286

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 16th day of January, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
January 23, 30, 2026 26-00165S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 002875 NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
MARTINA EDWARDS; 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 MARTINA EDWARDS,
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 following-described real property:

Lot 22, Block 2124, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 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-002875-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 within 60 days after the sale.

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

Dated this 14 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 23, 30, 2026 26-00151S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA3115NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
NEIL A. BASSANT and MORTREZ BASSANT; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them 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; UNKNOWN SPOUSE OF NEIL A. BASSANT; and UNKNOWN SPOUSE OF MORTREZ BASSANT,
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 following-described real property:

Lot 8, Block 2221, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, 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-003115-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 within 60 days after the sale.

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

Dated this 14 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 23, 30, 2026 26-00150S

FIRST INSERTION

NOTICE OF FORFEITURE COMPLAINT
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 6611
FGCC CASE NO.: 25ON0000241
IN RE: FORFEITURE OF: EIGHTY-SEVEN THOUSAND SIX HUNDRED SEVEN DOLLARS ($87,607.00) IN U.S. CURRENCY

TO: Almar Executive Suites LLC, Registered Agent Marie Demilio-Buchman, and all parties having or claiming to have any right, title, or interest in the property herein described.

YOU ARE NOTIFIED that on December 19, 2025, the Florida Gaming Control Commission filed the above styled forfeiture action against the above-described property in the Circuit Court of the Twelfth Judicial Circuit of Florida, in and for Sarasota County, which was seized on November 4, 2025, pursuant to a criminal investigation for offenses occurring in Sarasota County, Florida. An Order finding probable cause was issued by the Court on November 13, 2025. A copy of the aforementioned Complaint and Order are on file at the Office of the Clerk of the Courts for Sarasota County, Florida, and are available for examination during regular business hours.

YOU ARE REQUIRED to serve a copy of your written defenses, if any, to the Complaint and Order finding Probable Cause upon Marc Daniel Taupier, Deputy General Counsel and Chief Gaming Enforcement Legal Advisor for the Florida Gaming Control Commission, whose address is 4070 Esplanade Way, Suite 250, Tallahassee, Florida 32399, and file the Original with the Clerk of Court, Sarasota County, Florida. Failure to file and serve such pleadings may result in the entry of a Default pursuant to Florida Rules of Civil Procedure 1.550, and a Final Order of Forfeiture.

This notice shall be published once a week for two (2) consecutive weeks in the Sarasota Observer.

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

Marc Daniel Taupier
Deputy General Counsel and
Chief Gaming
Enforcement Legal Advisor
4070 Esplanade Way, Suite 250
Tallahassee, FL 32399
January 23, 30, 2026 26-00146S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 002867 NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
JINXIU WENG; 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 JINXIU WENG,
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 following-described real property:

Lot 2, Block 2148, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG 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-002867-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 within 60 days after the sale.

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

Dated this 14 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 23, 30, 2026 26-00149S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 002873 NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
WILLIAM E. DIAZ-PAULINO; 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 WILLIAM E. DIAZ-PAULINO,
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 following-described real property:

Lot 16, Block 1016, 12th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 9, 9A through 9I, 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-002873-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 within 60 days after the sale.

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

Dated this 14 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 23, 30, 2026 26-00154S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 004684 NC
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-64CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-64CB
Plaintiff, VS.
ROBERT M. CARRIGAN, JR. A/K/A ROBERT CARRIGAN; ERIN LEA CARRIGAN; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-A; UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION; SARASOTA COUNTY, FLORIDA; MYAKKA VALLEY RANCHES IMPROVEMENT ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendant(s).

To the following Defendant(s):
ERIN LEA CARRIGAN
Last Known Address
6396 SINGLETREE TRL
SARASOTA FL 34241

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

ALL THAT PARCEL OF LAND IN CITY OF SARASOTA, SARASOTA COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED INST # 1998105862, ID# 0607011350, BEING KNOWN AND DESIGNATED AS LOT 135, UNIT III, MYAKKA VALLEY RANCHES, FILED IN PLAT BOOK 22, PAGE 12.
a/k/a 6396 SINGLETREE TRL, SARASOTA, FL 34241

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within Feb. 23, 2026 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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.

