

Public Notices

**Business
Observer**

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JANUARY 30 - FEBRUARY 5, 2026

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

FICTITIOUS NAME NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CyberComm Group located at 382 NE 191st St #564717, Miami, FL 33179, in the County of Sarasota, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 21 day of January, 2026.
Michele D. Cummings, Sole Proprietor
January 30, 2026 26-00194S

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 Sunshine State Supplies located at 1832 Bayonne St in the City of SARASOTA, Sarasota, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of January, 2026
John Ortega
January 30, 2026 26-00212S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that SARA JEAN TROG will engage in business under the fictitious name of MAJESTIC COASTAL ART, with a physical address 2339 Midnight Pearl Drive Sarasota, Florida 34240, with a mailing address 2339 Midnight Pearl Drive Sarasota, Florida 34240, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
January 30, 2026 26-00234S

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 TRAAIN located at 1343 Main St Ste 205, in the County of Sarasota, in the City of Sarasota, Florida 34236 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Sarasota, Florida, this 21st day of January, 2026.
HIRE365 LLC
January 30, 2026 26-00196S

FIRST INSERTION

Notice of Public Auction

Auction for monies due on storage units. The auction will be held on February 19, 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows

FACILITY #64

7850 N. Tamiami Trail

Sarasota FL 34243

NAME

Ellwood Middleton

CHATORIA WHITE

TINISHA LAWSON

GLORIA JEAN CLAY

UNIT

BALANCE

2135 459.9

2057 319.9

1633 486.7

1509 373.8

FACILITY

5055 Pan American Blvd

North Port, FL 34287

NAME

Ashley vanorman

PAMELA RANDALL

Rhonda Kilgore

Jan. 30; Feb. 6, 2026

UNIT

BALANCE

F08 724.85

CC26 279.9

AA3 905.95

26-00215S

FIRST INSERTION

Notice of Public Meeting

Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, February 6, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt
District Manager
January 30, 2026

26-00220S

FIRST INSERTION

FICTITIOUS NAME NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of QAIntelliTech located at 382 NE 191st St #564717, Miami, FL 33179, in the County of Sarasota, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 21 day of January, 2026.
Michele D. Cummings, Sole Proprietor
January 30, 2026 26-00195S

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 Stay Golden Solutions located at 5737 Whistlestop Cir in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of January, 2026
Megan Connor
January 30, 2026 26-00211S

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 Stay Golden Solutions located at 5737 Whistlestop Cir in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of January, 2026
Megan Connor
January 30, 2026 26-00211S

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 Stay Golden Solutions located at 5737 Whistlestop Cir in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of January, 2026
Megan Connor
January 30, 2026 26-00211S

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 Stay Golden Solutions located at 5737 Whistlestop Cir in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of January, 2026
Megan Connor
January 30, 2026 26-00211S

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 Stay Golden Solutions located at 5737 Whistlestop Cir in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of January, 2026
Megan Connor
January 30, 2026 26-00211S

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:

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Luisander Reyes Jorge / CAREPLU-
SONE HEALTH CORP will engage in business under the fictitious name UPA MED: MEDICAL CARE, WELLNESS & AESTHETICS, with a physical address 2937 Bee Ridge Road, Suite 9 Sarasota, FL 34239, with a mailing address 2785 89th st Cir E Palmetto, FL 34221, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 30, 2026 26-00214S

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:

Jan. 30; Feb. 6, 2026 26-00221S

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:

Jan. 30; Feb. 6, 2026 26-00223S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Jan. 30; Feb. 6, 2026 26-00235S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Jan. 30; Feb. 6, 2026 26-00205S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Jan. 30; Feb. 6, 2026 26-00205S

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RICHARD DOMENICK DE PASTINO, RICHARD DOMENICK DE PASTINO, JR., and JOSEPH BERNARD DE PASTINO, will, on February 11, 2026, at 10:00 a.m., at 5616 Halifax Drive, Lot #420, Sarasota, Sarasota County, Florida 34233; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 PALM MOBILE HOME, VIN:

23650332AT,

VIN: 0040225009, and

TITLE NO.: 0040224999

and all other personal property located therein

PREPARED BY:

J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500

Sarasota, Florida 34236

(PO#3326-1037)

Jan. 30; Feb. 6, 2026 26-00229S

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RICHARD DOMENICK DE PASTINO, RICHARD DOMENICK DE PASTINO, JR., and JOSEPH BERNARD DE PASTINO, will, on February 11, 2026, at 10:00 a.m., at 5616 Halifax Drive, Lot #420, Sarasota, Sarasota County, Florida 34233; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 PALM MOBILE HOME, VIN:

23650332AT,

VIN: 0040225009,

and all other personal property located therein

PREPARED BY:

J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 004692 SC

IN RE: ESTATE OF
REGINA WALKER Deceased.

