

# Public Notices

## SARASOTA COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that the undersigned, Brian Craig Burke, Sr., desiring to engage in business under the fictitious name of Burke Suncoast Builders, located at 12161 Mercado Dr., #204, Venice, FL 34293, intends to register said name with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.  
February 6, 2026 26-00269S

**FIRST INSERTION**  
**Notice of Public Sale**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5005 Englewood Road, Venice, FL 34293 Date: 02/26/2026 Time: 10:30am  
Kelly Blevins  
Household Goods/Furniture  
tabatha funk  
Household items & 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.  
February 6, 13, 2026 26-00258S

**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:  
6200 Edgelake Dr Sarasota, FL 34240 on 2/26/2026 at 10:00am  
Amanda Rabelo  
Personal 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.  
February 6, 13, 2026 26-00271S

**FIRST INSERTION**  
**Notice of Public Sale:**  
The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following unit to satisfy a lien to the highest bidder on February 25th, 2026 by 11am, at www.storage-treasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #2427- Lorine Ferree - vacuum cleaner, tool box, totes and bags with personal effects.  
February 6, 13, 2026 26-00297S

**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:  
4515 South Tamiami Tr Sarasota, FL 34231, on 02/26/2026 at 10:00 a.m.  
David Cooper  
Peloton Equipment, tool/supplies, 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.  
February 6, 13, 2026 26-00257S

**FIRST INSERTION**  
**Notice of Public Sale**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
19430 Times Cir  
Venice, FL 34292  
02/26/2026 at 11:00 AM  
Ashley Swadling  
Housing  
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.  
February 6, 13, 2026 26-00247S

**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 Impress Yourself First located at 2121 Wood St, E-118 in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 28th day of January, 2026  
Denyse Woolldridge  
February 6, 2026 26-00253S

**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 RZR Only located at 1468 Northgate Blvd in the City of Sarasota, Sarasota, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 2nd day of February, 2026  
Composite Exchange, LLC  
February 6, 2026 26-00276S

**FIRST INSERTION**  
**Notice of Public Sale**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage, 2201 Fruitville Rd. Sarasota, FL 34237, 2/26/2026 10:00AM  
Haley Sponaas  
Household Goods/Furniture, TV/Stereo Equipment, Office Furn/Machines/Equip  
Tim Miller  
Household Goods/Furniture  
Tim Miller  
Household Goods/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.  
February 6, 13, 2026 26-00248S

**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 Check Support Services located at 4363 Asteria Terrace in the City of North Port, Sarasota, FL 34287 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 3rd day of February, 2026  
Kaleena Martin  
February 6, 2026 26-00294S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sarasota Chapter of Am Singles Golf Assoc located at 4561 kingsmere in the City of Sarasota, Sarasota, FL 34235 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30th day of January, 2026  
Linda Davis  
February 6, 2026 26-00270S

**FIRST INSERTION**  
**Notice of Public Sale**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4029 Bee Ridge Road Sarasota, FL 34233, on 02/26/2026 at 10:00am  
Diana Gardner  
-boxes, household, toys  
Jennifer Knowles  
-Household items  
Leona Pietras  
-Household Goods/Furniture  
Alex Frazee  
-Household Goods/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.  
February 6, 13, 2026 26-00250S

**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 GoldInnKey located at 2235 Shadow Lakes Dr, in the County of Sarasota, in the City of Sarasota, Florida 34240 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota, Florida, this 28th day of January, 2026.  
Jason Luper, Marife Bryan  
February 6, 2026 26-00252S

### FIRST INSERTION SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Sarasota National Community Development District ("District") will hold a Regular Meeting on February 17, 2026 at 1:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. At such time the Board is so authorized and may consider any business that may properly come before it.

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

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

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

District Manager  
February 6, 2026 26-00296S

### FIRST INSERTION NOTICE OF BOARD OF SUPERVISORS MEETING WOODLANDS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Woodlands Community Development District will hold a meeting on **Tuesday, February 24, 2026, at 10:30 a.m.**, in the **Cypress Falls Clubhouse in the Internet Cafe, 2605 Arugula Drive, North Port, Florida**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. There may be occasions when one or more Supervisors may participate via telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. Meetings may be continued to a date, time, and location to be specified on the record at the meetings without additional publication of notice.

A copy of the agenda for these meetings may be obtained from the District Manager's Office, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 873-7300, or by visiting the District's website at <https://www.woodlandsdcd.org>. Additionally, interested parties may refer to the District's website for the latest District information.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at these meetings 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.

Mark Vega  
District Manager  
February 6, 2026 26-00288S

### FIRST INSERTION NOTICE OF RULE DEVELOPMENT BY LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intention to develop revisions to its Amenity Facility Policies, including revising certain rates, deposits, and fees related to use of the amenity facilities ("Policies & Rates"). The proposed rule number is 2026-01.

The proposed Policies & Rates will address, among other things, the establishment and/or amendment of certain amenity facility policies and related rates, deposits, and/or fees.

The purpose and effect of the revised Policies & Rates is to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed revised Policies & Rates includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Policies & Rates revisions include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035 and 190.041, Florida Statutes.

A public hearing will be conducted by the District on Wednesday, March 18, 2026, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida 34289.

A copy of the proposed revised Policies & Rates, the related incorporated documents, if any, and/pr additional information on the public hearing may be obtained by contacting the District Manager c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844.

Amanda Ferguson, District Manager  
Lakeside Plantation Community Development District  
February 6, 2026 26-00284S

**FIRST INSERTION**  
**Notice of Public Sale**  
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
**PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547 Time: 10:15 AM**  
**Sale to be held at www.storage-treasures.com.**  
A142 - hillard, Jeannetta; B104 - Rosema, Tina; B219 - Michel, Frantz; C133 - reeves, Ryan; C151 - cunningham, Michael; D104 - Sutcliffe, George; D107 - Sutcliffe, George; D123 - Gray, Devin; E130 - Santiago, Angelique; F103 - Fulford, Madonna; F122 - Clarke, Paul; F123 - Hernandez, Iris; F132 - pagan, Jose  
**PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632**  
**Time: 10:30 AM**  
**Sale to be held at www.storage-treasures.com.**  
B005 - Stillwagon, Linda; B015 - Lambert, Neil; B017 - Ferebee, Erica; C027 - Tejada, Alonso; C068 - Ruckl, Alexandre ; D022 - Myers, Donald; GH08 - Morris, Erica; GL04 - Skelding, Jill  
**PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108 Time: 10:45 AM**  
**Sale to be held at www.storage-treasures.com.**  
2115 - Sampson, McKinley  
**PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592**  
**Time: 11:00 AM**  
**Sale to be held at www.storage-treasures.com.**  
1183 - Mechling, Alexander; 2014 - Anderson, Kent; 2032 - swanson, Ivery; 2084 - Wynn, Alona; 3006 - Willner, Samuel; 3097 - Grimes, Michael; 3139 - hitchingham, Amie; 3174 - Tambly, Helberts; 3186 - Dufour, Kyle; 3217 - Weems, Rex  
**PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932 Time: 11:15 AM**  
**Sale to be held at www.storage-treasures.com.**  
3020 - Major, Holly; 3048 - Quinones, Kaileena  
**PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542 Time: 11:30 AM**  
**Sale to be held at www.storage-treasures.com.**  
1012 - Morris, Joseph T; 3085 - Wiggins, Sharon  
**PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541 Time: 11:45 AM**  
**Sale to be held at www.storage-treasures.com.**  
D196 - Sipla, William; D206 - Eclipse Tile and Marble inc Silva, Marcosalem C; E233 - Hanshaw, Kimberly; E280 - Crosby, Dalton; E282 - Dadej, Daniel; E381 - Madey, Deborah; E388A - Sipla, William; E616 - Kennedy, Hailie; E713 - Miller, Dean; E719 - DeStefano, Joseph; E756 - Gilbert, Chris; E769 - Holman, Jonathon  
**PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654**  
**Time: 12:00 PM**  
**Sale to be held at www.storage-treasures.com.**  
1022 - Williams, Andrea; 1032 - Wirick, Joshua; 1728 - tarnor, Bradley; 2214 - Rexrode, Brian; 2415 - clark, frances; 2601 - Canneto, Anthony; 9006 - delgado, Jennifer

**PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819 Time: 12:15 PM**  
**Sale to be held at www.storage-treasures.com.**  
4127 - Brown, Kathy; 4141 - Howard, Dana; 4168 - Lopez, Wilmar; 6042 - Medina, Ashley; 6157 - Judge, Christopher; 6258 - yusti, Harlen; 6270 - Thomas, Dorie; 6315 - gill, michelle; 7226 - Guerra, Miguel; 7328 - Ashen, Bernard; 9125 - Dorociak, Rich  
**PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580 Time: 12:30 PM**  
**Sale to be held at www.storage-treasures.com.**  
1017 - Madey, Deborah; 1101 - Stephens, Thomas; 116 - Gamble, Douglas; 2006 - Ayuso, Peter; 2145 - RAMIREZ, ANGELICA JARAMILLO; 2161 - Powell, Mitchell; 2317 - Angelo, Becky; 2331 - Vives, Raymond; 2420 - Palmer, Deja; 2514 - White, Aaliyah; 2611 - Butler, Cheniah; 2719 - Evans, Courtney; 3001 - Byrd, Brady; 3714 - Johnson, Jennifer; 3724 - johnson, jasmine  
**PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371 Time: 12:45 PM**  
**Sale to be held at www.storage-treasures.com.**  
H024 - Perez, Marvin; I015 - allen, Lenya; L032 - Gillespie, Thomas S  
**PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887 Time: 01:00 PM**  
**Sale to be held at www.storage-treasures.com.**  
1002 - Gordon, Napoursha; 1032 - Minor, Lori; 1150 - Haygood, Shameka; B03 - valdez, indira; B41 - A Better therapy connection Troupe, Sharon; C02 - toole, Keith; C16 - Smith, Howard; C23 - Tedder, Terri; CC02 - Smith, Rod; D15 - Edelin, Bonnie; D52 - Sexton, Anna; E12 - Russos Arcari, Dane; F28 - Dilla, Amanda; F34 - Davis, Stacie; F60 - Pina, Jessica; G02 - Leissler, Lisa; G10 - James, Tony; G27 - Zimmerman, Ernest; H13 - Carrillo, Luis; H23 - Churchill Gamble Enterprises LLC Churchill, Ken; H36 - Jones, Ashlynn; XX03 - Reid, Shenyah; XX10 - Martinez Ramirez, Juan; XX11 - lakes, Chester  
**PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942**  
**Time: 01:15 PM**  
**Sale to be held at www.storage-treasures.com.**  
1013 - Graham, Joshua; 1105 - Dominguez, Zenaida; 1233 - Whitmore, Chadwick; 1427 - Butler, Benny; 2006 - Graham, Guadalupe; 2221 - Ali, Jamilah; 3607 - Holmes, Markel  
**PUBLIC STORAGE # 77920, 4451 Cattleman Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM**  
**Sale to be held at www.storage-treasures.com.**  
2051 - Brechtel, Jayson; 2052 - Chouinard, Raymond; 2736 - Hart, Jerry  
**PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433 Time: 01:45 PM**  
**Sale to be held at www.storage-treasures.com.**  
B2095 - Alviso, Robert; C0314 - Lutz, Tonya; E5008 - gleason, Shauna; G0701 - Dreseher, Robert; G0717 - Oliveira Pedroso, Luciana; G0729 - nicely, Moses; H0824 - nicely, Moses; H0855 - Thompson, Mary; J0906 - Galambos, Frank; J0912 - Dreseher, Robert; J0913 - Dreseher, Robert; K1116 - Galambos, Frank  
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
February 6, 13, 2026 26-00251S