North Sarasota County (case numbers ending in NC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.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/.

South Sarasota County (case numbers ending in SC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org, or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.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/..

WITNESS my hand and the seal of this Court this 15 day of January, 2026.

Karen E. Rushing
As Clerk of the Court by:
(SEAL) By: G. Kopinsky
As Deputy Clerk

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
January 23, 30, 2026 26-00161S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 005458 NC
CASA DEL SOL CONDOMINIUM ASSOCIATION OF SARASOTA, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
HELBERTS C. TAMBLEY, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Order Granting Plaintiff's Amended Motion to Reschedule Foreclosure Sale dated December 29, 2025, and entered in Case No. 2024 CC 005458 NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on February 12, 2026, the following described property:

UNIT 3335, CASA DEL SOL, SECTION 1, A CONDOMINIUM ACCORDING TO THE DECLARATIONS OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE 2787 ET SEQ. AND AMENDMENTS THERETO, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGES 16, 16A AND 16B, AND AMENDMENTS THERETO, 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 of the Court reports the surplus as unclaimed.

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

Dated this 15th day of January 2026
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com;
Secondary:
bmiller@najmythompson.com
Attorney for Plaintiff
January 23, 30, 2026 26-00160S

FIRST INSERTION

NOTICE OF ACTION FOR FORFEITURE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025 CA 006562 NC
IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: BINANCE UID #957435011 CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS,

TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.

Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Sarasota County Sheriff's Office ("SCSO") seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than February 19, 2026. Failure to file your defenses will result in a default being entered against you.

Chris Phillips
Senior Assistant Attorney General
Florida Bar No. 89662
Office of the Attorney General
3507 E. Frontage Road, Suite 150
Tampa, FL 33607
(813) 233-2880
January 23, 30, 2026 26-00179S

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2025-CA-001519
Division C
MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY
Plaintiff, vs.
BYRON M. MITCHELL A/K/A BYRON M. MITCHELL, SR. , ROBIN BUILDERS, INC., UNKNOWN SPOUSE OF BYRON M. MITCHELL A/K/A BYRON M. MITCHELL, SR. , AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 7, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 6, BLOCK 1740, 34TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 18, 18-A THROUGH 18-M, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2497 NORDENDALE BLVD, NORTH PORT, FL 34288; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on APRIL 7, 2026 at 9:00 A.M..

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated: January 15, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
320250/2529074/wll
January 23, 30, 2026 26-00148S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA3106NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
SHELLEY DELISLE and SHELDON DELISLE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them 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; UNKNOWN SPOUSE OF SHELLEY DELISLE; UNKNOWN SPOUSE OF SHELDON DELISLE; and LYSTRA MITCHELL,
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 following-described real property:

Lot 29, Block 2192, Forty-Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, 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-003106-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 within 60 days after the sale.

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

Dated this 14 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 23, 30, 2026 26-00153S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA3810NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
DAVID DAVIS MCLEAN; 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 DAVID DAVIS MCLEAN,
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 following-described real property:

Lot 25, Block 2128, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG, 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-003810-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 within 60 days after the sale.

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

Dated this 14 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 23, 30, 2026 26-00152S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 002386 NC
DIVISION: A
B-MUSED, LLC
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY A. MARTIN A/K/A MARY ANN MARTIN, DECEASED, DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 7, 2026, and entered in Case No. 2025 CA 002386 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which B-MUSED, LLC, is the Plaintiff and THE ESTATE OF MARY A. MARTIN A/K/A MARY ANN MARTIN; UNKNOWN SPOUSE OF MARY A. MARTIN A/K/A MARY ANN MARTIN, DECEASED; THE UNKNOWN SPOUSE OF MARY A. MARTIN A/K/A MARY ANN MARTIN; CANDY ANN RUDOLPH, AS TRUSTEE OF MARY ANN MARTIN REVOCABLE TRUST; DANIEL GEORGE MARTIN A/K/A MARTIN DANIEL A/K/A D MARTIN A/K/A DANIEL K. MARTIN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Karen E. Rushing, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.sarasota.realforeclose.com in accordance with chapter 45 Florida Statutes, Sarasota County, Florida on February 23, 2026, at 9:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 24, ENGLEWOOD HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 2, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
PROPERTY ADDRESS: 175 ENGLEWOOD HEIGHTS ROAD, ENGLEWOOD, FL 34223

