

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, 202626-00194S

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, 202626-00212S

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 MA-JESTIC 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, 202626-00234S

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, 202626-00196S

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 NAMEUNITBALANCE Ellwood Middleton2135459.9 CHATORIA WHITE2057319.9 TINISHA LAWSON1633486.7 GLORIA JEAN CLAY1509373.8

FIRST INSERTION
FACILITY 5055 Pan American Blvd North Port, FL 34287 NAMEUNITBALANCE Ashley vanormanF08724.85 PAMELA RANDALLCC26279.9 Rhonda KilgoreAA3905.95 Jan. 30; Feb. 6, 202626-00215S

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
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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, 202626-00195S

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 Whistlewood 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, 202626-00211S

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 Riviera French Cafe located at 140 University Town Center Dr K201 in the City of Sarasota, Sarasota, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of January, 2026 Manala LLC Paloma Barcelo, Authorized Member January 30, 202626-00233S

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Lesley Joan Melahn / LESLEY J. MELAHN PROPERTIES, LLC will engage in business under the fictitious name LESLEY JOAN MELAHN, with a physical address 365 Pineapple Street Englewood, FL 34223, with a mailing address 365 Pineapple Street Englewood, FL 34223, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 30, 202626-00197S

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Luisander Reyes Jorge / CAREPLUSONE 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, 202626-00214S

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: 757 Apex Road Sarasota, Florida 34240 on 02/23/2026 at 10:00 am Howard R Zehr - Tools David Flick - 3 br house/ loveseat/ 2 twins/ 1 queen/ washer and dryer/ 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. Jan. 30; Feb. 6, 202626-00221S

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: 4951 Lakewood Ranch Blvd N Sarasota Fl 34240 02/19/2026 9:30am Russell Woodrow 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. Jan. 30; Feb. 6, 202626-00235S

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: Facility Address 3265 University Pkwy. Sarasota Fl, 34243 Phone Number 941-780-7708 Time of Sale 2/19/2026 10:00am Alexis Derosiers-Bed, household items Georgiana Coca- household goods Kierra Bukaty-chairs, power wash, generator 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. Jan. 30; Feb. 6, 202626-00205S

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, TITLE NO.: 0040225009, and VIN: 23650332BT, 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, 202626-00229S

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 OLYX located at 5342 Clark Road #3285, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of January, 2026 OLYX Services, LLC James Rudy January 30, 202626-00213S

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000259NC Division PROBATE IN RE: ESTATE OF MICHAEL ORTEGA Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of MICHAEL ORTEGA, deceased, File Number 2026CP000259NC, by the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230; that the decedent's date of death was December 1, 2025; that the total value of the estate is \$27,200.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address ANTHONY ORTEGA 404 Sunflower Street Savoy, IL 61874 LISA A. ZOPPI 455 Selborne Road Riverside, IL 60546 NANCY T. ORTEGA 1336 Mill Court Palatine, IL 60074 ANTHONY ORTEGA, as Trustee of the Michael Ortega and Trinidad S. Ortega Trust Agreement dtd 10-10-25 404 Sunflower Street Savoy, IL 61874	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is January 30, 2026. Person Giving Notice: ANTHONY ORTEGA 404 Sunflower Street Savoy, IL 61874 Attorney for Person Giving Notice JONATHAN T. ANDERSON, Attorney Florida Bar Number: 0188530 Wood, Seilt and Anderson, P.A. 3665 Bee Ridge Road, Suite# 300 Sarasota, FL 34233 Telephone: (941) 954-5772 Fax: (941) 925-9164 E-Mail: jonathan@wsa-law.com Secondary E-Mail: group@wsa-law.com Jan. 30; Feb. 6, 202626-00225S
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000277 SC Division Probate IN RE: ESTATE OF ODILE R. BOUSQUET Deceased.

The administration of the estate of ODILE R. BOUSQUET, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 30, 2026. Personal Representative: 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 Jan. 30; Feb. 6, 202626-00232S
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FIRST INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000006 NC IN RE: ESTATE OF KATHRYN JANE CARLSEN, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of KATHRYN JANE CARLSEN, deceased, File Number 2026 CP 000006 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was November 15, 2025; that the total value of the estate is approximately \$1,000 and that the names and addresses of those to whom it has been assigned by such order are: Name Address DARRELL W GORDON 2545 Bear Creek Road, Ontario, KOHIXO STEPHANIE SOTO GORDON 2671 Bear Creek Road, Ontario, KOHIXO ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provi-	sion for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is January 30, 2026. Person Giving Notice: DARRELL W GORDON 2545 Bear Creek Road Ontario, KOHIXO STEPHANIE SOTO GORDON 2671 Bear Creek Road Ontario, KOHIXO Attorney for Person Giving Notice: LORENZO A. FERNANDEZ Florida Bar No. 1039984 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: lfernandez@williamsparser.com Secondary: pkehoe@williamsparser.com Jan. 30; Feb. 6, 202626-00236S
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 5791 NC Division Probate IN RE: ESTATE OF PAMELA MERRIL FROHL, Deceased.

The administration of the estate of Pamela Merrill Frohl, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 30, 2026. Personal Representative: Bari Schlam Holmes 4770 Vermack Ridge Dunwoody, GA 30338 Attorney for Personal Representative: Charla M. Burchett E-Mail Addresses: cburchett@shutts.com cmbcourt@shutts.com Florida Bar No. 0813230 Shutts & Bowen LLP 1858 Ringling Blvd., Suite 300 Sarasota, FL 34236 Telephone: (941) 552-3500 Jan. 30; Feb. 6, 202626-00238S
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SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE
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FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
1/25/2026, 9:00

ESTATE

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must</p>
<p>file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is January 30, 2026.</p> <p>Personal Representative: WILLIAM WALKER, JR. 101 Howard Dr. Williamstown, NJ 08094 GEORGE A. WALKER, SR. 404 Tanner Court Roseville, CA 95678</p> <p>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</p>