## --- ESTATE / PUBLIC SALES ---

## FIRST INSERTION

## Notice of Public Sale

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

Extra Space Storage  
2255 N. Washington Blvd.  
Sarasota, FL 34234  
Auction 02/26/2026 at 10:00 AM  
-Alphonso Martin  
Bedroom furniture, couch, love seat, bed frame, chairs  
-Jasmine Mc Knight  
2 bedroom, Livingroom, boxes

-Allen King  
Household Items  
-Angel Rivera  
Personal  
Tim Chestnut  
Lamps, tv, boxes, chairs

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.  
February 6, 13, 2026 26-00249S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION

File Number: 2026 CP 000148 NC  
Division: Probate  
In Re The Estate Of:

**ROY DAVID LALONE Deceased**  
The administration of the estate of ROY DAVID LALONE, deceased, whose date of death was December 21, 2025, File Number 2026 CP 000148 NC, is pending in the Probate Court, Sarasota County, Florida, 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, who have claims or demands against the decedent's estate on whom a copy of this Notice is required to be served, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 THE FIRST PUBLICATION OF THIS NOTICE IS FEBRUARY 6, 2026

## Personal Representative

Mary E. Van Winkle

3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233  
Mary E. Van Winkle, Esq.  
Attorney For Personal Representative  
Van Winkle & Sams, PA  
3859 Bee Ridge Road, Suite 202  
Sarasota, Florida 34233  
Phone: 941-923-1685  
Florida Bar No. 374830  
Primary E-mail:  
Lvanwinkle23@gmail.com  
Secondary E-mail:  
servicemevw@gmail.com  
February 6, 13, 2026 26-00278S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION

File No. 2025-CP-005902-NC  
IN RE: ESTATE OF  
EDMOND P. CROCHERON,  
Deceased.

The administration of the estate of EDMOND P. CROCHERON, deceased, File Number 2025-CP-005902-NC is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St. Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The Personal Representative 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 FS §732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under FS §732.2211.

The date of the first publication of this Notice is: February 6, 2026.

## MICHELLE BISHOP,

Personal Representative

/s/ Joseph V. Taromina  
JOSEPH V. TAORMINA, Esq.  
Florida Bar No. 0126224  
TAORMINA LAW, P.A.  
3801 Avalon Park E. Blvd.  
Suite 200  
Orlando, FL 32828  
Ph: 407-818-1659  
Fax: 321-212-7539  
Primary Email:  
joe@taorminalawpa.com  
Secondary Email:  
bachpad2000@gmail.com  
February 6, 13, 2026 26-00298S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION

File No. 2026-CP-000003-NC  
Division PROBATE  
IN RE: ESTATE OF  
KAREN COLLINS-FLEMMING  
Deceased.

The administration of the ESTATE OF KAREN COLLINS-FLEMMING, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 February 6, 2026.

## Personal Representative:

LEIHLA G. COLLINS

2144 Bougainvillea Street  
Sarasota, Florida 34239  
Attorney for Personal Representative:  
REBECCA J. PROCTOR, ESQ.  
Florida Bar Number: 0629774  
3639 Cortez Road W, Suite 104  
Bradenton, FL 34210  
Telephone: (941) 251-6969  
Fax: (941) 243-3825  
E-Mail: rproctor@rebeccaproctor.com  
Secondary E-Mail:  
assistant@rebeccaproctor.com  
February 6, 13, 2026 26-00272S

## 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 Hull Bar located at 18265 Foxtail Loop in the City of Venice, Sarasota, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2026

Palmera at Wellen Park Owners

Association, Inc.

Karla Gustafson

February 6, 2026

26-00256S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE No.: 2023 CP 001271 NC  
IN RE: ESTATE OF  
JOHN MONTEFORTE,  
Deceased

The administration of the estate of JOHN MONTEFORTE, deceased, File No. 2023-CP- 001271-NC, is pending in the Circuit Court of Sarasota County, Florida, Probate Division, the address of which is the Judge Lynn N. Silver-tooth Judicial Center, 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: February 6, 2026.

## Nancy Gavrilis

Personal Representative

Law Offices of  
Sardelis and Bowles, L.L.P.  
Nicholas P. Sardelis, Chartered  
Fla. Bar No.: 337587  
2033 Main St., Ste. 402  
Sarasota, FL 34237  
(941) 366-1200  
February 6, 13, 2026 26-00303S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000185 SC  
IN RE: ESTATE OF  
FLORENCE LEIBIN,  
Deceased.

The administration of the estate of FLORENCE LEIBIN, deceased, whose date of death was September 28, 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 February 6, 2026.

## Personal Representative:

HARVEY B LEIBIN

10808 Tarflower Drive Unit 101  
Sarasota, FL 34293  
Attorney for Personal Representative:  
EMILY J. LETHBRIDGE  
Florida Bar No. 1064850  
Williams Parker Harrison Dietz & Getzen  
50 Central Ave, FL 8  
Sarasota, FL 34236  
Telephone: 941-893-4014  
Designation of Email Addresses for service:  
Primary:  
lethbridge@williamsparker.com  
Secondary:  
pkehoe@williamsparker.com  
February 6, 13, 2026 26-00273S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000079-NC  
Division PROBATE  
IN RE: ESTATE OF  
JOHN F. KROSS  
Deceased.

The administration of the estate of JOHN F. KROSS, deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is February 6, 2026.

## Personal Representative:

JACQUELINE FENDRICK

6351 274th Street E.  
Myakka City, Florida 34251  
Attorney for Personal Representative:  
BART SCOVILL, ESQ  
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  
February 6, 13, 2026 26-00261S

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Markel Hasankolli / MARKEL HANDYMAN SERVICES & PAINTING LLC will engage in business under the fictitious name ALL STITCHES REPAIR, with a physical address 2375 Ribble St North Port, Florida 34291, with a mailing address 2375 Ribble St North Port, Florida 34291, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 6, 2026 26-00282S

## FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HIGHLIGHTS HOME IMPROVEMENT, located at 913 Sand Cay West, in the City of Venice, County of Sarasota, State of FL, 34285, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of February, 2026.

DAVID MOSSO, SHERYL MOSSO

913 Sand Cay West

Venice, FL 34285

February 6, 2026

26-00295S

## FIRST INSERTION

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

PROBATE DIVISION  
FILE No.: 2023 CP 001271 NC  
IN RE: ESTATE OF  
JOHN MONTEFORTE,  
Deceased

The administration of the estate of JOHN MONTEFORTE, deceased, who died on or about February 8, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Boulevard, Sarasota, Florida 34237, mailing address is P.O. Box 3079, Sarasota, Florida 34230. The estate is Testate, the names and addresses of the personal representative and the personal representative's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served who challenges the validity of

the Will, qualifications of the personal representative, venue or the jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules, WITHIN THE TIME REQUIRED BY LAW OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person who may be entitled to exempt property is required to file a petition for determination of exempt property WITHIN THE TIME REQUIRED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. An election to take an elective share must be filed WITHIN THE TIME PROVIDED BY LAW.

## Nancy Gavrilis

Personal Representative

Law Offices of  
Sardelis and Bowles, L.L.P.  
Nicholas P. Sardelis, Chartered  
Fla. Bar No.: 337587  
2033 Main St., Ste. 402  
Sarasota, FL 34237  
(941) 366-1200  
February 6, 13, 2026 26-00302S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000126SC  
IN RE: ESTATE OF  
NANCY CONN TERJESEN,  
Deceased.

The administration of the estate of NANCY CONN TERJESEN, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is FEBRUARY 6, 2026.

## Personal Representative:

BARRY ERIK TERJESEN

c/o Klingbeil & Roberts, P.A.

341 West Venice Avenue  
Venice, FL 34285  
Attorney for Personal Representative:  
Gregory C. Roberts  
Florida Bar Number: 0438782  
Klingbeil & Roberts, P.A.  
341 West Venice Avenue  
Venice, FL 34285  
Telephone: (941) 485-2900  
Fax: (941) 486-8565  
E-Mail: greg@k-rlaw.com  
Secondary E-Mail:  
deanna@k-rlaw.com  
February 6, 13, 2026 26-00286S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE TWELFTH CIRCUIT  
COURT FOR SARASOTA COUNTY,  
FLORIDA  
File No. 2026 CP 000186 NC  
Division PROBATE  
IN RE: ESTATE OF  
NINA L. JONKER Deceased.

The administration of the estate of Nina L. Jonker, deceased, whose date of death was January 2, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.

## Personal Representative:

Sean M. Byrne,

Personal Representative

2033 Main Street, Suite 505  
Sarasota, Florida 34237  
Attorney for Personal Representative:  
Fredric C. Jacobs, Esquire  
Florida Bar Number: 0027969  
Bach, Jacobs & Byrne, P.A.  
2033 Main Street, Suite 505  
Sarasota, FL 34237  
Telephone: (941) 906-1231  
Fax: (941) 954-1185  
E-Mail: sean@sarasotaelderlaw.com  
Secondary E-Mail:  
deedee@sarasotaelderlaw.com  
February 6, 13, 2026 26-00259S

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026 CP 0149 NC**  
**IN RE: ESTATE OF**  
**VERA LEINSDORF,**  
**Deceased.**

The administration of the ESTATE OF VERA LEINSDORF, deceased, whose date of death was October 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of the first publication of this notice is February 6, 2026.