The administration of the estate of REGINA WALKER deceased, File Number 2025 CP 004692 SC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 South Tamiami Trail, Venice, Florida 34293. The names and addresses of the co-personal representatives and the co-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 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 30, 2026.

Personal Representative:

WILLIAM WALKER, JR.

101 Howard Dr.

Williamstown, NJ 08094

GEORGE A. WALKER, SR.

404 Tanner Court

Roseville, CA 95678

Attorney for Personal Representatives:

WILLIAM BETTERTON, ESQ.

Attorney for Personal Representative

Florida Bar No. 1054055

735 E. Venice Avenue, Suite 200

Venice, Florida 34285

Telephone: 941-303-6769

Jan. 30; Feb. 6, 2026 26-00219S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2025CP005839NC

IN RE: ESTATE OF
NIKOLAI TODOROR DICHEV,
Deceased.

The administration of the estate of Nikolai Todoror Dichev deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, the address of which is Clerk of Court, 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 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 January 30, 2026.

Anthony Nasko
Petitioner

/s/Alexander Gonzalez, Esq.

Alexander Gonzalez, Esq.

Attorney for Petitioner

Florida Bar No. 1035939

Trust Counsel, PLLC

201 Alhambra Circle, Suite 802

Coral Gables, FL 33134

Telephone: 305-707-7126

Primary E-mail:

gonzalez@trustcounsel.com

Secondary E-mail:

eservice@trustcounsel.com

Jan. 30; Feb. 6, 2026 26-00222S

FIRST INSERTION

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

File No. 2025 CP 5861 SC
Probate Division
IN RE: ESTATE OF
JONATHAN CHARLES
MCDUFFIE, Deceased.

The administration of the estate of JONATHAN CHARLES MCDUFFIE, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd. Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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: 1/30/26

Signed on this 9 day of January, 2026.

SHERI THOMAS
Personal Representative

20580 Johnson Road

South Bend, IN 46614

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

Jan. 30; Feb. 6, 2026 26-00216S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 000192 NC
Division Probate
IN RE: ESTATE OF

MARILYN T. PRATT Deceased.

The administration of the estate of Marilyn T. Pratt, 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 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 30, 2026.

Personal Representative:

John F. Bays, III

3775 Silverwood Rd

West Sacramento, CA 95691

Attorney for Personal Representative:

John T. Griffin, Attorney

Florida Bar Number: 0674281

GRIFFIN & GRIFFIN

7077 S. Tamiami Trail

Sarasota, FL 34231

Telephone: (941) 966-2700

Fax: (941) 966-2722

E-Mail: john@griffinlaw.com

Secondary E-Mail:

tish@griffinlaw.com

Jan. 30; Feb. 6, 2026 26-00217S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-005457-NC

Division PROBATE
IN RE: ESTATE OF
GEORGE D. WILLIAMS
Deceased.

The administration of the estate of GEORGE D. WILLIAMS, deceased, whose date of death was August 29, 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 30, 2026.

Personal Representative:

MICHELLE WILLIAMS-ALLEN

23 Lorrie Lane S.

Spencerport, New York 14559

Attorney for Personal Representative:

BART SCOVILL, Attorney

Florida Bar Number: 0985716

8031 Cooper Creek Blvd., Suite 101

University Park, Florida 34201

Telephone: (941) 365-2253

E-Mail: bart@scovills.com

Secondary E-Mail:

melissa@scovills.com

Jan. 30; Feb. 6, 2026 26-00200S

FIRST INSERTION

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 30, 2026.

Petitioner:

Delia Rodriguez

6714 Stardust Avenue

North Port, FL 34287

Jose Rodriguez

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.

CASE No. 2022 CA 004160 NC

PHH MORTGAGE CORPORATION, Plaintiff, vs.