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 30, 2026.</p> <p>Personal Representative: John F. Bays, III 3775 Silverwood Rd West Sacramento, CA 95691</p> <p>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@griffinderlaw.com Secondary E-Mail: tish@griffinderlaw.com Jan. 30; Feb. 6, 2026 26-00217S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000395 SC IN RE: ESTATE OF RUSSELL W. NICOLAI Deceased.</p> <p>The administration of the estate of Russell W. Nicolai, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 30, 2026</p> <p>Personal Representative: Suzanne Cacchione, Personal Representative Suzanne Cacchione 88 1st St. Harrison, New York 10528</p> <p>Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic, Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com Jan. 30; Feb. 6, 2026 26-00199S</p>

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or de-</p>
<p>mands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of January 30, 2026.</p> <p>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</p>

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>
<p>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 30, 2026.</p> <p>Personal Representative: MICHELLE WILLIAMS-ALLEN 23 Lorrie Lane S. Spencerport, New York 14559</p> <p>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</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-212-SC Twelfth Judicial Circuit IN RE: ESTATE OF DAVID RODRIGUEZ, Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of David Rodriguez, deceased, Case No.: 2026-CP-212-SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293; that the decedent's date of death was June 7, 2025, and whose social security number is xxx-xx-0788; that the total value of the estate is \$700.00, and that the name and address of those to whom it has been assigned by such order is:</p> <p>Delia Rodriguez 6714 Stardust Avenue North Port, FL 34287 Jose Rodriguez 2108 Shadowfern Drive Louisville, KY 40216 Wilfredo Rodriguez 111-35 135 Street, Apt. 2 South Ozone, NY 11420 William Rodriguez 56 Ledgercrest Drive Newington, CT 06111 Julio Rodriguez 107-31 117 St. S. Richmond, NY 11419</p>
<p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 30, 2026.</p> <p>Petitioner: Delia Rodriguez 6714 Stardust Avenue North Port, FL 34287</p> <p>Christopher J. Fowler (FL Bar #104085) Attorney for Petitioner Primary E-Mail: cfowler@nhslaw.com Secondary Email: tpayne@nhslaw.com Norton, Hammersley, Lopez & Skokos, P.A. 1819 Main Street, Suite 610 Sarasota, Florida 3423 Telephone: (941) 954-4691 Jan. 30; Feb. 6, 2026 26-00198S</p>

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2026 CA 000241 SC
In re:
VANCORE, INC.,
Assignor,
to
LARRY S. HYMAN,
Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>
<p>mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: 1/30/26</p> <p>Signed on this 9 day of January, 2026.</p> <p>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</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-6178-NC IN RE: ESTATE OF KENT C. JONES, Deceased.</p> <p>The administration of the estate of KENT C. JONES, deceased, whose date of death was November 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 30, 2026.</p> <p>Personal Representative: Joshua Martin 333 Model Pleasant Rd. Nokomis, FL 34275</p> <p>Attorney for Personal Representative: Luke X. Johnston, Esquire Florida Bar No. 1037682 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954 0067 Facsimile: (941) 365 1492 Email: ljohnston@leeandevans.com Jan. 30; Feb. 6, 2026 26-00218S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000108-NC IN RE: ESTATE OF JOHN J. MARCUS, Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of JOHN J. MARCUS, deceased, File Number 2026-CP-000108-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was September 10, 2025; that the total value of the estate is approximately \$1,000 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Address EZRA A. MARCUS 2376 Hyde Park Street, Sarasota, FL 34239 JOSEPH W. MARCUS 2463 Sound Avenue, Baiting Hollow, NY 11933</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES</p>
<p>SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk.</p> <p>The date of first publication of this Notice is January 30, 2026.</p> <p>Person Giving Notice: EZRA A. MARCUS 2376 Hyde Park Street Sarasota, FL 34239</p> <p>Attorney for Person Giving Notice: ROSE-ANNE B. FRANO Florida Bar No. 0592218 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: rfrano@williamsparser.com Secondary: mbussiere@williamsparser.com Jan. 30; Feb. 6, 2026 26-00223S</p>

FIRST INSERTION
<p>1. PLEASE TAKE NOTICE that on or about January 15, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by VAN-CORE, INC., Assignor, with its principal place of business at 316 Bocelli Drive, Nokomis, FL 34275, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County.</p> <p>2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as</p>
<p>provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.</p> <p>3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before May 15, 2026.</p> <p>Jan. 30; Feb. 6, 13, 20, 2026 26-00201S</p>

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

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 26-00227S

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: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-10787FL Jan. 30; Feb. 6, 2026 26-00226S

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: belliott@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 26-00231S

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 JACARANDA WEST HOMEOWNERS' ASSOCIATION #1, INC. is 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 PROPER- TY 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: cofoservicemail@beckerlawyers.com By: William W. Huffman Florida Bar #31084 J06935/429642/30544164 Jan. 30; Feb. 6, 2026 26-00230S

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	- 32H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. a/k/a 4463 Persian Lane, North Port, FL 34287 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before March 2, 2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. 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. WITNESS my hand and the seal of this Court this 16 day of January, 2026. KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk Jan. 30; Feb. 6, 2026 26-00224S

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 005992 NC ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCESCO VIGILANTE, DECEASED. et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCESCO VIGILANTE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 8, BLOCK 55, FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED	IN PLAT BOOK 11, PAGES 32A THROUGH 32H, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before March 2, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed 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. WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 20 day of January, 2026. KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) BY: GLEN KOPINSKY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-330399 Jan. 30; Feb. 6, 2026 26-00202S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 CA 006246 NC NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff, vs. Sumner T. Mullins, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 006246 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 is the Plaintiff and Sumner T. Mullins; Unknown Spouse of Sumner T. Mullins are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 27th day of March, 2026, the following described property as set forth in said Final Judgment, to wit: BEGINNING AT THE CENTER OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE RUNNING EASTERLY 1017 FEET; THENCE SOUTH 290 FEET TO THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 90 FEET; THENCE	SOUTH, A DISTANCE OF 100 FEET; THENCE WEST A DISTANCE OF 90 FEET; THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY OVER THE ROAD ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE EAST. TAX ID: 2031020014 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 27th day of January, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00659 Jan. 30; Feb. 6, 2026 26-00228S

FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023 CA 004269 NC US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNERS TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. PAMELA D. SKEENS A/K/A PAMELA SKEENS; UNKNOWN SPOUSE OF PAMELA D. SKEENS A/K/A PAMELA SKEENS; GIANNINI PLACE HOMEOWNERS ASSOCIATION, INC.; HENSON & EFRON, P.A.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 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, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 8, 2024 and an Order Resetting Sale dated January 22, 2026 and entered in Case No. 2023 CA 004269 NC of the Circuit Court in and for Sarasota County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNERS TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and PAMELA D. SKEENS A/K/A PAMELA SKEENS; UNKNOWN SPOUSE OF PAMELA D. SKEENS A/K/A PAMELA SKEENS; GIANNINI PLACE HOMEOWNERS ASSOCIATION, INC.; HENSON & EFRON, P.A.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 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, are Defendants, KAREN E. RUSHING, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.sarasota.realforeclose.com, 9:00 a.m., on February 27, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit: THE EAST 1/2 OF THE NORTH 118 FEET OF LOT 2, GIANNINI PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, 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. 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. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. 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.legalaid-ofmanasota.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.legalaid-ofmanasota.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/. 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 27, 2026. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-192291 / TM1 Jan. 30; Feb. 6, 2026 26-00237S

Q&A

Who benefits from legal notices?

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

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

192291

ACTIONS / SALES

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		
26-002075		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 004439 NC LOANDEPOT.COM, LLC, Plaintiff, v. DEAN EBERT; et al, Defendant(s). To the following Defendant(s): UNKNOWN SPOUSE OF DEAN EBERT (Last Known Address: 673 S MOON DR, VENICE, FL 34292) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: BEGIN AT A POINT WHICH IS 2812.81 FEET WEST AND 2595.78 FEET SOUTH FROM THE NE CORNER OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 20 EAST; THENCE S. 52 DEGREES 08` 38" EAST, 220 FEET THENCE S. 37 DEGREES 51` 22" WEST, 150 FEET MORE OR LESS, TO THE INTERSECTION WITH A CANAL; THENCE NORTHWESTERLY MEANDERING SAID CANAL, 220 FEET MORE OR LESS, TO THE INTERSECTION WITH A LINE BEARING S. 37 DEGREES 51` 22" WEST, FROM THE POINT OF BEGINNING; THENCE N. 37 DEGREES 51` 22" EAST, ALONG SAID LINE, 160 FEET MORE OR LESS, TO THE POINT OF BEGINNING. LYING AND BEING IN SARA-		
SOTA COUNTY, FLORIDA PROPERTY ADDRESS: 673 S MOON DR, VENICE, FL 34292 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 3-2-2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 23 day of January, 2026. KAREN E. RUSHING As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk Jan. 30; Feb. 6, 2026		
26-00206S		

FIRST INSERTION		
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION CASE NO.: 2025 CA 005247 NC TH MSR HOLDINGS LLC, Plaintiff, vs. EDWARD R. FARLEY III; et al Defendants. TO: EDWARD R. FARLEY III, AS TRUSTEE OF THE EDWARD R. FARLEY III REVOCABLE TRUST UNDER AGREEMENT DATED NOVEMBER 20, 2023; 266 OGDEN ST SARASOTA, FL 34242 EDWARD R. FARLEY III; 266 OGDEN ST SARASOTA, FL 34242 YOU ARE NOTIFIED that an action to foreclose to the following property in Sarasota County, Florida: LOTS 1 & 2, AND THE EAST 30 FEET OF LOT 3, BLOCK 25, REVISED PLAT OF SIESTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 243, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY TO THE SOUTH OF SAID PROPERTY AS DEPICTED ON SCHEDULE "A" OF THAT BOUNDARY LINE AGREEMENT IN		
INSTRUMENT #2000052436. Also known as 266 OGDEN ST, SARASOTA, FL 34242 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before 3-2, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED ON January 20, 2026. KAREN E. RUSHING. CLERK OF THE CIRCUIT COURT (SEAL) By: G Kopinsky DEPUTY CLERK SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Jan. 30; Feb. 6, 2026		
26-00203S		

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		
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. /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: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-11503FL Jan. 30; Feb. 6, 2026		
26-00208S		

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, v. 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 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 bsheward@trenam.com ohoeppner@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 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 AS-		
SOCIATES, 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 are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on April 8, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 14, BLOCK 1924, 41ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE (S) 42, 42A THROUGH 42F, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-13392B Jan. 30; Feb. 6, 2026		
26-00204S		

SUBSEQUENT INSERTIONS

PUBLIC SALES

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 300 North Tamiami Trail. Osprey, FL 34229, 02/12/2026 02:00PM Jennifer Courtney Households goods, table, boxes, clothing rack The auction will be listed and advertised on www.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 and bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 23, 30, 2026		
26-00172S		

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 2255 N. Washington Blvd. Sarasota, FL. 34234 Auction 02/12/2026 at 10:00 AM -Ronald Filipkowski Weight lifting equipment and flooring. -Rodney Jackson Tv, Furniture, and other household items -Shawna Moreno Boxes, furniture, keepsakes		
-Rebecca Devries- Mitchell Furniture and boxes -Enoch Reynolds Tools. -Chris Taylor HOUSEHOLD AND CLOTHING -Eve Day Furniture The auction will be listed and advertised on www.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		
26-00140S		