**Personal Representative:**  
**BANK OF AMERICA, N.A.**

**By: Julie Bressler, Vice President**  
1819 Main Street; Suite 1202  
Sarasota, FL 34236, FL 34236

Attorney for Personal Representative:  
RICHARD R. GANS

Florida Bar No. 0040878  
FERGESON SKIPPER, P.A.

1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236

(941) 957-1900  
rgans@fergesonskipper.com

services@fergesonskipper.com  
February 6, 13, 2026 26-003005

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case No. 2026 CP**  
**IN RE: ESTATE OF**  
**MICHAEL S. FESKO**  
**Deceased.**

The administration of the estate of Michael S. Fesko, deceased, whose date of death was December 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Nataliya Fesko**

4463 Proctor Road  
Sarasota, Florida 34233

Attorney for Personal Representative:  
Alicia A. Piro, Esq.

Florida Bar No. 65469  
The Law Offices of Alicia A. Piro

7719 Holiday Drive  
Sarasota 34231

Telephone: (941) 925-4800  
February 6, 13, 2026 26-002905

FIRST INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 004756 SC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CHARLENE A. FARINO,**  
**ALSO KNOWN AS**  
**CHARLENE R. TERRANOVA**  
**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 Charlene A. Farino, also known as Charlene R. Terranova, deceased, File Number 2025 CP 004756 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230; that the decedent's date of death was January 27, 2025; that the total value of the estate is \$12,600.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Sally E. Thimm, Trustee of Carl Terranova and Charlene R. Terranova Trust dated 5865 Harrison Road Venice, Florida 34285  
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 February 6, 2026.

**Person Giving Notice:**  
**Sally E. Thimm**

5865 Harrison Road  
Venice, Florida 34293

Attorney for Person Giving Notice  
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

February 6, 13, 2026 26-003015

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
OF THE TWELFTH JUDICIAL  
CIRCUIT IN AND FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO. 2026-CP-000065 NC**  
**IN RE: ESTATE OF,**  
**ANTHONY ERNEST MURRAY,**  
**Deceased.**

The administration of the estate of ANTHONY ERNEST MURRAY, 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 The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 6, 2026.

**JOHN J. WASKOM**  
**Personal Representative**

John J. Waskom, Esq.

Attorney for Personal Representative  
Florida Bar No. 0962181

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.

8470 Enterprise Cir Ste 201  
Lakewood Ranch, FL 34202

Telephone: 941-907-0006  
Email: jwaskom@icardmerrill.com

Secondary Email:  
kcapp@icardmerrill.com

February 6, 13, 2026 26-002895

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-4584**  
**IN RE: ESTATE OF**

**JOHN W. KENNEDY, Deceased.**

The administration of the estate of JOHN W. KENNEDY, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property 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: February 6, 2026.

**WENDY BARTLETT**  
**Personal Representative**

6722 Rock Bridge Lane  
Ellenton, FL 34222

Robert D. Hines, Esq.

Attorney for Personal Representative  
Florida Bar No. 0413550

Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

Telephone: 813-265-0100  
Email: rhines@hnh-law.com

Secondary Email:  
jrvera@hnh-law.com

February 6, 13, 2026 26-002605

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 112 NC**  
**IN RE: ESTATE OF**  
**JOHN T. LEONARD, Deceased.**

The administration of the estate of JOHN T. LEONARD, deceased, whose date of death was November 3, 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 sur-

living 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. 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 February 6, 2026.

**Personal Representative:**  
**JOHN T. LEONARD**

3608 Merrifield Rd.  
Charlotte, NC 28211

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:  
ltraver@williamsparker.com

February 6, 13, 2026 26-002855

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 004406 SC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**EVERLYN M. OAKES-LUCKEY**  
**Deceased.**

The administration of the estate of EVERLYN M. OAKES-LUCKEY, deceased, whose date of death was August 16, 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 representatives have 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 February 6, 2026.

**Personal Representatives:**  
**DAVID C. SPICER**

4970 Mimosa Road  
Venice, Florida 34293

Attorney for Personal Representative:  
ANTHONY G. MOWRY

Attorney for David C. Spicer  
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

**LYNDA E. GENO**

15 Jamestown Avenue  
Englewood, FL 34223

TASO M. MILONAS, ESQ.

Attorney for Lynda E. Geno  
Florida Bar Number: 469858

Taso M. Milonas, P. A.  
1348 Fruitville Road, Suite 202  
Sarasota, FL 34236

Telephone: (941) 954-5410  
Fax: (941) 954-5490

Email: tmlonas@wealthlawgroup.com  
Secondary:

jlockwood@wealthlawgroup.com  
service@wealthlawgroup.com

February 6, 13, 2026 26-002815

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 000469 NC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**STANLEY M. SCHUER Deceased.**

The administration of the estate of Stanley M. Schuer, deceased, whose date of death was October 9, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representatives' 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 representatives have 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 February 6, 2026.

**Personal Representatives:**  
**June E. Schuer**

7850 Hawkins Road #203  
Sarasota, Florida 34241

**Richard Adam Schuer**

12 Warwick Road  
Island Park, NY 11558

**Peter J. Bianca**

434 Unqua Road  
Massapequa, NY 11758

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@griffinelaw.com  
Secondary E-Mail:  
tish@griffinelaw.com

February 6, 13, 2026 26-002995

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 0061880 NC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOHN JACOB WISSING a/k/a**  
**JOHN WISSING**  
**Deceased.**

The administration of the estate of JOHN JACOB WISSING a/k/a JOHN WISSING, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

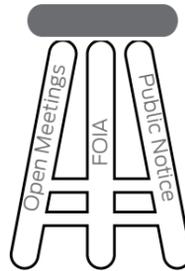
The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**JOAN WISSING**

**c/o Jenna Kyle Meltzer**

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

**Case No.: 2024 CA 001192 NC HD SARAMANASOTA HOLDINGS, LLC, Plaintiff, v. LEGAL LOAN FUNDING, LLC, et. al.**

**Defendants.** NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 24, 2025.

And entered in 2024 CA 001192 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein HD Saramanasota Holdings, LLC is the Plaintiff and Legal Loan Funding LLC, Richard Faircloth, Renee Faircloth, Florida Department of Revenue, Citibank N.A., Homecomings Financial LLC, any and all unknown tenants, and Target National Bank are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on February 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 3 AND 4, LESS THE NORTH 6.5 FEET OF LOT 3, BLOCK 7, BEVERLY TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT

BOOK 2 PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA  
Property Address: 3914 LOCUST AVENUE, SARASOTA, FL 34232

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

Date: January 12, 2026  
Law Office of David W. Smith  
5020 Clark Road # 412  
Sarasota, FL 34233  
P: (941) 312-3078  
david@dwsmithlaw.com  
avery@dwsmithlaw.com  
Counsel for Plaintiff  
/s/ David W. Smith  
David W. Smith, Esq.  
Fla. Bar No. 70689  
February 6, 13, 2026 26-00292S

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

**Case No.: 2023 CA 6966 NC HD SARAMANASOTA HOLDINGS, LLC, Plaintiff, v. LEGAL LOAN FUNDING, LLC, et. al.**

**Defendants.** NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 24, 2025.

And entered in 2023 CA 6966 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein HD Saramanasota Holdings, LLC is the Plaintiff and Legal Loan Funding LLC, Richard Faircloth, Renee Faircloth, Florida Department of Revenue, Citibank N.A., Homecomings Financial LLC, any and all unknown tenants, Sarasota County and Target National Bank are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on February 20, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 6.5 FEET OF THE WEST ONE-HALF OF LOT 3, BLOCK 7, BEVERLY TER-

RACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 3106 40th STREET, SARASOTA, FL 34234  
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.

Date: January 12, 2026  
Law Office of David W. Smith  
5020 Clark Road # 412  
Sarasota, FL 34233  
P: (941) 312-3078  
david@dwsmithlaw.com  
avery@dwsmithlaw.com  
Counsel for Plaintiff  
/s/ David W. Smith  
David W. Smith, Esq.  
Fla. Bar No. 70689  
February 6, 13, 2026 26-00291S

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE** IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

**Case No. 2026-CA-000172-NC Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rashida Tina Stayrook, Deceased ; et al**

**Defendants.** TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rashida Tina Stayrook, Deceased and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Viktor Mark Daragjati a/k/a Viktor M. Daragjati a/k/a Viktor Daragjati a/k/a Viktor Daragjati, Deceased

Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT 12, BLOCK 6, NEWTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK A, PAGE 53, 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 Amanda Driscoll, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before March 9, 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 30, 2026.  
Karen Rushing  
As Clerk of the Court (SEAL) By G. Kopinsky  
As Deputy Clerk

File # 25-F03702  
February 6, 13, 2026 26-00268S

FIRST INSERTION

**NOTICE OF ACTION** IN THE 12th JUDICIAL CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA

**Case No. 2026 CA 543 NC 21ST MORTGAGE CORPORATION, Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM DONALD EALAHAN, JR.: and UNKNOWN TENANT Defendant.**

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM DONALD EALAHAN, JR.

last known address, 5130 Palena Blvd., North Port, Florida 34287  
Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM DONALD EALAHAN, JR. that an action of foreclosure on the following property in Sarasota County, Florida:

LOT 304, BLOCK 2, HOLIDAY PARK, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE(S) 8, OF THE PUB-

LIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH A 2025 CHAMPION MANUFACTURED HOME BEARING VIN: 050000HA002210A

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' 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 30, 2026.  
KAREN E. RUSHING  
Clerk of the Circuit Court (SEAL) By: G. Kopinsky  
As Deputy Clerk  
6155729.v1  
February 6, 13, 2026 26-00267S

**AMENDED NOTICE OF FORECLOSURE SALE (amended to correct scrivener's error on the caption only)**

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

**CASE NO.: 2023 CA 000284 GROUND FLOOR REAL ESTATE 1, LLC, Plaintiff, vs. GOLD NEVADA LLC, et al., Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on January 7, 2026 in Case No.: 2023 CA 000284 of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein GROUND FLOOR REAL ESTATE 1, LLC is Plaintiff, and, GOLD NEVADA LLC, and UNKNOWN TENANT #1 N/K/A JUANA PEREZ, are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. online at https://sarasota.realforeclose.com on the 10th day of March 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 9 AND 10, BLOCK 17, NOKOMIS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RE-

CORDS OF SARASOTA COUNTY, FLORIDA.