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman
[X] Damian G. Waldman, Esq.
Florida Bar No. 0090502
[ ] David John Miller, Esq.
Florida Bar No. 69995
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
Email 2: david@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
January 23, 30, 2026 26-00167S

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025 CP 005453 NC
IN RE: ESTATE OF JEAN MCKNIGHT STOLARZ

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 JEAN MCKNIGHT STOLARZ, deceased, File Number 2025 CP 005453 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237; that the decedent's date of death was June 7, 2025; that the total value of the estate is less than $75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
MICHAEL J. MCKNIGHT, as Trustee of the Stolarz Family 2000 Revocable Living Trust
c/o The Matechik Law Firm, P.A. 100 Wallace Ave. STE 310 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.

Personal Representative:
MICHAEL J. MCKNIGHT
Attorney for
Personal Representative:
/s/ Matthew J. Matechik
MATTHEW J. MATECHIK, ESQ.
Florida Bar Number: 126342
The Matechik Law Firm, P.A.
100 Wallace Avenue, Suite 310
Sarasota, FL 34237
Telephone: (941) 926-6755
Fax: (941) 244-5679
E-Mail:
matt@thematechiklawfirm.com
Sec. E-Mail:
jill@thematechiklawfirm.com
January 16, 23, 2026 26-00119S

SECOND INSERTION

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 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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 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

--- ESTATE ---

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-5014-NC
IN RE: ESTATE OF
MARY K. DANIELS,
Deceased.

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.

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 16, 2026.

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 26-00127S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Sarasota COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 132
IN RE: ESTATE OF
Michael Alan Spielman
Deceased.

The administration of the estate of Michael Alan Spielman, deceased, whose date of death was November 17th, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

Andrew Spielman
P.O. Address:
1001 S. Downing Street,
Denver, CO 80209-4437
Personal Representative
ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
Email Addresses:
arosin@rosinlawfirm.com
January 16, 23, 2026 26-00112S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 6264 NC
IN RE: ESTATE OF
ANNE T. GERAGHTY
Deceased.

The administration of the estate of ANNE T. GERAGHTY, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Mary B. Cierebiej
P.O. Address: 13975 Lake Ave.,
Lakewood, OH 44107
Tina M. Mroczkowski, Esq.
Bowman, George, Scheb &
Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 0096629
tinam@bowmangeorge.com
Attorneys for Personal Representative
January 16, 23, 2026 26-00129S

SECOND INSERTION

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.

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.

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 16, 2026.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 6187 NC
IN RE: ESTATE OF
ALBERT MCCORMICK
Deceased.

The administration of the estate of ALBERT McCORMICK, deceased, whose date of death was November 23, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 16, 2026.

Personal Representative:
PATRICIA COOPER
9005 Huntington Point Drive
Sarasota, Florida 34238
Attorney for Personal Representative:
JOHN FERRARI, JR., Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
January 16, 23, 2026 26-00125S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 6035 NC
IN RE: ESTATE OF
JON D. HILL Deceased.

The administration of the estate of JON D. HILL, deceased, whose date of death was November 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 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
BLAKE A. HILL
41 Fenwick Drive
Charleston, South Carolina 29407
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
January 16, 23, 2026 26-00124S

SECOND INSERTION

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.

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.

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 16, 2026.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-006014-NC
IN RE: ESTATE OF
ROGER ELLIOT KELLER,
Deceased.

The ancillary administration of the estate of ROGER ELLIOT KELLER, deceased, whose date of death was June 19, 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 ancillary personal representative and the ancillary 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 ancillary 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 16, 2026.

Ancillary Personal Representative:
MICHAEL DINSTEIN
7872 L'Aquila Way
Delray Beach, FL 33446
Attorney for Ancillary
Personal Representative:
LORENZO A. FERNANDEZ
Florida Bar No. 1039984
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
lfernandez@williamsparker.com
Secondary:
mbussiere@williamsparker.com
January 16, 23, 2026 26-00123S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 006182 SC
Division PROBATE
IN RE: ESTATE OF
JOHN LESLIE SANDERSON, JR.
Deceased.