SECOND INSERTION																	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/12/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below: <table><tr><td>Unit 1174</td><td>joy most</td><td>Boxes/Totes, Clothes</td></tr><tr><td>Unit 3130</td><td>Angela Huckle</td><td>Furniture, Computer</td></tr><tr><td>Unit 3148</td><td>judson blaker</td><td>Furnitures, Tools, Boxes, Electronics</td></tr><tr><td>Unit 3156</td><td>Ayanna Mitchell</td><td>Bags, Art</td></tr><tr><td>Unit 4038</td><td>Ernie Mast</td><td>Furniture, Boxes/Totes, Bags</td></tr></table> Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 893-1782. January 23, 30, 2026			Unit 1174	joy most	Boxes/Totes, Clothes	Unit 3130	Angela Huckle	Furniture, Computer	Unit 3148	judson blaker	Furnitures, Tools, Boxes, Electronics	Unit 3156	Ayanna Mitchell	Bags, Art	Unit 4038	Ernie Mast	Furniture, Boxes/Totes, Bags
Unit 1174	joy most	Boxes/Totes, Clothes															
Unit 3130	Angela Huckle	Furniture, Computer															
Unit 3148	judson blaker	Furnitures, Tools, Boxes, Electronics															
Unit 3156	Ayanna Mitchell	Bags, Art															
Unit 4038	Ernie Mast	Furniture, Boxes/Totes, Bags															
26-00139S																	

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: javer@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. 2025 CP 006354 NC
IN RE: ESTATE OF
ELEANOR JANE VOREL,
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
JOHN D. VOREL
1301 N. Tamiami Trl #813
Sarasota, FL 34236
Attorney for Personal Representative:
JEFFREY T. TROIANO
Florida Bar No. 0031557
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary: jtroiano@williamsparker.com
Secondary:
pkhoe@williamsparker.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 005720 SC
Division PROBATE
IN RE: ESTATE OF
MARIAN EICHINGER-OKULANIS
A/K/A MARIAN EICHINGER
A/K/A MARIAN OKULANIS
Deceased.

The administration of the estate of MARIAN EICHINGER-OKULANIS A/K/A MARIAN EICHINGER A/K/A MARIAN OKULANIS, deceased, whose date of death was September 27, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

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

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 personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

SECOND INSERTION

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

The administration of the estate of JUDITH FRANCES CAIN, deceased, whose date of death was September 24, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

JON CAIN
Personal Representative
271 Pinecrest Drive
Delaware, OH 43015
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
January 23, 30, 2026 26-00170S

SECOND INSERTION

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

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

All creditors of the decedent and other persons having claims or demands

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

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

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

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

The date of first publication of this Notice is 1/23/2026.

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

SECOND INSERTION

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

The administration of the estate of RICHARD G. FULLER, deceased, whose date of death was November 15, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

JANE A. GIACINTI
Personal Representative
425 Sorrento Ranches Drive
Nokomis, FL 34275
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
January 23, 30, 2026 26-00175S

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

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

The personal representative or curator has no duty to discover whether any

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

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

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

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

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

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
Deceased.

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

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

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

The personal representative has no

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

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

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

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

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

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

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4029 Bee Ridge Road Sarasota, FL 34233, on 02/12/2026 at 10:00am ROSS MCGAW - Tools/Appliances, Landscaping/Construction Equip The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 23, 30, 202626-00142S	

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5005 Englewood Road, Venice, FL 34293 Date: 02/12/2026 Time: 10.30am Melissa Mattis Bed, Boxes, clothes The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 23, 30, 202626-00143S	

SECOND INSERTION	
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale; the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Bidding: All bidding will take place online at StorageTreasures.com on February 12th, 2026 , at 10:00 AM EST. Property will be sold to the highest bidder. 7002 - 335 South Beneva Rd, Sarasota, FL 34233 - 941-732-1753; Karen Molina Valle: Mattresses, Bed Frames, Folding Chairs, Folding Table, Cabinet Drawers, Metal Shelving, Popcorn Machine, Heat Press Machine, Guitar, Car Jacks, Totes, Printer, speakers, Chafing & Catering Dishes, Sterno Catering Racks, Boxes; Ernie Summers: Rock Tumbler, Air Compressor, Totes, Jewel Polishing Kits, Tap & Die Set, Small Ladder, Electric Boiler, Boxes, Boots, Small Level, Small Cabinet with Drawers, Aluminum Polishing Kit 7009 - 8901 S Tamiami Trail, Sarasota, FL, 34238,(941) 918-8905: Joseph Moosmann: Coolers, cabinet, artwork/Car (not included in auction) Christmas lights, cooler, lamps, ladder, metal detector/Furniture, radio, art/Patio chairs, walker, DVD player, hand truck/Sink, shelving, patio furniture/Printer, coolers, tool chest, basket/Printer, art, boxes/Back pack, boxes/Lamp shades, boxes/Clothes, furniture, window, shelving, lamp/Grill, coolers, ladders, boxes/Furniture, shoes, totes, boxes/Shelving, TV, boxes/Filing cabinet, refrigerator, boxes/Mirror, filing cabinets, bicycle tires/Bicycles, vacuum cleaner, tool box, toaster/Furniture, coolers/Furniture, laptop, mattress & box spring, mirror, rugs. Austin Gray: Furniture, mattress & boxspring, mirror, laptop, rugs & totes January 23, 30, 202626-00183S	

THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.:2017 DR 4471 NC STATE OF FLORIDA DEPARTMENT OF REVENUE CHILD SUPPORT PROGRAM and GREGORY S. DUNCAN, Petitioners, and DOMINIQUE LAW, Respondent. TO: DOMINIQUE LAW YOU ARE HEREBY NOTIFIED that a Supplemental Petition for Modification of Parenting Plan has been filed against you, and that you are required to serve a copy of your Response or Pleading to the Complaint upon the Petitioner's attorney, Monica Villaverde, 1990 Main Street, Suite 725., Sarasota, Florida, 34236, and file the original Response or Pleading in the office of the Clerk of the Circuit Court, on or before the 17 day of February 17, 2026. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated at Sarasota County Courthouse, Sarasota, Florida, this 6 day of January, 2026. KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT CLERK OF THE CIRCUIT COURT BY: G. Kopinsky DEPUTY CLERK Jan. 16, 23, 30; Feb. 6, 202626-00068S	