CHRISTA SCHOTT DUBSKY AKA

CHRISTA S. DUBSKY, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022 CA 004160 NC of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein, PHH MORTGAGE CORPORATION, Plaintiff, and, CHRISTA SCHOTT DUBSKY AKA CHRISTA S. DUBSKY, et. al., are Defendants, Clerk of Court, Karen E. Rushing, will sell to the highest bidder for cash at FORECLOSURE SALE TO BE CONDUCTED VIA THE INTERNET: WWW.SARASOTA.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 20th day of March, 2026, the following described property:

LOTS 10, 11, 12, 37, 38 & 39, BLOCK 4, BEVERLY TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 126, OF THE PUBLIC RECORDS

OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 27th day of January, 2026.

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309

Telephone: (954) 343 6273 Hearing Line: (888) 491-1120

Facsimile: (954) 343 6982

Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0504 / JSchwartz Jan. 30; Feb. 6, 2026 26-002275

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE No. 2025 CA 000213 NC

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

CAROL S GATES A/K/A CAROL GATES, et. al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 30, 2025 in Civil Case No. 2025 CA 000213 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Carol S Gates a/k/a Carol Gates, et. al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of February, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 12, Block 1937, 41st Addi-

tion to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 16, Page 42, 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/ Robyn Katz Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801

Phone: (407) 674-1850 Fax: (212) 248-0420

Email: MRSERVICE@mccalla.com

Fla. Bar No.: 146803 24-10787FL

Jan. 30; Feb. 6, 2026 26-002265

FIRST INSERTION

NOTICE OF APPOINTMENT OF RECEIVER AND CLAIMS PROCESS

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

CIVIL DIVISION

Case No. 2025-CA-004039

Division: A

The Fountains of Hope, LLC, Plaintiff, vs.

US Bank National Association, as predecessor in interest to UMB Bank ("Trustee"), National Association, and Capital Trust Agency, Inc. (as Issuer), Defendants.

TO ALL CREDITORS, VENDORS, AND INTERESTED PARTIES OF THE FOUNTAINS OF HOPE, LLC: PLEASE TAKE NOTICE of the following:

1. Appointment of Receiver. On August 20, 2025, the Court entered its Order on Expedited Verified Petition to Appoint Receiver dated August 20, 2025 (the "Appointment Order"), appointing SAK Florida, LLC (the "Receiver") as Receiver of The Fountains of Hope, LLC in the above-styled action, Case No. 2025-CA-004039.

2. Effect of Receivership.

The Appointment Order and section 714, et seq., Florida Statutes, collectively vest the Receiver with authority, subject to Court supervision, to take possession and control of The Fountains of Hope, LLC's assets and operations, assess liabilities and claims, preserve estate value, and take actions necessary for the orderly administration of the Receivership Estate.

3. Claims Process.

Any person or entity asserting a claim against the Receivership Entity arising before the date of the Receiver's appointment must submit a written Proof of Claim in the form attached to this Notice.

4. Bar Date.

All Proofs of Claim must be received by the Receiver no later than 4/14/26 (the "Claims Bar Date").

5. Submission Instructions.

Proofs of Claim, together with supporting documentation, must be submitted as follows:

By Mail: SAK Florida, LLC c/o Shumaker, Loop & Kendrick LLP 101 E. Kennedy Blvd., Suite 2800 Tampa, FL 33602

By Email: bellj@shumaker.com

6. Supporting Documentation Required.

Each claimant must attach copies of invoices, contracts, judgments, account statements, or other documents supporting the asserted claim. Unsupported claims may be disallowed.

7. No Admission of Liability.

The submission of a Proof of Claim does not constitute an admission by the Receiver or the Receivership Estate as to the validity, priority, or amount of any claim. All claims are subject to review, objection, and Court approval.

8. Questions.

Questions regarding the claims process may be directed to the Receiver or Receiver's counsel at the contact information above. Legal advice will not be provided. This Notice is provided pursuant to the Appointment Order and Order Approving Claims Filing Procedures and Establishing a Claims Bar Date, entered on January 15, 2026.

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.

SHUMAKER, LOOP &

KENDRICK, LLP

By: /s/ Steven M. Berman

STEVEN M. BERMAN, ESQ.