The administration of the estate of JOHN LESLIE SANDERSON, JR., deceased, whose date of death was November 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
CHRISTINE McEWAN BRIERE
108 Fieldstone Lane
Ledyard, CT 06339
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 16, 23, 2026 26-00113S

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
LV20878_V28

--- ESTATE ---

SECOND INSERTION

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.

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.

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

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

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

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

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

Signed on this 14th day of January 2026.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP005658NC
Division Probate
IN RE: ESTATE OF JOHN W. LENCHNER Deceased.

The administration of the estate of JOHN W. LENCHNER, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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.

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.

Catherine Lenchner
Petitioner / Personal Representative
c/o Erik Arroyo
46 N. Washington Blvd., #26
Sarasota, Florida 34236
Erik J. Arroyo, Esquire
Attorney for Petitioner / Personal Representative
Florida Bar No. 0123485
Arroyo | McArdle
46 N. Washington Blvd., #26
Sarasota, Florida 34236
Telephone: (941) 404-5987
Email: Erik@FLadvisor.com
Secondary Email:
Katherine @FLadvisor.com
January 16, 23, 2026 26-00077S

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 6177 NC
Division: Probate
IN RE: ESTATE OF CONCETTA J. SMITH, 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 Concetta J. Smith, deceased, File Number 2025 CP 6177 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 November 2, 2025; that the total value of the estate is less than $75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Michael W. Smith, III and Mary C. Sawyers, Co-Trustees of the Concetta J. Smith Trust dated 10/24/2024
621 Arlington Ave
Naperville, IL 60565

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:
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

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-5060 NC
IN RE: ESTATE OF: KENDELL L. NICHOLS, Deceased.

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.

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.

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 16, 2026.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 2025 CP 005767 NC
IN RE: ESTATE OF DOROTHY ELLEN SAND, Deceased.

The administration of the ESTATE OF DOROTHY ELLEN SAND, deceased, whose date of death was August 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 000146 NC
Division Probate
IN RE: ESTATE OF ROGER W. HOWES Deceased.

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.

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 16, 2026.

Personal Representative:
Dennis R. Skinner
520 Hwy M28
Wakefield, Michigan 49968
Attorney for Personal Representative:
Season A. Spanski
Attorney
Florida Bar Number: 1044362
Spanski Law, PLLC
304 W. Venice Avenue, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
January 16, 23, 2026 26-00084S

SECOND INSERTION

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.

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.

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 16, 2026.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP006227XXXANC
Division Probate
IN RE: ESTATE OF FRANK LYNN MEEKER Deceased.

The administration of the estate of FRANK LYNN MEEKER, 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 St., Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 16, 2026.

Personal Representative:
David Meeker
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

SECOND INSERTION

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.

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.

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 16, 2026.

Personal Representative:
CALDWELL TRUST COMPANY
27 S. Orange Ave
Sarasota, FL, 34236
Attorney for Personal Representative:
RIC GREGORIA
Florida Bar No. 0908551
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL, 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary:
rgregoria@williamsparker.com
Secondary:
ncarson@williamsparker.com
January 16, 23, 2026 26-00076S

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

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--- ACTIONS / SALES ---

SECOND INSERTION

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
Nationstar Mortgage LLC
Plaintiff, -vs.-
Michelle Veronica Roder a/k/a Michelle 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, 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 WATERSIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE(S) 400 THROUGH 409, 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 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 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

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 001761
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 Foreclosure entered on January 8, 2026 and entered in Case No. 2025 CA 001761 in the Circuit Court of the 12th Judicial 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 RECORDED
IN PLAT BOOK 8, PAGE 111, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 3801 CLOVER LANE, SARASOTA, FL 34233 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
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

SECOND INSERTION

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 pursuant 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 SERVICING, 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 highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the 7th day of May, 2026, the following described 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, FLORIDA.

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.

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.

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

SECOND INSERTION

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 online 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 RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TAX ID # 0974260946
COMMONLY KNOWN AS: 2673 Greendale Road, North Port, FL 34287.