Also known as 116 Nippino Trail E, Nokomis, FL 34275

together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 8th day of January 2026  
Sokolof REMTULLA, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.  
Florida Bar No.: 73863  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd, Suite 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@floridalitlaw.com  
Counsel for Plaintiff  
February 6, 13, 2026 26-00280S

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** 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 001604 NC LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RAYMOND KENNETH DELFA, et al, Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on November 20, 2025 in Case No.: 2025 CA 001604 NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff, and RAYMOND KENNETH DELFA, UNKNOWN TENANT #1 NKA ALEXANDER FLUERY, and UNKNOWN TENANT #2 NKA COLLIN FORD are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. online at https://sarasota.realforeclose.com on the 20th day of March 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 1916, 41ST ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 42, OF THE PUBLIC RECORDS OF

SARASOTA COUNTY, FLORIDA.

Also known as 8102 BOCA GRANDE AVE, NORTH PORT, FL 34287

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 24th day of November 2025.  
Sokolof REMTULLA, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.  
Florida Bar No.: 73863  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd, Suite 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@floridalitlaw.com  
Counsel for Plaintiff  
February 6, 13, 2026 26-00279S

FIRST INSERTION

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

**CIVIL ACTION Case No. 2025-CC-005738-SC BROOK TO BAY RESIDENTS' COOPERATIVE, INC., a Florida not-for-profit corporation, Plaintiff, vs. FRANCIS M. PIMENTAL, deceased; DIANE K. PIMENTAL, deceased; KIM DIODATO; MICHAEL PIMENTAL; DENNIS PIMENTAL; LYNNE PIMENTAL; ENGLEWOOD WATER DISTRICT, a political subdivision and body; JOHN DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action.**

**Defendants.** NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in Case No. 2025-CC-005738-SC, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein BROOK TO BAY RESIDENTS' COOPERATIVE, INC. is Plaintiff and FRANCIS M. PIMENTAL, deceased; DIANE K. PIMENTAL, deceased; KIM DIODATO; MICHAEL PIMENTAL; DENNIS PIMENTAL; LYNNE PIMENTAL; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the

subject matter of this action. Karen E. Rushing, the Clerk of Circuit Court, will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 o'clock a.m. on March 19, 2026, the following described property as set forth in the Final Judgment, to wit:

Unit No. 166 of BROOK TO BAY RESIDENTS' COOPERATIVE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1811, Pages 1 through 28, of the Public Records of Sarasota County, Florida  
- and -  
1970 single wide mobile home, VIN # B0F31047  
- and -  
All personal property located on or in the Unit.

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

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

Dated: February 2, 2026  
/s/ Tamsen Hays  
Tamsen Hays, Esq.  
Florida Bar No. 44126  
Wotitzky, Wotitzky & Young, P.A.  
1107 W. Marion Avenue, Unit 111  
Punta Gorda, FL 33950  
(941) 639-2171; Fax: (941) 639-8617  
thays@wotitzkylaw.com  
donna@wotitzkylaw.com  
Attorneys for Plaintiff  
February 6, 13, 2026 26-00283S

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

**GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 001553 NC THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSMC TRUST 2010-16 MORTGAGE-BACKED NOTES AND CERTIFICATES, SERIES 2010-16, Plaintiff, vs. TIMOTHY PRUITT, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 30, 2025, and entered in 2025 CA 001553 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSMC TRUST 2010-16 MORTGAGE-BACKED NOTES AND CERTIFICATES, SERIES 2010-16 is the Plaintiff and TIMOTHY PRUITT; CITY OF NORTH PORT, FLORIDA; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; CAPITAL ONE, N.A., SUCCESSOR BY MERGER TO CAPITAL ONE BANK (USA), N.A.; MIDLAND FUNDING LLC ASSIGNEE OF CITIBANK, N.A./SEARS PREMIER CARD; LVNV FUNDING, LLC are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 09:00 AM, on February 27, 2026, the following described property as set

forth in said Final Judgment, to wit:

TRACT G, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 22, 22A THROUGH 22M, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
3500W PRICE BOULEVARD, NORTH PORT, FL 34286

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 3 day of February, 2026.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
24-193780 - ErS  
February 6, 13, 2026 26-00293S

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

**CASE NO.: 2025CA000082 NC U.S. BANK TRUST NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR LHOMME MORTGAGE TRUST 2023-RTL2 MORTGAGE BACKED NOTES SERIES 2023-RTL2, Plaintiff, v. WALOED LLC, A FLORIDA LIMITED LIABILITY COMPANY; et al, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 18, 2025 and entered in Case No. 2025CA000082 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein WALOED LLC AND UNKNOWN SPOUSE OF, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on March 5, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 3, SPANISH WELLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE(S) 34, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 822 DIANE CIRCLE, ENGLEWOOD, FL 34223 (the "Property").  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fcpleadings@ghidottiberger.com  
February 6, 13, 2026 26-00287S

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## --- ACTIONS / SALES ---

## FIRST INSERTION

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

Case No: 2026 CA 000444 NC  
Agency Case No.: 25-051618  
IN RE: THE FORFEITURE OF:  
\$2,846.56 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: Two Thousand Eight Hundred Forty-Six Dollars and 56/100 cents in U.S. Currency (\$2,846.56), 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 9 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 27, 2026

KAREN E. RUSHING,  
CLERK OF THE CIRCUIT COURT-  
SARASOTA  
P.O. Box 3079  
Sarasota, Florida 34230  
(SEAL) By G. Kopinsky  
Deputy Clerk  
February 6, 13, 2026 26-00243S

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL  
CIRCUIT OF FLORIDA IN AND FOR  
SARASOTA COUNTY  
GENERAL JURISDICTION  
DIVISION

CASE NO. 2025 CA 0003175 NC  
TVC MORTGAGE TRUST  
2024-RR1L1 BY U.S. BANK TRUST  
NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER  
TRUSTEE,  
Plaintiff, vs.  
STAFF AND PALM LLC, et al.,  
Defendant.

NOTICE IS GIVEN that, in accordance with the Final Judgment of 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 23, 2026, at 9:00 A.M., at www.SARASOTA.realforeclose.com, the following described property:

LOT 26, BLOCK B, GLEN  
RIDGE SUBDIVISION, AS PER  
PLAT THEREOF RECORDED  
IN PLAT BOOK 6, PAGE 20,  
OF THE PUBLIC RECORDS OF  
SARASOTA, COUNTY,  
FLORIDA  
Property Address: 2901 Poplar

Street, 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 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: 1/12/2026

/s/ Michelle DeLeon  
Michelle DeLeon, Esq.  
Hill Wallack, LLP  
Attorneys for Plaintiff  
300 S Orange Ave., Suite 1000  
Orlando, FL 32801  
Telephone: (561) 858-2662  
Fax: (609) 452-1888  
Email: mdeleon@hillwallack.com  
FL Bar #685874913-5980-4441, v. 2  
February 6, 13, 2026 26-00239S

## FIRST INSERTION

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

CASE NO.: 2024-CA-000574  
FLAGSTAR BANK, N.A.,  
Plaintiff, v.  
JENNIFER J. SKIPPER, et al.,  
Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on March 10, 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:

The South 64.37 feet of Lots 1 and 2, and all of Lot 3, Block H, HIGHLAND CREST, according to the plat thereof, recorded in Plat Book 2, Page 39, of the Public Records of Sarasota County, Florida.  
Property Address: 1003 Gantt Ave, Sarasota, FL 34232

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 2nd day of February, 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  
February 6, 13, 2026 26-00277S

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

CASE NO.: 2025 CA 005130 NC  
JASON M. DAUGHERTY and  
ALLISON M. DAUGHERTY,  
Plaintiffs, v.  
STEVEN M. CAPUTO,  
Defendant

TO: STEVEN M. CAPUTO  
YOU ARE NOTIFIED that an action for sale of real property on the following property in Sarasota County, Florida:

FROM THE OLD IRON PIPE AT THE SOUTHWESTERLY CORNER OF THE PROPERTY DEEDED BY R.O. BAILEY TO WILLIAM H. MASSEY (DEED BOOK 194, PAGES 268 AND 269, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN NORTHWESTERLY ALONG EASTERLY LINE OF MIDNIGHT PASS ROAD (S.R. 789, 50 FOOT WIDE), 115 FEET TO AN IRON PIPE AT THE NORTHWESTERLY CORNER OF SAID PROPERTY; THENCE WITH AN ANGLE OF 90 DEGREES 22' TO THE RIGHT, RUN NORTHEASTERLY ALONG NORTHERLY LINE OF AFORESAID PROPERTY DEEDED TO WILLIAM H. MASSEY, 300 FEET

FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF AFORESAID PROPERTY DEEDED TO WILLIAM H. MASSEY 130 FEET; THENCE WITH ANGLE OF 89 DEGREES 38' TO THE RIGHT, RUN SOUTHEASTERLY 115 FEET; THENCE WITH AN ANGLE OF 90 DEGREES 22' TO THE RIGHT, RUN SOUTHWESTERLY 130 FEET; THENCE WITH AN ANGLE OF 89 DEGREES 38' TO THE RIGHT, RUN NORTHWESTERLY 115 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PERPETUAL RIGHT-OF-WAY OF INGRESS AND EGRESS OVER A 15 FOOT EASEMENT DESCRIBED AS A 15 FOOT EASEMENT RUNNING ALONG THE NORTHWESTERLY SIDE AND PROPERTY LINE OF THE AFORESAID PROPERTY DESCRIBED IN DEED BOOK 194 PAGES 268 AND 269 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, EXTENDING FROM MIDNIGHT PASS ROAD TO A CERTAIN 30 FOOT EASEMENT, THE CENTER OF WHICH IS 573 FEET FROM THE EAST-

## FIRST INSERTION

ERLY RIGHT-OF-WAY OF SAID MIDNIGHT PASS ROAD AS MEASURED ALONG THE NORTHWESTERLY PROPERTY LINE OF PROPERTY DESCRIBED IN DEED BOOK 194 PAGES 268 AND 269, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING AND BEING IN U.S. GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 37S, RANGE 18E, SARASOTA COUNTY, FLORIDA.