Florida Bar No. 856290

sberman@shumaker.com

101 East Kennedy Blvd, Suite 2800

Tampa, Florida 33602

Phone: (813) 229-7600/

Fax 813-229-1660

Counsel for the Receiver

Jan. 30; Feb. 6, 2026 26-002315

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2024CC000430 SC

JACARANDA WEST

HOMEOWNERS' ASSOCIATION

#1, INC., A FLORIDA NOT FOR

PROFIT CORPORATION,

PLAINTIFF, V.

KARL RAFALO, ET AL.,

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 10, 2024, and entered in Case No. 2024 CC 000430 SC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and Karl Rafalo, Unknown Tenant #1 n/k/a Alexandra Rafalo, Unknown Tenant #2 n/k/a Veronica Rafalo and Secretary of Housing and Urban Development are Defendants, Karen E. Rushing, Clerk of Court will sell the property to the highest and best bidder for cash: [X] www.sarasota.realforeclose.com, the Clerk's website for online auctions, at 9:00 a.m., on the 23rd day of February 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 34188, HERITAGE LAKE ESTATES, according to the plat thereof, as recorded in Plat Book

25, Pages 46, 46A through 46I, of the Public Records of Sarasota County, Florida.

A/K/A: 1840 Flametree Lane, Venice, FL 34293

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

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

DATED this 27th day of January, 2026.

BECKER & POLIAKOFF, P.A.

Attorneys for ASSOCIATION

1 East Broward Blvd, Suite 1900

Fort Lauderdale, FL 33301

Phone: (954) 985-4102

Fax: (954) 987-5940

Primary email:

coforservicem@beckerlawyers.com

By: William W. Huffman

Florida Bar #31084

J06935/429642/30544164

Jan. 30; Feb. 6, 2026 26-002305

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025 CA 005609 NC

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES

2005-3 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2005-3,

Plaintiff, v.

LINDA J. RIZZO A/K/A LINDA RIZZO; UNKNOWN SPOUSE OF LINDA J. RIZZO A/K/A LINDA RIZZO; GMAC-HOME EQUITY LOAN TRUST 2007-HSAI;

GOODLEAP, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

Defendant.

To the following Defendant(s):

GMAC-HOME EQUITY LOAN TRUST 2007-HSAI

(ADDRESS UNKNOWN)

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

LOT 39, BLOCK 64, FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, 32A

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

CASE NO. 2025 CA 005992 NC

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,

Plaintiff, vs.

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2010 CA 012116 NC DIVISION: A
WELLS FARGO BANK, N.A., Plaintiff, vs.
MILES CHRISTIAN HART, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 14, 2026, and entered in Case No. 2010 CA 012116 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Miles Christian-Hart, Anthony Garafolo, Sarasota County, Sarasota Springs Community Association, Inc., Barbara J. Christian-Hart, are defendants, the Sarasota County Clerk of the Circuit Court Karen E. Rushing will sell to the highest and best bidder for cash in/on online at www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the February 18, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 253, UNIT 2, SARASOTA SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 8 AT PAGE 6, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 3439 BELMONT BLVD., SARASOTA, FL 34232-4905

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 16 day of January, 2026.

ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq
CT - 10-52813
Jan. 30; Feb. 6, 2026 26-00207S

FIRST INSERTION

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

Case No.: 2026 CA 000277 NC
Agency Case No.: 25-0052095

IN RE: THE FORFEITURE OF: \$25,045.00 IN U.S. CURRENCY A PETITION OF THE CITY OF SARASOTA f/b/o THE SARASOTA POLICE DEPARTMENT

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER, on the following property in Sarasota County, Florida: Twenty-Five Thousand Forty-Five Dollars and 00/100 cents in U.S. Currency (\$25,045.00), and you are required to serve a copy of your written defenses to it, if any, on Joseph J. Polzak, Esq., PETITIONER'S attorney, whose address is P.O. Box 1000, Sarasota, FL 34236,

on or before the 2 day of March 2026, and file the original with the Clerk of this Court either before Service on PETITIONER'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 January 20, 2026

KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT-
SARASOTA
P.O. Box 3079
Sarasota, Florida 34230
(SEAL) By G. Kopinsky
Deputy Clerk
Jan. 30; Feb. 6, 2026 26-00209S

FIRST INSERTION

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2025 CA 002201 NC

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2023-1,

Plaintiff, vs.