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

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

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

SECOND INSERTION

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 FINANCIAL, LLC
Last Known Address: 20010 West Dixie Highway #17104, Miami, FL 33180

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

LOT 41 AND THE NORTH ONE-HALF OF LOT 42, BLOCK "F", ASHWORTH PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 174, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property address is commonly known as: 4603 Atlantic Avenue, Sarasota, FL 34233
Parcel Identification Number: 0069120001

has been filed against you and you are required to serve a copy of your written 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 within thirty (30) days after the first date of publication in the Business Observer (whichever is later) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court on January 8, 2026

CLERK OF THE COURT
Karen E. Rushing
(SEAL) By: G. Kopinsky
As Deputy Clerk
January 16, 23, 2026 26-00086S

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 004322 NC
DIVISION: A
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, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

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

Dated: 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: servicefl@mtglaw.com
January 16, 23, 2026 26-00108S

SECOND INSERTION

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 pursuant to a Final Judgment of Foreclosure entered SEPTEMBER 26, 2025, in the above styled suit, I, KAREN E. RUSHING, CLERK OF THE CIRCUIT 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 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 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED this 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@ddwlaw.net
January 16, 23, 2026 26-00075S

SECOND INSERTION

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 EITHER 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. III-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 after 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 demanded in the Complaint.

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

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

SECOND INSERTION

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, DEVISEES, 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, Devisees, 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
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following 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 demanded in the complaint or petition.

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 3265 University Pkwy. Sarasota Fl, 34243
Phone Number 941-780-7708
Time of Sale 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

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 CA 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, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED 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 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 THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 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

SECOND 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-SOLEDAD 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-SOLEDAD 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 following-described real property:

Lot 39, Block 2136, Forty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page 38, 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-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 within 60 days after the sale.

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

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 26-00114S

SECOND 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 following-described real property:

Lot 10, Block 2097, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG, 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-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 within 60 days after the sale.

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

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

SECOND 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 Foreclosure 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 8, 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 in accordance with Florida Statutes, Section 45.031

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 CA 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 pursuant 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 Circuit in and for SARASOTA County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and TODD JENKINS; KASSANDRA LENN JENKINS; UNKNOWN PERSON(S) IN POSSESSION 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, TWENTY FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 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

SECOND 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, pursuant 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. BRENNAN, deceased; BARBARA A. SEELEY; JACK L. SEELEY, JR; 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 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. Karen E. Rushing, the Clerk of Circuit 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 described property as set forth in the Final Judgment, to wit:

Unit 170, JAPANESE GARDENS MOBILE HOME PARK, a Cooperative situate on the property described in Exhibit "A" and located as shown on Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded 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 mobile home, VIN #2998CA and 2998CB

- and -

All personal property located on or in the Unit.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

Dated: 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 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

SECOND 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 following-described real property:

Lot 28, Block 1067, 24th Addition to Port Charlotte Subdivision, 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 within 60 days after the sale.

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

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

SECOND 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); Unknown Parties in Possession #2, 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 pursuant 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 Circuit in and for Sarasota County, Florida, wherein 1 Sharpe Opportunity Intermediate 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 SUBDIVISION, SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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 ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING 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 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 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 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 26-00110S

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 005794 NC
TRUIST BANK, as successor by merger to SUNTRUST BANK,
Plaintiff, vs.
DONALD P. SMITH, UNKNOWN SPOUSE OF DONALD P. SMITH, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property,
Defendants.

NOTICE is hereby given pursuant to the Uniform Final Judgment of Mortgage Foreclosure, entered October 29, 2025, and Order Cancelling and Resetting Foreclosure Sale, entered January 7, 2026, and entered in Case Number: 2024 CA 005794 NC of the Circuit Court in and for Sarasota County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and DONALD P. SMITH, UNKNOWN SPOUSE OF DONALD P. SMITH, UNKNOWN TENANT #1, UNKNOWN TENANT #2, are the Defendants, the Sarasota County Clerk of the Court, Karen E. Rushing, will sell to the highest and best bidder for cash, by electronic sale on-line at www.sarasota.realforeclose.com, beginning at 9:00 o'clock A.M. on the 30th day of April, 2026 the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Address: 5366 Foxwood Dr., Sarasota, FL 34232
Property Description:
Lot 1085, RIDGEWOOD ESTATES, 19TH ADDITION, according to the map or plat thereof as recorded in Plat Book 24, Page 38, Public Records of Sarasota County, Florida.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