FOURTH INSERTION	
NOTICE OF SHERIFF'S SALE IN THE COUNTY COURT OF SARASOTA COUNTY, FLORIDA CASE NO.: 2025CC5611NC Oaks Club Corporation VS Michal Zivcak NOTICE IS HEREBY given that pursuant to an amended Writ of Execution issued in the County Court of Sarasota County, Florida, on the 26th day of November, 2025, in the cause wherein Oaks Club Corporation is plaintiff, and Michal Zivcak is defendant, being case number 2025CC5611NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendant, in and to the following described real property, to-wit: Lot 166, Oaks 1 Single Family, Plat of Oaks, according to the map or plat thereof as recorded in Plat Book 28, Page(s) 48 of the Public Records of Sarasota County, Florida 133 Osprey Point Drive Osprey, Florida 34229 All bidders must have Drivers License with them and must register with civil clerk at location of sale prior to start time of sale. I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on February 12, 2026, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution as prescribed by F.S.S. 56.27. Dated at Sarasota, Sarasota County, Florida this 5th day of January 2026. In accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone 941-861-4110. Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E. Alvarez #2281 Jan. 9, 16, 23, 30, 202626-00040S	

THIRD INSERTION	
Sarasota Retina Institute NOTICE OF PHYSICIAN RELOCATING Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Institute as of January 1, 2026. Patients wishing to obtain a copy of their medical records or arrange for transfer of care may do so by contacting Sarasota Retina Institute, 3400 Bee Ridge Rd., Ste 200 Sarasota, FL 34239 or call 941-921-5335. Jan. 16, 23, 30; Feb. 6, 202626-00128S	

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. Gibsonton, FL 33534 YOU ARE NOTIFIED that an action for dissolution of marriage without children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sara Sawyer Boeller, Esq., Boeller Law, P.A., 4140 Woodmere Park Blvd., Suite 4, Venice, Florida 34293, (941) 800-4990, on or before 2-17-2026, and file the original with the clerk of this Court at 2002 Ringling Blvd., Sarasota, FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The parties have no shared real or personal property, and therefore, the Petitioner is not asking the Court to divide any real or personal property. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: January 9, 2026 KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: G. Kopinsky Deputy Clerk Jan. 16, 23, 30; Feb. 6, 202626-00094S	

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 EITHER OF THEM, AS UNKNOWN TENANTS IN POSSESSION YOU ARE NOTIFIED that an action seeking foreclosure of a claim of lien and damages relating to real property located at 507 Cheval Drive, Venice, Sarasota County, Florida 34292, which is legally described as follows: Lot 391, Amended Plat of Venice Golf & Country Club, Unit No. III-A-2, according to the plat thereof recorded in Plat Book 36, pages 1, 1A through 1D, of the Public Records of Sarasota County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before February 17, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on January 7, 2026 KAREN E. RUSHING CLERK OF CIRCUIT COURT & COMPTROLLER Glen Kopinsky (SEAL) Deputy Clerk Jan. 16, 23, 30; Feb. 6, 202626-00071S	

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. The judicial officer acknowledged an absence of complete filings on the clerk's docket yet admitted they may not have appeared at the time of the proceeding. Notwithstanding this, the court abated ongoing support, recognizing that the presumption of obligation could not stand where sworn testimony and evidence confirmed that the child had been in Brandon Taylor's household for three years. During the proceeding, Brandon Taylor announced a forthcoming Bill for Accounting, thereby further invoking equitable jurisdiction and requiring full transparency of all fiduciaries involved. He affirmed acceptance of all oaths and bonds of office and demanded treatment as a private civilian operating in Article III capacity. Following these declarations, Brandon Taylor was muted and removed from the virtual proceeding, and findings were attempted in his absence. Equity rejects such conduct, for equity abhors secrecy and does not permit ex parte rulings once notice, tender, and subrogation have been placed upon the record. Therefore, let this notice stand as a public memorial that: 1. Tender was made, kept good, and never refused; 2. Subrogation was completed and acknowledged by silence; 3. Brandon Taylor did not appear as surety for the NAME; 4. Support was abated upon the truth of the facts; 5. Removal from the hearing cannot defeat equitable rights; 6. All officers now hold fiduciary responsibility to account. Any party acting contrary to perfected tender, subrogation, and fiduciary notice proceeds at their own peril, for equity will not suffer a wrong without a remedy. Published this 16th day of January, 2026, to cure the record and prevent fraud by silence. By: Brandon Taylor Private Civilian, Beneficiary, and Holder of Equitable Interest Jan. 16, 23, 30; Feb. 6, 202626-00073S	

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 Semonin Household Goods Sandra Horswell Furniture, boxes Kati Angel Bell Furniture Jennifer Courtney 2009 Jeep Liberty The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 23, 30, 202626-00171S	

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 and the petitioner's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 23, 2026. Petitioners: ROGER DEAN MILLER TERESA DAWN MILLER GOCHNAUER C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ. TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No.586242 January 23, 30, 202626-00159S	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION UCN#:582025CP006214XXXANC Ref. #:2025 CP 006214 NC In Re the Estate Of: Concetta M. Cook, Deceased. The administration of the estate of CONCETTA M. COOK, Deceased, Ref. #: 2025 CP 006214 NC UCN#: 582025CP006214XXXANC, is pending in the Probate Court, Sarasota County, Florida, the address of which is: Sarasota County Clerk of Court, ATTN: Probate, P. O. Box 3079 Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of the first publication of this Notice is January 23, 2026. Personal Representative: SUZANNE MITCHELL, Petitioner Attorney for Personal Representative: RUSSELL K. BORING, ESQ. Attorney for Petitioner Russell Boring, P.A. P.O. Box 66656 St. Pete Beach, Florida 33736 (727) 800-2440 FBN: 0362580 Primary e-mail: Russ@boringlawyer.com Secondary e-mail: Rboringlawyer@gmail.com January 23, 30, 202626-00157S	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3280 IN RE: ESTATE OF LOLA MACARTNEY TROOST Deceased. The administration of the Estate of LOLA MACARTNEY TROOST, deceased, whose date of death was March 18, 2025 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED. The date of first publication of this notice is January 23, 2026. Personal Representative: Elizabeth Troost Hatcher 1616 Hampton Place Fleming Island, Florida 32003 Laurie Troost c/o Berg, Brewer, Kessler & Mowry, PLLC 1872 S. Tamiami Trail, Suite D Venice, FL 34293 Attorney for Personal Representative: /s/ Christopher J. DeCosta Christopher J. DeCosta, Esq. Attorney for Petitioner Florida Bar Number: 271410 MAHSHIE & DE COSTA, PA 407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950 Telephone: (941) 639-7627 Fax: (941) 575-0242 E-Mail: Chris@MD-Lawfirm.com Secondary: Kamalee@MD-Lawfirm.com January 23, 30, 202626-00180S	