More commonly known as 1223 Lyric Lane, Sarasota, Florida 34242

Property Identification No.: 0110050021  
(Subject Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, within thirty (30) days from the date of the first publication of this Notice on Tyler A. Dixon, Esquire, Berlin Patten Ebling, PLLC, Plaintiff's attorney, whose address is 3700 S. Tamiami Trail, Suite 200, Sarasota, Florida 34239, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

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

Response Date: March 2, 2026.  
WITNESS my hand and the seal of this Court this 30 day of January, 2026.

KAREN E. RUSHING  
As Clerk of this Court  
(SEAL)  
By: G. Kopinsky  
As Deputy Clerk  
Print: Glen Kopinsky

BERLIN | PATTEN | EBLING, PLLC

By: /s/ Tyler A. Dixon  
Tyler A. Dixon, Esq.  
Florida Bar No. 1038434  
3700 South Tamiami Trail,  
Suite 200  
Sarasota, Florida 34239  
Telephone: (941) 954-9991 |  
Facsimile: (941) 954-9992  
Primary E-Mail:  
tdixon@berlinpatten.com  
Secondary E-mail:  
gcare@berlinpatten.com  
Counsel for Plaintiffs  
{07520537-1}  
February 6, 13, 2026 26-00266S

## FIRST INSERTION

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

CASE NO.: 2025-CA-002609 NC  
PARKWEST HOLDINGS, LLC, a  
Florida limited liability company,  
Plaintiff, vs.

C.W. HATFIELD, LLC, a Florida  
limited liability company; CHARLES  
W. HATFIELD, an individual;  
VENICE SANDS APARTMENTS  
CONDOMINIUM ASSOCIATION,  
INC., a Florida not for profit  
corporation; UNKNOWN TENANT/  
OWNER 1; and UNKNOWN  
TENANT/OWNER 2,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated January 30, 2026 entered in Case Number 2025-CA-002609 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein PARKWEST HOLDINGS, LLC, a Florida limited liability company, is Plaintiff, and C.W. HATFIELD, LLC, a Florida limited liability company, CHARLES W. HATFIELD, an individual, and VENICE SANDS APARTMENTS CONDOMINIUM ASSOCIATION INC., a Florida not for profit corporation, are Defendants. Karen E. Rushing, the Clerk of the Court of Sarasota County, Florida, shall sell to the highest and best bidder for cash, at public sale on February 19, 2026, at 9:00 A.M. in an online sale pursuant to Section 45.031, Florida Statutes, at https://sarasota.realforeclose.com/ after having given notice as required by Section 45.031, Florida Statutes, the following described property as set forth in said Summary Final Judgment of Foreclosure to wit:

Certain real property, hereafter referred to as the "Property" and more particularly described in Exhibit "A".

EXHIBIT A  
"Mortgagee" shall refer to Parkwest Holdings, LLC, a Florida limited liability company, and "Mortgagor" shall refer to C.W. Hatfield, LLC. Certain real property, shall refer to the "Land" and more particularly described as follows:  
Address: 633 Alhambra Rd, Unit 1101, Venice, FL 34285  
RE #: 0176-11-1073  
Legal Description: Apartment 1101, VENICE SANDS APARTMENTS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 866, Page 501 and as amended, and according to the Plat thereof, recorded in Condominium Book 4, Page 22, all of the Public Records of Sarasota County, Florida. Together with garage space #11.  
Property is not the homestead of Grantor.

A. All of the land (the "Land") described above attached hereto and made a part hereof, to have and to hold the same, together with

all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, projections, appurtenances, water rights (including riparian and littoral rights), air rights, development rights, construction allocations, streets, ways, alleys, strips and gores of land now or hereafter in any way belonging to, adjoining, appurtenant to, crossing, or pertaining to the Land.

B. All buildings, betterments, structures, improvements and fixtures of any nature now or hereafter constructed or located, in whole or in part, on the Land, regardless of whether physically affixed thereto or now or hereafter severed or capable of severance from the Land (collectively, the "Improvements").

C. All materials, supplies, goods, tools, furniture, fixtures, equipment and machinery which in all cases is affixed or attached, or to be affixed or attached, in any manner on the Land or the Improvements; D. All tangible property (collectively the "Equipment") now or hereafter owned by the Mortgagor and now or hereafter located at, affixed to, placed upon or used in connection with the Land or the Improvements. The Equipment includes, without limitation, the following: (1) all machinery, equipment, appliances, fixtures, conduits and systems for generating or distributing air, water, heat, air conditioning, electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse, sewage or garbage, or for fire prevention or extinguishing; (2) all elevators, escalators, lifts and dumbwaiters; (3) all motors, engines, generators, compressors, pumps lift stations, tanks, boilers, water heaters, furnaces and incinerators; (4) all furniture, furnishings, fixtures, appliances, installations, partitions, projection systems, shelving, cabinets, lockers, vaults and wall safes; (5) all carpets, carpeting, rugs, underpadding, linoleum, tiles, mirrors, wall coverings, windows, storm doors, awnings, canopies, shades, screens, blinds, draperies and related hardware, chandeliers and light fixtures; (6) all plumbing, sinks, basins, toilets, faucets, pipes, sprinklers, disposals, laundry appliances and equipment, and kitchen appliances and equipment; (7) all alarm, safety, electronic, telephone, music, entertainment and communications equipment and systems; (8) all janitorial, maintenance, cleaning, window washing, vacuuming, landscaping, pool and recreational equipment and supplies; (9) all storage tanks (including, without limitation, underground storage tanks) together with pipes, lines and other equipment as-

sociated therewith; and (10) any other items of property, wherever kept or stored, if acquired by the Mortgagor with the intent of incorporating them in or using them in connection with the Land or the Improvements.

E. All rights of the Mortgagor in and to all awards or payments, including interest thereon and the right to receive the same, growing out of or resulting from any exercise of the power of eminent domain (including the taking of all or any part of the Land or the Improvements), or any alteration of the grade of any street upon which the Land abuts, or any other injury to, taking of, or decrease in the value of the Land or the Improvements or any part thereof.

F. All rights of the Mortgagor in and to any hazard, casualty, liability or other insurance policy carried for the benefit of the Mortgagor or the Mortgagee with respect to the Improvements or the other assets described herein, including without limitation any unearned premiums and all insurance proceeds or sums payable in lieu of or as compensation for any loss of or damage to all or any portion of the Improvements or the other assets described herein.

G. All rights of the Mortgagor in and to all supplies and building materials delivered to or located upon the Land or elsewhere and used or usable in connection with the construction or refurbishing of the Improvements or the other assets described herein.

H. All rights of the Mortgagor in, to, under, by virtue of, arising from or growing out of any and all present or future contracts, instruments, accounts, insurance policies, permits, licenses, trade names, plans, specifications, appraisals, reports, paid fees, choses-in-action, subdivision restrictions, development orders or declarations or general intangibles whatsoever now or hereafter dealing with, affecting or concerning the Land, the Improvements or the other assets described herein or any portion thereof or interest therein including, without limitation, the following: (1) all contracts, plans, specifications and permits for or related to the Land or its development or the construction or refurbishing of the Improvements; (2) all agreements for the provision of utilities (including any reservation of capacity for utilities) to the Land or Improvements; (3) all payment, performance or other bonds; (4) all contracts, option agreements, right of first refusal agreements and other agreements now existing or hereafter made for the sale by the Mortgagor of all or any portion of the Land or the Improvements, including any deposits paid by any purchasers (howsoever

such deposits may be held) and any proceeds of such contracts and agreements, including any purchase-money notes and mortgages made by such purchasers; and (5) any declaration of condominium, restrictions, covenants, easements or similar documents now or hereafter recorded against the title to all or any portion of the Land.

I. All rents, income, issues and profits of the Land, the Improvements and other property subject to this Mortgage (collectively, the "Rents"), and all leases, subleases, tenancies, licenses, franchises and occupancy agreements of any nature whatsoever now or hereafter affecting the Land or the Improvements (collectively, the "Leases"), together with all guaranties of the Leases and all security deposits and prepaid rents under the Leases.

J. All proceeds (and proceeds of proceeds), products, replacements, additions, betterments, extensions, improvements, substitutions, renewals and accessions of or to any of the foregoing in subparagraphs A. through I. herein above.

Everything referred to in subparagraphs A through J above and any additional property hereafter acquired by the Mortgagor and subject to the lien of this Mortgage or any part of these properties is herein referred to collectively as the "Mortgaged Property."

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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 30th day of January, 2026.

WOOLSEY MORCOM, PLLC  
By: /s/ Charles Lee Wingard Jr., Esq.  
NICHOLAS W. MORCOM  
Florida Bar No. 0013767  
CHARLES LEE WINGARD JR.  
Florida Bar No. 1033426  
203 Fort Wade Road, Suite 105  
Ponte Vedra, Florida 32081  
(904) 638-4235 (telephone)  
(904) 638-9302 (facsimile)  
Email: nick@woolseymorcom.com  
lwingard@woolseymorcom.com  
shunnefield@woolseymorcom.com  
Attorneys for Plaintiff  
February 6, 13, 2026 26-00265S



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1/18/2026 - V.25

--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO.: 2025-CC-001465 NC**  
**CPI PALM TERRACE OWNER LLC,**  
**Plaintiff, vs.**  
**THE ESTATE OF CHARLES**  
**OLIVER HOOPER, ALL**  
**UNKNOWN BENEFICIARIES,**  
**HEIRS, SUCCESSORS, AND**  
**ASSIGNS OF CHARLES OLIVER**  
**HOOPER, UNKNOWN PARTY OR**  
**PARTIES IN POSSESSION, and**  
**JOHN FREDERICK LANG,**  
**Defendant.**

Notice is hereby given that, pursuant to the Order Scheduling Foreclosure Sale, Karen E. Rushing, Sarasota County Clerk of the Court, will sell the property situated in Sarasota County, Florida, described as:

1968 HOLI mobile home bearing vehicle identification number 951  
Property Address: 3223 North Lockwood Ridge Road, Lot No. 91, Sarasota, Florida 34234.

at public sale, to the highest and best bidder, for cash, via the internet at www.Sarasota.realfordclose.com at 10:00 A.M. on the 2nd day of March