RICKIE ANN GORDON A/K/A RICKIE ANN GORDON-VAN BUSKIRK A/K/A RICKIE GORDON A/K/A RICKIE A. GORDON, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 25, 2025 in Civil Case No. 2025 CA 002201 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2023-1

is Plaintiff and Rickie Ann Gordon a/k/a Rickie Ann Gordon-Van Buskirk a/k/a Rickie Gordon a/k/a Rickie A. Gordon, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in

accordance with Chapter 45, Florida Statutes on the 17th day of February, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 50, Block E, Villa Rosa Unit II-A, according to the plat thereof recorded in Plat Book 42, Page 10, 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 20th day of January, 2026.

ALDRIDGE PITE, LLP
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
Primary E-Mail:
ServiceMail@aldridgepite.com
Jan. 30; Feb. 6, 2026 26-00204S

FIRST INSERTION

FIRST INSERTION

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

CIVIL DIVISION

Case No.: 2025-CA-002497-NC

WILMINGTON SAVINGS FUND SOCIETY FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust,

Plaintiff, vs.

J AND J HOMES GROUP LLC, a Florida limited liability company; MARK GAETANO JURJESCU; JPARKER CAPITAL LLC, a Florida limited liability company; UNKNOWN TENANT #1;

UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION,

OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated December 22, 2025, and Order Rescheduling Foreclosure Sale dated January 21, 2026, both entered in Case No.

2025-CA-002497-NC of the Circuit Court of Sarasota County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY FSB, not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust, is the Plaintiff, and J AND J HOMES GROUP LLC, a Florida limited liability company; and JPARKER CAPITAL LLC, a Florida limited liability company, are the Defendants, the Clerk of the Circuit Court and County Comptroller of Sarasota County, Florida, Karen E. Rushing, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com in

realforeclose.com on FEBRUARY 26, 2026, at 9:00 a.m., the following described property as set forth in said Final Judgment:

The East 28 feet of Lot 12, all of Lots 14 and 16, Block C, HUDSON PARK, as per plat thereof recorded in Plat Book 1, Page 21, Public Records of Sarasota County, Florida.

a/k/a 2555 Wood St., Sarasota, FL 34237

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

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

Dated: January 22, 2026

s/ Gerald D. Davis

GERALD D. DAVIS

Florida Bar No. 764698

gdavis@trenam.com

bshepard@trenam.com

oheppner@trenam.com

TRENAM, KEMKER, SCHARF,

BARKIN, FRYE, O'NEILL &

MULLIS, P.A.

200 Central Avenue, Suite 1600

St. Petersburg, FL 33701

Tel: (727) 896-7171

Attorneys for Wilmington Savings Fund Society FSB, not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust

Jan. 30; Feb. 6, 2026 26-00210S

FIRST 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.: 2023 CA 006556 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