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 recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. SUBMITTED on this 16th day of January, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 January 23, 30, 2026 26-00165S		

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 assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF MARTINA EDWARDS, Defendants. NOTICE IS HEREBY GIVEN that I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com , sell to the highest bidder, for cash, the		
following-described real property: Lot 22, Block 2124, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002875-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 14 day of January, 2026. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff January 23, 30, 2026 26-00151S		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25CA3115NC DIVISION “A” NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. NEIL A. BASSANT and MORTREZ BASSANT; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF NEIL A. BASSANT; and MORTREZ BASSANT, Defendants. NOTICE IS HEREBY GIVEN that I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com ,		
sell to the highest bidder, for cash, the following-described real property: Lot 8, Block 2221, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-003115-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 14 day of January, 2026. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff January 23, 30, 2026 26-00150S		

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 styled forfeiture action against the above-described property in the Circuit Court of the Twelfth Judicial Circuit of Florida, in and for Sarasota County, which was seized on November 4, 2025, pursuant to a criminal investigation for offenses occurring in Sarasota County, Florida. An Order finding probable cause was issued by the Court on November 13, 2025. A copy of the aforementioned Complaint and Order are on file at the Office of the Clerk of the Courts for Sarasota County, Florida, and are available for examination during regular business hours. YOU ARE REQUIRED to serve a copy of your written defenses, if any,		
to the Complaint and Order finding Probable Cause upon Marc Daniel Taupier, Deputy General Counsel and Chief Gaming Enforcement Legal Advisor for the Florida Gaming Control Commission, whose address is 4070 Esplanade Way, Suite 250, Tallahassee, Florida 32399, and file the Original with the Clerk of Court, Sarasota County, Florida. Failure to file and serve such pleadings may result in the entry of a Default pursuant to Florida Rules of Civil Procedure 1.550, and a Final Order of Forfeiture. This notice shall be published once a week for two (2) consecutive weeks in the Sarasota Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Marc Daniel Taupier Deputy General Counsel and Chief Gaming Enforcement Legal Advisor 4070 Esplanade Way, Suite 250 Tallahassee, FL 32399 January 23, 30, 2026 26-00164S		

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 002867 NC DIVISION “A” NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. JINXIU WENG; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JINXIU WENG, Defendants. NOTICE IS HEREBY GIVEN that I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com , sell to the highest bidder, for cash, the		
following-described real property: Lot 2, Block 2148, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002867-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 14 day of January, 2026. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff January 23, 30, 2026 26-00149S		

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 002873 NC DIVISION “A” NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. WILLIAM E. DIAZ-PAULINO; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF WILLIAM E. DIAZ-PAULINO, Defendants. NOTICE IS HEREBY GIVEN that I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com , sell to the highest bidder, for cash, the		
following-described real property: Lot 16, Block 1016, 12th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 9, 9A through 9I, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002873-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 14 day of January, 2026. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff January 23, 30, 2026 26-00154S		

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 CERTIFICATE HOLDERS OF CWTAL, INC., ALTERNATIVE LOAN TRUST 2005-64CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-64CB Plaintiff, Vs. ROBERT M. CARRIGAN, JR. A/K/A ROBERT CARRIGAN; ERIN LEA CARRIGAN; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-A; UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION; SARASOTA COUNTY, FLORIDA; MYAKKA VALLEY RANCHES IMPROVEMENT ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): ERIN LEA CARRIGAN Last Known Address 6396 SINGLETREE TRL SARASOTA FL 34241 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: ALL THAT PARCEL OF LAND IN CITY OF SARASOTA, SARASOTA COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED INST # 1998105862, ID# 0607011350, BEING KNOWN AND DESIGNATED AS LOT 135, UNIT III, MYAKKA VALLEY RANCHES, FILED IN PLAT BOOK 22, PAGE 12. a/k/a 6396 SINGLETREE TRL, SARASOTA, FL 34241 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within Feb. 23, 2026		
days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. North Sarasota County (case numbers ending in NC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org . If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/ . South Sarasota County (case numbers ending in SC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org , Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org , or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org . If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342- 8011 or https://www.floridabar.org/public/lrs/ . WITNESS my hand and the seal of this Court this 15 day of January, 2026. Karen E. Rushing As Clerk of the Court by: (SEAL) By: G. Kopinsky As Deputy Clerk		

Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 January 23, 30, 2026 26-00161S		
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SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024 CC 005458 NC CASA DEL SOL CONDOMINIUM ASSOCIATION OF SARASOTA, INC., a Florida not-for-profit corporation, Plaintiff, vs. HELBERTS C. TAMBLEY, et al., Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Order Granting Plaintiff's Amended Motion to Reschedule Foreclosure Sale dated December 29, 2025, and entered in Case No. 2024 CC 005458 NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on February 12, 2026, the following described property: UNIT 3335, CASA DEL SOL, SECTION 1, A CONDOMINIUM ACCORDING TO THE DECLARATIONS OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE 2787 ET SEQ. AND AMENDMENTS THERETO, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGES 16, 16A AND 16B, AND AMENDMENTS		
THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 15th day of January 2026 NAJMY THOMPSON, P.L. /s/ Kari L. Martin Kari L. Martin Florida Bar No. 092862 1401 8th Avenue West Bradenton, Florida 34205 Telephone: (941) 748-2216 Facsimile: (941) 748-2218 Service Email: service.KM@najmythompson.com Correspondence only: kmartin@najmythompson.com; Secondary: bmiller@najmythompson.com Attorney for Plaintiff January 23, 30, 2026 26-00160S		