/s/ Arthur Barksdale
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Arthur Barksdale
Florida Bar No.: 0040628
Rebecca Blechman
Florida Bar No.: 0121474
Nelson Crespo
Florida Bar No.: 0121499
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Shelby Pfannerstill
Florida Bar No.: 1058704
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
jdlaw@orlando-law.com
Attorneys for Plaintiff
January 16, 23, 2026 26-00093S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 005931 NC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
GERARD J. ROY; UNKNOWN SPOUSE OF GERARD J. ROY; SUNCOAST CREDIT UNION;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: GERARD J. ROY
(Current Residence Unknown)
(Last Known Address(es))
4205 SIMKINS AVENUE
NORTH PORT, FL 34286
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
(Last Known Address)
4205 SIMKINS AVENUE
NORTH PORT, FL 34286

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

LOT 11, BLOCK 519, 11TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A: 4205 SIMKINS AVENUE, NORTH PORT, FL 34286.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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.

WITNESS my hand and the seal of this Court this 7 day of January, 2026.

KAREN E. RUSHING
As Clerk of the Court and/
or Comptroller
Glen Kopinsky (SEAL)
25-52464
January 16, 23, 2026 26-00070S

SECOND INSERTION

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 9, 2006, a certain Mortgage was executed by Charles Garbarini and Emma Garbarini, husband and wife as Mortgagor in favor of Financial Freedom Senior Funding Corporation which Mortgage was recorded June 19, 2006, under Clerk's Instrument Number 2006111921 in the Office of the Clerk of the Circuit Court for Sarasota County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to MERS as nominee for Financial Freedom Acquisition LLC by Assignment recorded October 12, 2006 under Clerk's Instrument Number 2009125518 in the Office of the Clerk of the Circuit Court for Sarasota County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary"), by Assignment recorded under Clerk's Instrument Number 2023177443, in the Office of the Clerk of the Circuit Court for Sarasota County, Florida; and

WHEREAS, the Mortgage was insured by the Secretary pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has either died, defaulted under the terms of the Mortgage or has abandoned the Property, hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of December 14, 2025 is $339,545.16 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Emma Garbarini, with a last known address of 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232 may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s), with an address of 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232 may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Emma Garbarini, as Trustee of the Emma Living Trust, UTD August 7, 2023 with a last known address of 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232 may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Village Oaks Condominium Association, Inc. with a last known address of 2180 West SR 434, Suite 5000, Longwood, Florida 32779 may claim some interest in the property hereinafter described pursuant to that certain Declaration recorded in Official Records Book 1554, Page 282, as amended, of the Public Records of Sarasota County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded June 19, 2006, under Clerk's Instrument Number 2006111922 of the Public Records of Sarasota County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on February 23, 2000, under Clerk's Instrument No.: 2000022004 of the Public Records of Sarasota County, Florida, notice is hereby given that on February 27, 2026 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Unit 31, VILLAGE OAKS, SECTION A, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1554, Page 282, and amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 44, and amendments thereto of the Public Records of Sarasota County, Florida
Commonly known as: 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232

The sale will be held at 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232. The Secretary of Housing and Urban Development will bid $339,545.16 together with accrued interest from December 14, 2025 (subject to increases applicable under the Note), plus all costs of this foreclosure and plus costs of an owner's policy of title insurance or other sums which may be due.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars ($500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out of pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: January 8, 2026
HUD Foreclosure Commissioner
By: Michael J Posner, Esquire
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
T:561.842.3000•F:561.842.3626
Direct: 561.594.1452
STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to, subscribed and acknowledged before me this 8th day of January 2026, by mean of [X] physical presence, Michael J Posner, HUD Foreclosure Commissioner who [X] is personally known to me.
Notary Public, State of Florida
ROCIO MICHELLE LEIVA
Notary Public - State of Florida
(SEAL) Commission # HH 721083
My Comm. Expires Sep 22, 2029
Bonded through National Notary Assn.