2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, 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. Respectfully submitted,  
ATLAS LAW, PLLC  
Eric W. Bossardt, Esq. -  
Fla. Bar No. 124614  
Patrick M. Boylan, Esq. -  
Fla. Bar No. 1049768  
Daniel M. Hartzog, Esq. -  
Fla. Bar No. 652067  
1313 North Howard Avenue  
Tampa, Florida 33607  
813.241.8269  
efiling@atlaslaw.com  
Attorneys for Plaintiff  
February 6, 13, 2026 26-00254S

FIRST INSERTION

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

**CASE NO.: 2025 CA 006534 NC**  
**RENDI FUNDING, LLC,**  
**Plaintiff, vs.**  
**ONE ALEXANDER PROPERTIES,**  
**LLC, et al.,**  
**Defendant(s).**

TO: ONE ALEXANDER PROPERTIES, LLC

Whose last known residence(s) is/are 5346 Calle Florida, Siesta Key, FL 34242

And UNKNOWN TENANT #1  
Whose last known residence(s) is/are 5346 Calle Florida, Siesta Key, FL 34242

And UNKNOWN TENANT #2  
Whose last known residence(s) is/are 5346 Calle Florida, Siesta Key, FL 34242

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwardmanlaw.com, within thirty (30) days of the first publication of this Notice or by March 9, 2026, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

THE SOUTHERLY 20 FEET OF LOT 16, ALL OF LOT 17, AND LOT 18, LESS THE SOUTHERLY 40 FEET, BLOCK 5, SARASOTA BEACH SUBDI-

VISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 76 THROUGH 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 0082110049  
A/K/A 5346 CALLE FLORIDA, SIESTA KEY, FL 34242

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwardmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 at Sarasota County this 28 day of January, 2026.

KAREN E RUSHING, CLERK  
Clerk of the Circuit Court  
(SEAL) By /s/ Glen Kopinsky  
Deputy Clerk  
February 6, 13, 2026 26-00242S

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.: 2024 CA 004284**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff, vs.**

**LAUREN THERESA WALKER,**  
**AS SUCCESSOR TRUSTEE OF**  
**THE JOHN J. WALKER AND;**  
**ANNE GRAYSON WALKER, AS**  
**SUCCESSOR TRUSTEE OF THE**  
**JOHN J. WALKER AND HE;**  
**UNKNOWN BENEFICIARIES**  
**OF THE JOHN J. WALKER AND**  
**HELEN D. WALKER REVOCA;**  
**ARAC ROOF IT FORWARD LLC;**  
**JOHN MATTHEW WALKER;**  
**PAUL S. WALKER; 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 September 30, 2025 in Civil Case No. 2024 CA 004284, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND HE; UNKNOWN BENEFICIARIES OF THE JOHN J. WALKER AND HELEN D. WALKER REVOCA; ARAC ROOF IT FORWARD LLC; JOHN MATTHEW WALKER; PAUL S. WALKER; 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, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realfordclose.com on March 26, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, TRACT 1A, CARROLLAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 39, 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 27th 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  
1395-1259B  
February 6, 13, 2026 26-00255S

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 005475 NC**  
**Trust Bank**  
**Plaintiff, vs.**  
**Unknown Successor Trustee(s) of**  
**the Sabaa Family Revocable Trust**  
**Agreement, Dated August 26, 2024;**  
**Unknown Beneficiaries of the Sabaa**  
**Family Revocable Trust Agreement,**  
**Dated August 26, 2024; Nouritza**  
**Balabanian**  
**Defendants.**

TO: Nouritza Balabanian  
Last Known Address: 4964 Reno Dr, Sarasota, FL 34233  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT 15, BLOCK B, REPLAT OF PART OF VACATED PLAT HOLLYWOOD GARDENS, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 16, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before March 9, 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 27, 2026.  
Karen Rushing  
As Clerk of the Court  
(SEAL) By G. Kopinsky  
As Deputy Clerk  
File # 25-F02809  
February 6, 13, 2026 26-00245S

FIRST INSERTION

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

**Case No. 2025 CC 007872 NC**  
**SARASOTA SANDS OWNERS**  
**ASSOCIATION, INC.,**  
**Plaintiff, v.**

**MAUREEN R. SHANNON,**  
**Defendant.**  
TO: MAUREEN R. SHANNON and if any of the above named natural persons be married, their unknown spouses, and if any of the above named natural persons be dead, their unknown heirs, devisees, grantees, successors or other parties claiming by, through, under or against them, and any and all other persons claiming any right, title, interest, lien, estate or demand in or to be the following described real property and to reform a certain deed, situate, lying and being in Sarasota County, Florida, to-wit:

An undivided 1/50th interest in and to Condominium Unit B122, Week 9 and unit D257/258, Week 49 and its undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the Public Records of Sarasota County, Florida, and as

per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B, inclusive, of the public records of Sarasota County, Florida.

YOU ARE HEREBY notified that a foreclosure action on the above described property has been filed against you in the above entitled Court and you are required to serve a copy of your written defenses to the Complaint on the Plaintiff's Attorney, DAVID K. OAKS, ESQ., of DAVID K. OAKS, P.A., P. O. Box 671, Saluda, NC 28773, and file the original with the Clerk of the Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237 on or before the 9 day of March, 2026, otherwise a judgment may be entered against you for the relief demanded in the Complaint.

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

Witness my hand and seal of said Court on this 30 day of January, 2026.  
KAREN E. RUSHING  
Clerk of the Court  
(SEAL) BY G. Kopinsky  
Deputy Clerk  
Feb. 6, 13, 20, 27, 2026 26-00263S

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY  
FLORIDA  
CIRCUIT CIVIL DIVISION

**CASE NO.: 2025 CA 004952 NC**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR VRMTG ASSET TRUST,**  
**Plaintiff, v.**  
**UNKNOWN HEIRS, SPOUSES,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**  
**WHO MAY CLAIM AN INTEREST**  
**IN THE ESTATE OF ORLANDO**  
**RAZQUIN A/K/A ORLANDO**  
**BERNARDO RAZQUIN, et al.,**  
**Defendants.**

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO RAZQUIN A/K/A ORLANDO BERNARDO RAZQUIN Last Known Address: 3724 Lalani Boulevard, Sarasota, FL 34232  
FLAVIO ORLANDO RAZQUIN Last Known Address: 4618 Ardale Street, Sarasota, FL 34232

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Sarasota County, Florida:  
Lot 27, RIDGEWOOD ESTATES, UNIT NO. 1, according to the plat thereof as recorded in Plat Book 10, Page 66, Public Records of Sarasota County, Florida

including the buildings, appurtenances, and fixture located thereon.  
Property Address: 3724 Lalani Boulevard, Sarasota, FL 34232 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before March 9, 2026, (no later than 30 days from the date of the first publication of this Notice of Action) 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 seal of this Court at Sarasota, Florida on this 27 day of January, 2026.  
KAREN E. RUSHING  
SARASOTA COUNTY  
CLERK OF COURT  
(SEAL) By: G. Kopinsky  
Deputy Clerk  
February 6, 13, 2026 26-00246S

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 004925 NC**  
**Regions Bank d/b/a Regions**  
**Mortgage**  
**Plaintiff, vs.**  
**The Unknown Heirs, Devisees,**  
**Grantees, Assignees, Lienors,**  
**Creditors, Trustees, and all other**  
**parties claiming interest by, through,**  
**under or against the Estate of David**  
**P. Medina a/k/a David Phillip**  
**Medina, Deceased; et al**  
**Defendants.**

TO: William Phillip Medina  
Last Known Address: 15059 Buswell Avenue, Port Charlotte, FL 33953  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT(S) 3 AND 4, BLOCK 860, SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 15, 15A THROUGH 15H, INCLUSIVE, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before March 9, 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 27, 2026.  
Karen Rushing  
As Clerk of the Court  
(SEAL) By G. Kopinsky  
As Deputy Clerk  
File # 25-F02133  
February 6, 13, 2026 26-00244S

FIRST INSERTION

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

**Case No. 2025 CC 007877 NC**  
**SARASOTA SANDS OWNERS**  
**ASSOCIATION, INC.,**  
**Plaintiff, v.**  
**CAROL J. ELLIS,**  
**Defendant.**

TO: CAROL J. ELLIS and if any of the above named natural persons be married, their unknown spouses, and if any of the above named natural persons be dead, their unknown heirs, devisees, grantees, successors or other parties claiming by, through, under or against them, and any and all other persons claiming any right, title, interest, lien, estate or demand in or to be the following described real property and to reform a certain deed, situate, lying and being in Sarasota County, Florida, to-wit:

An undivided 1/50th interest in and to Condominium Unit E259/260, Week 18 and its undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the Public Records of Sarasota County, Florida, and as per Condominium

Plat recorded in Condominium Book 14 at Pages 4 through 4B, inclusive of the public records of Sarasota County, Florida.

YOU ARE HEREBY notified that a foreclosure action on the above described property has been filed against you in the above entitled Court and you are required to serve a copy of your written defenses to the Complaint on the Plaintiff's Attorney, DAVID K. OAKS, ESQ., of DAVID K. OAKS, P.A., P. O. Box 671, Saluda, NC 28773, and file the original with the Clerk of the Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237 on or before the 9 day of March, 2026, otherwise a judgment may be entered against you for the relief demanded in the Complaint.

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

Witness my hand and seal of said Court on this 29 day of January, 2026.  
KAREN E. RUSHING  
Clerk of the Court  
(SEAL) BY G. Kopinsky  
Deputy Clerk  
Feb. 6, 13, 20, 27, 2026 26-00264S

FIRST INSERTION

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

**Case No. 2025 CC 007873 NC**  
**SARASOTA SANDS OWNERS**  
**ASSOCIATION, INC.,**  
**Plaintiff, v.**  
**BARBARA REPP,**  
**Defendant.**

TO: BARBARA REPP and if any of the above named natural persons be married, their unknown spouses, and if any of the above named natural persons be dead, their unknown heirs, devisees, grantees, successors or other parties claiming by, through, under or against them, and any and all other persons claiming any right, title, interest, lien, estate or demand in or to be the following described real property and to reform a certain deed, situate, lying and being in Sarasota County, Florida, to-wit:

An undivided 1/50th interest in and to Condominium Unit A115, Week 48 and its undivided respective share in those common elements pertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the Public Records of Sarasota County, Florida, and as per Condominium Plat recorded

in Condominium Book 14 at Pages 4 through 4B, inclusive, of the public records of Sarasota County, Florida.