SECOND INSERTION		
NOTICE OF ACTION FOR FORFEITURE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2025 CA 006562 NC IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: BINANCE UID #957435011 CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS, TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY. Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the At-		
torney General, Department of Legal Affairs ("SOF, OAG, DLA") and Sarasota County Sheriff's Office ("SCSO") seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than February 19, 2026. Failure to file your defenses will result in a default being entered against you. Chris Phillips Senior Assistant Attorney General Florida Bar No. 89662 Office of the Attorney General 3507 E. Frontage Road, Suite 150 Tampa, FL 33607 (813) 233-2880 January 23, 30, 2026 26-00179S		

SALES

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

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
LYSTRA MITCHELL,
Defendants.
NOTICE IS HEREBY GIVEN that I, Karen E. Rushing, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, March 10, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:
Lot 29, Block 2192, Forty-Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida
The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-003106-NC.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 14 day of January, 2026.
ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
January 23, 30, 2026 26-00153S

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@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
January 23, 30, 2026 26-00152S

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 002386 NC
DIVISION: A
B-MUSED, LLC
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY A. MARTIN A/K/A MARY ANN MARTIN, DECEASED, DECEASED, et al., Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 7, 2026, and entered in Case No. 2025 CA 002386 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which B-MUSED, LLC, is the Plaintiff and THE ESTATE OF MARY A. MARTIN A/K/A MARY ANN MARTIN; UNKNOWN SPOUSE OF MARY A. MARTIN A/K/A MARY ANN MARTIN, DECEASED; THE UNKNOWN SPOUSE OF MARY A. MARTIN A/K/A MARY ANN MARTIN; CANDY ANN RUDOLPH, AS TRUSTEE OF MARY ANN MARTIN REVOCABLE TRUST; DANIEL GEORGE MARTIN A/K/A MARTIN DANIEL A/K/A D MARTIN A/K/A DANIEL K. MARTIN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Karen E. Rushing, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.sarasota.realforeclose.com in accordance with chapter 45 Florida Statutes, Sarasota County, Florida on February 23, 2026, at 9:00 am, the following described

NOTICE OF EQUITABLE INTEREST
In the Court of: Sarasota County
Case No.: 2016 DR 000939 NC
Matter of: Past Present and Future cases Nunc pro tune
NOTICE OF EQUITABLE INTEREST
Notice is hereby given to the Court, Clerk, and all parties in interest that Brandon Taylor hereby places this Notice of Equitable Interest upon the record in the above-captioned matter.
This Notice is provided for the purpose of preserving equitable rights, correcting presumptions, and giving constructive and actual notice to all parties and officers involved in this proceeding.
I. STATEMENT OF EQUITABLE INTEREST
Brandon Taylor holds a present and substantial equitable interest in the subject matter of this case, including any rights, obligations, property interests, accounts, or claims arising from or connected to this proceeding.
Any legal title, administrative claim, or statutory position asserted by another party is subject to and subordinate to this equitable interest where equity so requires.
Equity recognizes substance over form. Where performance, contribution, or burden has been borne by one party, equity vests the beneficial interest accordingly.
II. NOTICE TO THE COURT AND PARTIES
All parties, clerks, judicial officers,

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 9, 2006, a certain Mortgage was executed by Charles Garbarini and Emma Garbarini, husband and wife as Mortgagor in favor of Financial Freedom Senior Funding Corporation which Mortgage was recorded June 19, 2006, under Clerk's Instrument Number 2006111921 in the Office of the Clerk of the Circuit Court for Sarasota County, Florida, (the "Mortgage"); and
WHEREAS, the Mortgage was assigned to MERS as nominee for Financial Freedom Acquisition LLC by Assignment recorded October 12, 2006 under Clerk's Instrument Number 2009125518 in the Office of the Clerk of the Circuit Court for Sarasota County, Florida; and
WHEREAS, the Mortgage was assigned to and is now owned by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary"), by Assignment recorded under Clerk's Instrument Number 2023177443, in the Office of the Clerk of the Circuit Court for Sarasota County, Florida; and
WHEREAS, the Mortgage was insured by the Secretary pursuant to the National Housing Act for the purpose of providing single family housing; and
WHEREAS, the Mortgage is now owned by the Secretary; and
WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has either died, defaulted under the terms of the Mortgage or has abandoned the Property, hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and
WHEREAS, the entire amount delinquent as of December 14, 2025 is \$339,545.16 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and
WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and
WHEREAS, the Unknown Spouse of Emma Garbarini, with a last known address of 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232 may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and
WHEREAS, Emma Garbarini, as Trustee of the Emma Living Trust, UTD August 7, 2023 with a last known address of 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232 may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and
WHEREAS, Village Oaks Condominium Association, Inc. with a last known address of 2180 West SR 434, Suite 5000, Longwood, Florida 32779 may claim some interest in the property hereinafter described pursuant to that certain Declaration recorded in Official Records Book 1554, Page 282, as amended, of the Public Records of Sarasota County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;
WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded June 19, 2006, under Clerk's Instrument Number 2006111922 of the Public Records of Sarasota County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.
NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on February 23, 2000, under Clerk's Instrument No.: 2000022004 of the Public Records of Sarasota County, Florida, notice is hereby given that on February 27, 2026 at 9:00 a.m. local time, all real and personal property or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:
Unit 31, VILLAGE OAKS, SECTION A, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1554, Page 282, and amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 44, and amendments thereto of the Public Records of Sarasota County, Florida
Commonly known as: 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232
The sale will be held at 4625 Oak Hill Terrace, Unit 31, Sarasota, FL 34232. The Secretary of Housing and Urban Development will bid \$339,545.16 together with accrued interest from December 14, 2025 (subject to increases applicable under the Note), plus all costs of this foreclosure and plus costs of an owner's policy of title insurance or other sums which may be due.
There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.
When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must