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development. See details of your rights on the attached Notice.

FAIR DEBT PRACTICES ACT
NOTICE

Lippes Mathias LLP is a debt collector. We are trying to collect a debt that you owe to the United States Secretary of Housing and Urban Development. We will use any information you give us to help collect the debt.

How can you dispute the debt?

Call or write to us within thirty (30) days of your receipt of this Notice of Default to dispute all or part of the debt. If you do not, we will assume that our information is correct.

If you write to us within thirty (30) days of your receipt of this Notice of Default, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically via email at mjposner@lippes.com.

What else can you do?

Write to ask for the name and address of the original creditor, if different from the current creditor. If you write within thirty (30) days of your receipt of this Notice of Default, we must stop collection until we send you that information.

You may use the form below or write to us without the form. We accept such requests electronically via email at mjposner@lippes.com.

Go to www.cfpb.gov/debt-collection to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.

Contact us about your payment options.

Póngase en contacto con nosotros para solicitor una copia de este formulario en español.

January 16, 23, 30, 2026
26-00085S

SECOND 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

THIRD 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 pursuant to an amended Writ of Execution issued in the County Court of Sarasota County, Florida, on the 26th day of November, 2025, in the cause wherein Oaks Club Corporation is plaintiff, and Michal Zivcak is defendant, being case number 2025CC5611NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendant, in and to the following described real property, to-wit:

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 located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on February 12, 2026, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution as prescribed by F.S.S. 56.27.

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 individual or agency sending notice not later than seven days prior to the proceeding 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

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, COMMERICAL 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

SECOND 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

SECOND 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 Taylor announced a forthcoming Bill for Accounting, thereby further invoking equitable jurisdiction and requiring full transparency of all fiduciaries involved. He affirmed acceptance of all oaths and bonds of office and demanded treatment as a private civilian operating in Article III capacity.

Following these declarations, Brandon Taylor was muted and removed from the virtual proceeding, and findings were attempted in his absence. Equity rejects such conduct, for equity abhors secrecy and does not permit ex parte rulings once notice, tender, and subrogation have been placed upon the record.

Therefore, let this notice stand as a public memorial that:

1. Tender was made, kept good, and never refused;
2. Subrogation was completed and acknowledged by silence;
3. Brandon Taylor did not appear as surety for the NAME;
4. Support was abated upon the truth of the facts;
5. Removal from the hearing cannot defeat equitable rights;
6. All officers now hold fiduciary responsibility to account.

Any party acting contrary to perfected tender, subrogation, and fiduciary notice proceeds at their own peril, for equity will not suffer a wrong without a remedy.

Published this 16th day of January, 2026, to cure the record and prevent fraud by silence.

By: Brandon Taylor
Private Civilian, Beneficiary, and Holder of Equitable Interest
Jan. 16, 23, 30; Feb. 6, 2026
26-00073S

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT CHILDREN
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025 DR 005963 NC
Division: Family 1
IN RE: THE MARRIAGE OF:
JOSEPHINE BORSELLINO,
Petitioner/Wife, and
MICHAEL CRAIG MOBLEY,
Respondent/Husband.
TO: MICHAEL CRAIG MOBLEY
12729 Flatwood Creek Dr.
Gibsonton, FL 33534

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 the relief demanded in the petition.

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.

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.

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 this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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.

Dated: January 9, 2026
KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
Jan. 16, 23, 30; Feb. 6, 2026
26-00094S

SECOND INSERTION

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

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.

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.

I. STATEMENT OF EQUITABLE INTEREST

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.

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.

Equity recognizes substance over form. Where performance, contribution, or burden has been borne by one party, equity vests the beneficial interest accordingly.

II. NOTICE TO THE COURT AND PARTIES

All parties, clerks, judicial officers, and agents are hereby placed on actual and constructive notice of this equitable interest.

Upon notice, all parties are obligated to act in good faith, to avoid unjust enrichment, and to refrain from actions that impair or defeat the equitable interest asserted herein.

Any action taken with notice of this equitable interest must account for and respect such interest.