YOU ARE HEREBY notified that a foreclosure action on the above described property has been filed against you in the above entitled Court and you are required to serve a copy of your written defenses to the Complaint on the Plaintiff's Attorney, DAVID K. OAKS, ESQ., of DAVID K. OAKS, P.A., P. O. Box 671, Saluda, NC 28773, and file the original with the Clerk of the Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237 on or before the 9 day of March, 2026, otherwise a judgment may be entered against you for the relief demanded in the Complaint.

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

Witness my hand and seal of said Court on this 30 day of January, 2026.  
KAREN E. RUSHING  
Clerk of the Court  
(SEAL) BY G. Kopinsky  
Deputy Clerk  
Feb. 6, 13, 20, 27, 2026 26-00262S

**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  
2026

--- ACTIONS ---

FIRST INSERTION

**[PROPOSED] UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE**

This form substantially complies with Form 1.996, adopted by the Florida Supreme Court February 11, 2010, SC09-1579; form amended in 12th Circuit on 7/01/2019.

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA  
Clerk Case Number: YEAR CA 2025 CA 6296  
Division: DIVISION

**MARVIN CUNDIFF, as Co-Trustee of the Marvin Cundiff and Doris Cundiff Revocable Living Trust, Plaintiff(s), v. HEATHER OLSON, as Trustee of the Abundance of Land Trust U/A/D June 5, 2018, and MARA VISTAINVEST, LLC, Defendant(s).**

THIS action was tried before the Court. On the evidence presented IT IS ORDERED AND ADJUDGED that:

Description	Amount
Principal	\$726,525.15
Interest to this date of judgment	\$164,880.42
Title Search Expense	
Taxes	
Attorneys' Fees	
Finding as to reasonable number of hours	10
Finding as to reasonable hourly rate:	\$500.00
Attorneys' Fee Total	\$ 5,000.00
Court costs, now taxed	\$2,201.99
Other:	
Other:	
Other:	
Other:	
	SUBTOTAL
	\$ 898,607.56
LESS: Escrow balance:	
LESS: Other	
LESS: Other	
LESS: Other	
	TOTAL
	\$ 898,607.56

that shall bear interest at the rate of 8.44 % a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Sarasota County, Florida: Lot 40 and the North 5 feet of Lot 39, WESLO WILLOWS, as per plat thereof recorded in Plat Book 6, Page 27, of the Public Records of Sarasota County, Florida; LESS that part of Lot 40 conveyed to State of Florida for right-of-way as recorded in O.R. Book 58, Page 369, of the Public Records of Sarasota County, Florida. AND ALSO LESS AND EXCEPT that part of Lot 40 conveyed to Sarasota County, a political subdivision of the State of Florida in Order of Taking recorded in O.R. Book 1755, Page 990, and Final Judgment Order as to Parcel 145 recorded in O.R. Book 1764, Page 44, described as the South 5.00 feet of the North 10.00 feet of Lot 40, WESLO

WILLOWS, according to the plat thereof as recorded in Plat Book 6, Page 27, of the Public Records of Sarasota County, Florida.  
3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale as set forth below to the highest bidder for cash, on a specified day that shall be not less than 20 days or more than 35 days after the date thereof unless plaintiff or plaintiff's attorney consents to more than 35 days after the date of final judgment, in accordance with section 45.031, Florida Statutes, using the following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County	10 March 2026	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 am	Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266 www.desotoclerk.com

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.  
5. On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

6. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

NOTICE: Issuance of a writ of possession does not exempt plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

8. Additions, Modifications or Changes to Standard Form  
Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.

- a. The Court reserves jurisdiction as to Count II and any deficiency decree.
- b.
- c.
- d.
- e.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2018).  
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO

THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following additional language applies:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

Sarasota County Clerk of Court	Manatee County Clerk of Court	Desoto County Clerk of Court
2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	115 East Oak Street Arcadia, FL 34266 (863) 993-4876 www.desotoclerk.com

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LOCAL LEGAL SERVICES LISTED BELOW TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

Sarasota County	Manatee County	DeSoto County
Legal Aid of Manasota Sarasota Office 1900 Main Street, Suite 302 Sarasota, Florida 34236 (941) 366-0038 Venice Office 7810 South Tamiami Trail Suite A6 Venice, Florida 34293 (941) 492-4631 Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Legal Aid of Manasota 1101 6th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org Gulfcoast Legal Services 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org

DONE AND ORDERED in Chambers in County, Florida, this 7th day of Jan, 2026.

CIRCUIT JUDGE

February 6, 13, 2026

26-00240S

FIRST INSERTION

**[PROPOSED] UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE**

This form substantially complies with Form 1.996, adopted by the Florida Supreme Court February 11, 2010, SC09-1579; form amended in 12th Circuit on 7/01/2019.

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA  
Clerk Case Number: YEAR CA 2025 CA 6294  
Division: DIVISION

**MARVIN CUNDIFF, as Co-Trustee of the Marvin Cundiff and Doris Cundiff Revocable Living Trust, Plaintiff(s), v. HEATHER OLSON and JOHN KLIE,, Defendant(s).**

THIS action was tried before the Court. On the evidence presented IT IS ORDERED AND ADJUDGED that:

Description	Amount
Principal	\$182,783.82
Interest to this date of judgment	\$22,482.04
Title Search Expense	
Taxes	
Attorneys' Fees	
Finding as to reasonable number of hours	7
Finding as to reasonable hourly rate:	\$500.00
Attorneys' Fee Total	\$ 3,500
Court costs, now taxed	\$1,162.04
Other:	
Other:	
Other:	
Other:	
	SUBTOTAL
	\$209,927.90
LESS: Escrow balance:	
LESS: Other	
LESS: Other	
LESS: Other	
	TOTAL
	\$209,927.90

that shall bear interest at the rate of 8.44 % a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Sarasota County, Florida: Lot 3, Block A, Orange Park Subdivision, according to plat thereof as recorded in Plat Book 1, Page 105, of the Public Records of Sarasota County, Florida  
3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale as set forth below to the highest bidder for cash, on a specified day that shall be not less than 20 days or more than 35 days after the date

thereof unless plaintiff or plaintiff's attorney consents to more than 35 days after the date of final judgment, in accordance with section 45.031, Florida Statutes, using the following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County	10 March 2026	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 am	Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266 www.desotoclerk.com

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.  
5. On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

6. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

NOTICE: Issuance of a writ of possession does not exempt plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

8. Additions, Modifications or Changes to Standard Form  
Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.

- a. The Court reserves jurisdiction as to count II and any deficiency decree.
- b.
- c.
- d.
- e.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2018).  
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM

WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following additional language applies:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

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IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LOCAL LEGAL SERVICES LISTED BELOW TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

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DONE AND ORDERED in Chambers in County, Florida, this 7th day of Jan, 2026.

CIRCUIT JUDGE

February 6, 13, 2026

26-00241S



**What is a public notice?**

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

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

SUBSEQUENT INSERTIONS

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

FOURTH INSERTION

Sarasota Retina Institute  
NOTICE OF PHYSICIAN  
RELOCATING

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

FOURTH INSERTION

NOTICE OF EQUITABLE  
INTEREST

In the Court of: Sarasota County Case No.: 2016 DR 000939 NC Matter of: Past Present and Future cases Nunc pro tunc

NOTICE OF EQUITABLE INTEREST

Notice is hereby given to the Court, Clerk, and all parties in interest that Brandon Taylor hereby places this Notice of Equitable Interest upon the record in the above-captioned matter.

This Notice is provided for the purpose of preserving equitable rights, correcting presumptions, and giving constructive and actual notice to all parties and officers involved in this proceeding.

I. STATEMENT OF EQUITABLE INTEREST

Brandon Taylor holds a present and substantial equitable interest in the subject matter of this case, including any rights, obligations, property interests, accounts, or claims arising from or connected to this proceeding.

Any legal title, administrative claim, or statutory position asserted by another party is subject to and subordinate to this equitable interest where equity so requires.

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

II. NOTICE TO THE COURT AND PARTIES

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

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

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

III. PRESERVATION OF RIGHTS

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

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

IV. REQUEST FOR ACKNOWLEDGMENT

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

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

Dated this 16th day of January, 2026.

Brandon Taylor  
Private Civilian  
All rights reserved  
Jan. 16, 23, 30; Feb. 6, 2026 26-00072S

SECOND INSERTION

Notice of 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.storagetreasures.com](http://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.  
Jan. 30; Feb. 6, 2026 26-00235S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 3265 University Pkwy. Sarasota FL, 34243  
Phone Number 941-780-7708  
Time of Sale 2/19/2026 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.storagetreasures.com](http://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.  
Jan. 30; Feb. 6, 2026 26-00205S

SECOND 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, 2026 26-00229S

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:

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.storagetreasures.com](http://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.  
Jan. 30; Feb. 6, 2026 26-00221S

SECOND 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, 2026 26-00225S

SECOND 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, 2026 26-00232S

SECOND 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@williamsparker.com Secondary: pkehoe@williamsparker.com Jan. 30; Feb. 6, 2026 26-00236S

FOURTH INSERTION

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

CASE NO.: 2017 DR 4471 NC  
STATE OF FLORIDA  
DEPARTMENT OF REVENUE  
CHILD SUPPORT PROGRAM and  
GREGORY S. DUNCAN,  
Petitioners, and  
DOMINIQUE LAW,  
Respondent.

TO: DOMINIQUE LAW

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

taken against you for the relief demanded in the Petition.

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

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

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

FOURTH INSERTION

EQUITABLE PUBLIC NOTICE

State of Florida  
Published January 16th, 2026

Be it hereby published and placed upon the equitable record:

On this date, Brandon Taylor appeared by special visitation only, not submitting to general jurisdiction, for the sole and exclusive purpose of correcting presumption, giving fiduciary notice, and perfecting the equitable record.

Brandon Taylor confirmed on the record that lawful tender had been made, kept good, and never refused, thereby preserving all equitable rights of redemption and subrogation. In accordance with the maxim he who seeks equity must do equity (Story, §64), and the principle that equity regards as done that which ought to be done, a perfected tender extinguishes any presumption of default and shifts the burden to the obligee.