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

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

THIRD INSERTION

be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.
The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.
If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.
There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.
The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out of pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.
Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.
Date: January 8, 2026
HUD Foreclosure Commissioner
By: Michael J Posner, Esquire
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
T:561.842.3000•F:561.842.3626
Direct: 561.594.1452
STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to, subscribed and acknowledged before me this 8th day of January 2026, by mean of [X] physical presence, Michael J Posner, HUD Foreclosure Commissioner who [X] is personally known to me.
Notary Public, State of Florida
ROCIO MICHELLE LEIVA
Notary Public - State of Florida
(SEAL) Commission # HH 721083
My Comm. Expires Sep 22, 2029
Bonded through National Notary Assn.
Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development. See details of your rights on the attached Notice.
FAIR DEBT PRACTICES ACT
NOTICE
Lippes Mathias LLP is a debt collector. We are trying to collect a debt that you owe to the United States Secretary of Housing and Urban Development. We will use any information you give us to help collect the debt.
How can you dispute the debt?
Call or write to us within thirty (30) days of your receipt of this Notice of Default to dispute all or part of the debt. If you do not, we will assume that our information is correct.
If you write to us within thirty (30) days of your receipt of this Notice of Default, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically via email at mjosner@lippes.com.
What else can you do?
Write to ask for the name and address of the original creditor, if different from the current creditor. If you write within thirty (30) days of your receipt of this Notice of Default, we must stop collection until we send you that information.
You may use the form below or write to us without the form. We accept such requests electronically via email at mjosner@lippes.com.
Go to www.cfpb.gov/debt-collection to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.
Contact us about your payment options.
Póngase en contacto con nosotros para solicitar una copia de este formulario en español.
January 16, 23, 30, 2026
26-00085S

--- ESTATE ---

SECOND INSERTION
<p>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, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. has been filed against you and you are</p>

SECOND INSERTION
<p>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 COR- NER OF NW ¼ OF THE SE ¼ OF THE SE ¼ OF SECTION 25, TOWNSHIP 38 S, RANGE 18 E, THENCE WEST ALONG QUARTER QUAR- TER 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 BOUND- ARY OF PALM AVE. 120 FT; THENCE WEST AND PAR- ALLEL WITH SOUTH LINE OF SAID SECTION 120 FT; THENCE NORTH AND PAR- ALLEL WITH WEST BOUND- ARY OF PALM AVE. 120 FT; THENCE EAST AND PARAL- LEL 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this January 15, 2026 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff 318000/2426726/CMP January 23, 30, 2026 26-00166S</p>

SECOND INSERTION
<p>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 be- fore 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 de- cide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal de- scription of real property, a specific de- scription 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 & Liabili- ties. 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,</p>

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 Febru-
ary 23, 2026 or 30 days from the first
publication, otherwise a Judgment may
be entered against you for the relief de-
manded in the Complaint.

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

WITNESS my hand and 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
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 002356 NC FIRST FEDERAL BANK, Plaintiff, vs. JENNIFER J KELLOGG, et al., Defendants. NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on January 7, 2026 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on February 11, 2026 at 9:00 A.M., at www.sarasota. realforeclose.com, the following described property: UNIT 3241-103, VILLAGE BROOKE CONDOMINIUM I, ACCORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1080, PAGE 40, AND AS PER PLAT THEROF RECORDED IN CONDOMINIUM BOOK 8, PAGE 39, OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA. Property Address: 3241 Beneva Road #103, Sarasota, FL 34232. ANY PERSON CLAIMING AN</p>

SECOND INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 001690 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. IGOR SHTANKO; RAMILYA PULBERE; BLUEPRINT CLAIMS LLC F/K/A FLORIDIAN PUBLIC ADJUSTERS LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to a Uniform Final Judgment of Mortgage Foreclosure dated Septem- ber 26, 2025 and an Order Reschedul- ing 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 AD- JUSTERS LLC, are Defendants. KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the high- est bidder for cash, at www.sarasota. realforeclose.com, at 9:00 AM, on the 24th day of February, 2026, the follo- wing 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 RECORD- ED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p>
--- ESTATE ---
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 006355 NC Division: Probate IN RE: ESTATE OF DAVID M. FLYNN, Deceased. The administration of the estate of Da- vid M. Flynn, deceased, whose date of death was November 28, 2025, is pend- ing in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and ad- dresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTI- CE 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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.</p>

--- ESTATE ---
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 006026 NC IN RE: ESTATE OF KENNETH ALLEN LOGERQUIST, Deceased. The administration of the Estate of Kenneth Allen Logerquist, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act</p>

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 provi-
sion 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 ap-
pearance, 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 im-
paired, call 711.

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

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 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 Divi- sion, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands 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 PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property</p>

SECOND INSERTION
<p>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 oth- er persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 006026 NC IN RE: ESTATE OF KENNETH ALLEN LOGERQUIST, Deceased. The administration of the Estate of Kenneth Allen Logerquist, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 23, 2026. KEVIN A. LOGERQUIST, Personal Representative c/o BERLIN PATTEN EBLING PLLC 525-1st Avenue North St. Petersburg, Florida 33701 JOSHUA P. PEREZ, ESQ. Florida Bar No. 1032209 Berlin Patten Ebling, PLLC 201 Center Road Venice, Florida 34285 Telephone: (941) 955-9991 Fax: (941) 484-9992 Primary Email: jperez@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorneys for Kevin A. Logerquist, Personal Representative January 23, 30, 2026 26-00174S</p>