JENNIFER L. HANLON A/K/A JENNIFER HANLON; CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF JENNIFER L. HANLON A/K/A JENNIFER HANLON; U.S. BANK TRUST NATIONAL INDIVIDUAL CAPACITY BUT; PORTFOLIO RECOVERY ASSOCIATES, LLC; CITY OF NORTH PORT, FLORIDA; 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. 2023 CA 006556 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and JENNIFER L. HANLON A/K/A JENNIFER HANLON; CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF JENNIFER L. HANLON A/K/A JENNIFER HANLON; U.S. BANK TRUST NATIONAL INDIVIDUAL CAPACITY BUT; PORTFOLIO RECOVERY ASSOCIATES, LLC; CITY OF NORTH PORT, FLORIDA; 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. 2023 CA 006556 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and JENNIFER L. HANLON A/K/A JENNIFER HANLON; CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF JENNIFER L. HANLON A/K/A JENNIFER HANLON; U.S. BANK TRUST NATIONAL INDIVIDUAL CAPACITY BUT; PORTFOLIO RECOVERY ASSOCIATES, LLC; CITY OF NORTH PORT, FLORIDA; 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. 2023 CA 006556 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and JENNIFER L. HANLON A/K/A JENNIFER HANLON; CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF JENNIFER L. HANLON A/K/A JENNIFER HANLON; U.S. BANK TRUST NATIONAL INDIVIDUAL CAPACITY BUT; PORTFOLIO RECOVERY ASSOCIATES, LLC; CITY OF NORTH PORT, FLORIDA; 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. 2023 CA 006556 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and JENNIFER L. HANLON A/K/A JENNIFER HANLON; CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF JENNIFER L. HANLON A/K/A JENNIFER HANLON; U.S. BANK TRUST NATIONAL INDIVIDUAL CAPACITY BUT; PORTFOLIO RECOVERY ASSOCIATES, LLC; CITY OF NORTH PORT, FLORIDA; 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. 2023 CA 006556 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and JENNIFER L. HANLON A/K/A JENNIFER HANLON; CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF JENNIFER L. HANLON A/K/A JENNIFER HANLON; U.S. BANK TRUST NATIONAL INDIVIDUAL CAPACITY BUT; PORTFOLIO RECOVERY ASSOCIATES, LLC; CITY OF NORTH PORT, FLORIDA; 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. 2023 CA 006556 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and JENNIFER L. HANLON A/K/A JENNIFER HANLON; CHRISTINE M. GANNON A/K/A CHRIS GANNON; UNKNOWN SPOUSE OF JENNIFER L. HANLON A/K/A JENNIFER HANLON; U.S. BANK TRUST NATIONAL INDIVIDUAL CAPACITY BUT; PORTFOLIO RECOVERY ASSOCIATES, LLC; CITY OF NORTH

--- ESTATE ---

SECOND 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

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR
SARASOTA COUNTY, FLORIDA
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 date of first publication of this notice is January 23, 2026.

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: jtroianno@williamsparke.com
Secondary:
pkehoe@williamsparke.com
January 23, 30, 2026 26-00163S

SECOND 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, 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

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

SECOND INSERTION

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.

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

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-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 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

SECOND 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

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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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

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.

--- ESTATE / PUBLIC SALES / ACTION ---

SECOND INSERTION

SECOND INSERTION

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

January 23, 30, 2026 26-00142S

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

January 23, 30, 2026 26-00144S

**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 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.

Gibson, 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

THIRD 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 EI-

TERER 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

THIRD 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.

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. Notwithstanding this, the court abated ongoing support, recognizing that the presumption of obligation could not stand where sworn testimony and evidence confirmed that the child had been in Brandon Taylor's household for three years.

During the proceeding, Brandon Tay-

lor 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4173 Clark Road Sarasota, FL 34233, on 02/12/2026 at 10:00am

Jessica Seminon

Household Goods

Sandra Horswell

Furniture, boxes

Kati Angel Bell

Furniture

Jennifer Courtney

2009 Jeep Liberty

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

January 23, 30, 2026 26-00171S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Drive, Sarasota FL 34238, on 02/12/2026 at 10:00am

Michael McKay

Samples and printed material

Dawn Cahanin

Household items

Yvonne del aquila

Household items

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

January 23, 30, 2026 26-00141S

SECOND 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

--- 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.: 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 re-
course against the Mortgagor, the Mort-
gagor 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

SUBMITTED 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

SECOND 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
stated 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

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

SECOND 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

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 fol-
lowing 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

SECOND INSERTION

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
demanded 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> or
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

SECOND 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 assignees, 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, 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-
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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

Dated this 1

--- SALES ---

SECOND 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 26-001488

SECOND 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 LYSTMAR 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@gtlawfirm.com
lbaird@gtlawfirm.com
Attorney for Plaintiff
January 23, 30, 2026 26-001533

SECOND 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@gtlawfirm.com
lbaird@gtlawfirm.com
Attorney for Plaintiff
January 23, 30, 2026 26-001525

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, GRANTEEES, 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; 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

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

THIRD INSERTION

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

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");

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 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

--- ESTATE ---

SECOND 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

SECOND 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 1/4 OF THE SE 1/4 OF THE SE 1/4 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

SECOND 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 missoniati 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), smartwatch Samsung watch, S24 Ultra 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 ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDACASE 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 CONDOMINIUM I, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1080, PAGE 40, AND AS PER PLAT THEREOF 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

SECOND 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., Defendants.

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.

January 23, 30, 2026

26-00184S

SECOND 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 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 SERVICE OF A COPY OF THIS NOTICE.

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is January 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

SECOND 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 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