He further declared that subrogation had been completed, placing all parties on notice that any claim in the NAME is held in trust and must be administered and accounted for accordingly. Upon perfected tender and subrogation, equity imposes a fiduciary duty upon all officers receiving notice.

The judicial officer acknowledged an absence of complete filings on the clerk's docket yet admitted they may not have appeared at the time of the proceeding. Notwithstanding this, the court abated ongoing support, recognizing that the presumption of obligation could not stand where sworn testimony and evidence confirmed that the child had been in Brandon Taylor's household for three years.

During the proceeding, Brandon Tay-

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

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

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

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

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

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

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

THIRD INSERTION

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR  
FINANCIAL SUPPORT)  
IN THE CIRCUIT COURT OF THE  
12 JUDICIAL CIRCUIT, IN AND FOR  
SARASOTA COUNTY, FLORIDA  
Case No.: 2025 DR 006740 NC

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

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

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

- 1.) Ford F150
- 2.) Lucy - Italian Greyhound - service animal to Jenn.
- 3.) Tino - Italian Greyhound - ESA to Jenn
- 4.) Brewster - Doberman - ESA to Jenn
- 5.) Personal Belonging - already in possession - bicycles, paddleboard, Bed,

furniture, homegoods,  
6.) 3 carat mossionati engagement ring.

7.) Jennifer Keene 2025 taxes  
8.) credit accounts - only in Jennifer Keene name  
Jennifer Keene vs. Robert Keene Robert Owen Keene - Property & Liabilities

- 1.) Hosport paddleboard
- 2.) Personal Belongings already in possession - clothes, homegoods, furniture
- 3.) Personal Chase Bank Account
- 4.) Wedding band, watch (Citizen), smarthc samsung watch, S24 Ultra phone
- 5.) Personal taxed 2025
- 6.) Payment \$1468 to Jennifer - one time for workers comp check taken from joint account
- 7.) All personal credit cards
- 8.) Entire balance for Stillwell Lease break not to exceed \$9500.
- 9.) Payment for Verizon wireless devices - \$574.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: January 8, 2026  
CLERK OF THE  
CIRCUIT COURT  
(SEAL) By: Glen Kopinsky  
Deputy Clerk  
Jan. 23, 30; Feb. 6, 13, 2026 26-00182S

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, 2026 26-00238S

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 004692 SC**  
**IN RE: ESTATE OF**  
**REGINA WALKER Deceased.**

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

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

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

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

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

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

The date of first publication of this Notice is January 30, 2026.

**Personal Representative:**

**WILLIAM WALKER, JR.**

101 Howard Dr.

Williamstown, NJ 08094

**GEORGE A. WALKER, SR.**

404 Tanner Court

Roseville, CA 95678

Attorney for Personal Representatives:  
**WILLIAM BETTERTON, ESQ.**

Attorney for Personal Representative

Florida Bar No. 1054055

735 E. Venice Avenue, Suite 200

Venice, Florida 34285

Telephone: 941-303-6769

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**CASE NO.: 2025CP005839NC**  
**IN RE: ESTATE OF**  
**NIKOLAI TODOROR DICHEV,**  
**Deceased.**

The administration of the estate of Nikolai Todoror Dichev deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, the address of which is Clerk of Court, 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of January 30, 2026.

**Anthony Nasko**

**Petitioner**

/s/Alexander Gonzalez, Esq.

Alexander Gonzalez, Esq.

Attorney for Petitioner

Florida Bar No. 1035939

Trust Counsel, PLLC

201 Alhambra Circle, Suite 802

Coral Gables, FL 33134

Telephone: 305-707-7126

Primary E-mail:

gonzalez@trustcounsel.com

Secondary E-mail:

eservice@trustcounsel.com

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT IN AND FOR  
SARASOTA COUNTY, FLORIDA  
**File No. 2025 CP 5861 SC**  
**Probate Division**  
**IN RE: ESTATE OF**  
**JONATHAN CHARLES**  
**MCDUFFIE, Deceased.**

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

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

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

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

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

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

The date of first publication of this notice is: 1/30/26

Signed on this 9 day of January, 2026.

**SHERI THOMAS**

**Personal Representative**

20580 Johnson Road

South Bend, IN 46614

JONELL E. DREZNIN

Attorney for Personal Representative

Florida Bar No. 1064825

ICARD, MERRILL, CULLIS, TIMM

FUREN & GINSBURG, P.A.

8470 Enterprise Circle, Suite 201

Lakewood Ranch, FL 34202

Telephone: 941.907.0006

Email: JDreznin@IcardMerrill.com

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

## SECOND INSERTION

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

The administration of the estate of Marilyn T. Pratt, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**

**John F. Bays, III**

3775 Silverwood Rd

West Sacramento, CA 95691

Attorney for Personal Representative:

John T. Griffin, Attorney

Florida Bar Number: 0674281

GRIFFIN & GRIFFIN

7077 S. Tamiami Trail

Sarasota, FL 34231

Telephone: (941) 966-2700

Fax: (941) 966-2722

E-Mail: john@griffinderlaw.com

Secondary E-Mail:

tish@griffinderlaw.com

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-005457-NC**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**GEORGE D. WILLIAMS**  
**Deceased.**

The administration of the estate of GEORGE D. WILLIAMS, deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**

**MICHELLE WILLIAMS-ALLEN**

23 Loric Lane S.

Spencerport, New York 14559

Attorney for Personal Representative:

BART SCOVILL, Attorney

Florida Bar Number: 0985716

8031 Cooper Creek Blvd., Suite 101

University Park, Florida 34201

Telephone: (941) 365-2253

E-Mail: bart@scovills.com

Secondary E-Mail:

melissa@scovills.com

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

## 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-6178-NC**  
**IN RE: ESTATE OF**  
**KENT C. JONES, Deceased.**

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.

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:**

**Joshua Martin**

333 Mound Pleasant Rd.

Nokomis, FL 34275

Attorney for Personal Representative:

Luke X. Johnston, Esquire

Florida Bar No. 1037682

LEE & EVANS, P.A.

2601 Cattleman 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

## SECOND INSERTION

**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.**

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.

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

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:**

**Suzanne Cacchione,**

**Personal Representative**

**Suzanne Cacchione**

88 1st St.

Harrison, New York 10528

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

## SECOND INSERTION

**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.**

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 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:

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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--- ACTIONS / SALES ---

SECOND 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

SECOND 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 Addition 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.

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

SECOND 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: bellioth@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

SECOND 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 PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.

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

DATED this 27th day of January, 2026.

BECKER & POLIAKOFF, P.A. Attorneys for ASSOCIATION 1 East Broward Blvd, Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com By: William W. Huffman Florida Bar #31084 J06935/429642/30544164 Jan. 30; Feb. 6, 2026 26-00230S

SECOND 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

SECOND 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, GRANTEEES, 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 is living; and if he/she/they are 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

SECOND 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. Summer 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 Summer T. Mullins is the Plaintiff and Unknown Spouse of Summer 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

SECOND 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; 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 / TMI Jan. 30; Feb. 6, 2026 26-00237S



**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.

## --- ACTIONS / SALES ---

## SECOND 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](http://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](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq  
CT - 10-52813  
Jan. 30; Feb. 6, 2026 26-002075

## SECOND 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 26-002065

## SECOND 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](mailto:pleadings@sokrem.com)  
Counsel for Plaintiff  
Jan. 30; Feb. 6, 2026 26-002035

## SECOND 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  
26-00209S  
Jan. 30; Feb. 6, 2026

## SECOND 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, 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 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](http://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: [MRSservice@mccalla.com](mailto:MRSservice@mccalla.com)  
Fla. Bar No.: 146803  
25-11503FL  
Jan. 30; Feb. 6, 2026 26-00208S

## SECOND 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 Rescheduled 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](http://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](mailto:gdavis@trenam.com)  
[bshepard@trenam.com](mailto:bshepard@trenam.com)  
[ohoeppner@trenam.com](mailto: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

## SECOND INSERTION

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

CASE NO.: 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](http://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](mailto:ServiceMail@aldridgepite.com)  
1092-13392B  
Jan. 30; Feb. 6, 2026 26-00204S

## FOURTH INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT CHILDREN IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA**

Case No.: 2025 DR 005963 NC  
Division: Family 1

**IN RE: THE MARRIAGE OF: JOSEPHINE BORSELLINO, Petitioner/Wife, and MICHAEL CRAIG MOBLEY, Respondent/Husband.**

TO: MICHAEL CRAIG MOBLEY  
12729 Flatwood Creek Dr.  
Gibson, FL 33534

YOU ARE NOTIFIED that an action for dissolution of marriage without children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sara Sawyer Boeller, Esq., Boeller Law, P.A., 4140 Woodmere Park Blvd., Suite 4, Venice, Florida 34293, (941) 800-4990, on or before 2-17-2026, and file the original with the clerk of this Court at 2002 Ringling Blvd., Sarasota, FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for

the relief demanded in the petition. The parties have no shared real or personal property, and therefore, the Petitioner is not asking the Court to divide any real or personal property.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: January 9, 2026

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

## FOURTH 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  
VENUE GOLF AND COUNTRY CLUB #1, INC.

Plaintiff, v.  
ROBIN MITCHELL, INDIVIDUALLY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES L. MITCHELL; NANCY BERRY; GARY MITCHELL; MARK RYAN; MOLLY STAPLEMAN; JANE DOE and JOHN DOE, or either of them, as Unknown Tenants in Possession, Defendants.

TO: NANCY BERRY  
MARK RYAN  
MOLLY STAPLEMAN  
JANE DOE and JOHN DOE, OR EITHER OF THEM, AS UNKNOWN TENANTS IN POSSESSION

YOU ARE NOTIFIED that an action seeking foreclosure of a claim of lien and damages relating to real property located at 507 Cheval Drive, Venice, Sarasota County, Florida 34292, which is legally described as follows:  
Lot 391, Amended Plat of Venice Golf & Country Club, Unit No. III-A-2, according to the plat thereof recorded in Plat Book 36, pages 1, 1A through 1D, of

the Public Records of Sarasota County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before February 17, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED on January 7, 2026  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT & COMPTROLLER  
Glen Kopinsky (SEAL)  
Deputy Clerk  
Jan. 16, 23, 30; Feb. 6, 2026 26-00071S

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](mailto:legal@businessobserverfl.com)

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