III. PRESERVATION OF RIGHTS

Brandon Taylor expressly reserves all equitable rights and remedies, including but not limited to rights of redemption, subrogation, accounting, setoff, and correction of the record.

No silence, delay, or procedural posture shall be construed as a waiver or abandonment of these rights.

IV. REQUEST FOR ACKNOWLEDGMENT

Brandon Taylor requests that this Notice be entered into the record and recognized for its intended purpose of preserving equitable interests and correcting presumptions.

Proceedings conducted in disregard of a noticed equitable interest may constitute inequitable conduct.

Dated this 16th day of January , 2026.
Brandon Taylor.
Private Civilian
All rights reserved
Jan. 16, 23, 30; Feb. 6, 2026
26-00072S

SECOND INSERTION

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

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

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 demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.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/.

WITNESS my hand and the seal of this court on this 8 day of January, 2026.

Clerk of the Circuit Court
(Court Seal)
By: Glen Kopinsky
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-011364
January 16, 23, 2026 26-00087S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
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).
TO: All Unknown Heirs, Spouses, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Claimants by and Through under or Against Eugene E. Ledwith, Deceased,
3938 Yellowstone Circle
Sarasota, FL 34233
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.

YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in Sarasota County, Florida:

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.

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.

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

WITNESS my hand and the seal of this Court on January 9, 2026.

Clerk of the Circuit Cour
(Court Seal) Karen E. Rushing
By: Glen Kopinsky
As Deputy Clerk
January 16, 23, 2026 26-00104S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
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).

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 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.

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:

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.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 9th day of January, 2026.
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 002491
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1,
Plaintiff, VS.
THE ESTATE OF ROBERT J. HOPKINSON, DECEASED; SARASOTA COUNTY, FLORIDA; THOMAS W. HOPKINSON, JR.; JOANNE JACOBSEN; GARY HOPKINSON; 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).

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. 2025 CA 002491, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1 is the Plaintiff, and THE ESTATE OF ROBERT J. HOPKINSON, DECEASED; SARASOTA COUNTY, FLORIDA; THOMAS W. HOPKINSON, JR.; JOANNE JACOBSEN; GARY HOPKINSON; 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 are Defendants.

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:

LOTS 2923, 2924 AND 2925, SOUTH VENICE, UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 9th day of January, 2026.
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
1012-4176B
January 16, 23, 2026 26-00100S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.:2017 DR 4471 NC
STATE OF FLORIDA DEPARTMENT OF REVENUE CHILD SUPPORT PROGRAM and GREGORY S. DUNCAN,
Petitioners, and
DOMINIQUE LAW,
Respondent.
TO: DOMINIQUE LAW

YOU ARE HEREBY NOTIFIED that a Supplemental Petition for Modification of Parenting Plan has been filed against you, and that you are required to serve a copy of your Response or Pleading to the Complaint upon the Petitioner's attorney, Monica Villaverde, 1990 Main Street, Suite 725., Sarasota, Florida, 34236, and file the original Response or Pleading in the office of the Clerk of the Circuit Court, on or before the 17 day of February 17, 2026. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition.

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

Dated at Sarasota County Courthouse, Sarasota, Florida, this 6 day of January, 2026.

KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
CLERK OF THE CIRCUIT COURT
BY: G. Kopinsky
DEPUTY CLERK
Jan. 16, 23, 30; Feb. 6, 2026
26-00068S

SECOND INSERTION

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

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, FL 34239 (the "Property"), as more fully described below:

The East 10 Feet of Lot 14 and all of Lot 16, Bayview Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 156, 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Josh W. Osborn
Joshua Osborn, Esq. Counsel for Plaintiff Rosenberg & Cummings PLLC
802 NE 20th Avenue,
Fort Lauderdale, FL 33304
(954) 769-13644
josh@RosenbergCummings.com;
roberta@rosenbergcfummings.com
Florida Bar Number: 1040437
January 16, 23, 2026 26-00088S

SECOND INSERTION

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

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 ISLES IMPROVEMENT ASSOCIATION, INC.; TENANT I/UNKNOWN TENANT, are Defendants.

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:

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.

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.

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.

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 7, 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
25-52006
January 16, 23, 2026 26-00081S