

## SARASOTA COUNTY LEGAL NOTICES

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

**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 Tropical Treasure Detectors located at 1709 Clower Creek Dr, Unit BR206 in the City of Sarasota, Sarasota, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of February, 2026  
Jason Casey  
February 13, 2026 26-00312S

**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 Munton Dental Studio located at 3900 Clark Road E-3, Suite E3 in the City of Sarasota, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of February, 2026  
Dr. Ryan Munton  
February 13, 2026 26-00326S

**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 Little Bear Treats located at 6529 Serenity Fall Ln in the City of Sarasota, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of February, 2026  
Lauren Dix  
February 13, 2026 26-00344S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that CONNOR PHILIP RAY will engage in business under the fictitious name A BRUSH OF CHAOS, with a physical address 3451 Queens St, 636 SARASOTA, FL 34231, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
February 13, 2026 26-00309S

**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 SRQ Neurosomatic Specialists located at 1800 2nd St. STE 760 in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of February, 2026  
Casey Smith  
February 13, 2026 26-00335S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Roberto Torres / PEDRO TORRES will engage in business under the fictitious name ROBERTS WINDOW CLEANING, with a physical address 3393 Ramblewood Pl. Sarasota, Florida 34237, with a mailing address 3393 Ramblewood Pl. Sarasota, Florida 34237, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
February 13, 2026 26-00308S

**FIRST INSERTION**  
**PUBLIC NOTICE**  
The Towers, LLC proposes to build a 145-foot Monopole (Monopine) Communications Tower/Structure. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is Next to 2761 Tropicare Boulevard, North Port, Sarasota County, FL 34286, Lat: 27° 6' 44.47" N, Long: 82° 10' 28.61" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1345114.

**ENVIRONMENTAL EFFECTS** - Interested persons may review the application ([www.fcc.gov/asr/applications](http://www.fcc.gov/asr/applications)) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review ([www.fcc.gov/asr/environmentalrequest](http://www.fcc.gov/asr/environmentalrequest)) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street NE, Washington, DC 20554.  
February 13, 2026 26-00338S

**FIRST INSERTION**  
**NOTICE OF RULEMAKING REGARDING AMENDED AMENITY FACILITIES POLICIES AND RATES, DEPOSITS, AND FEES BY THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**  
In accordance with Chapters 120 and 190, *Florida Statutes*, the Lakeside Plantation Community Development District ("District") hereby gives the public notice of its intent to adopt its proposed revisions to its Amenity Facility Policies, including revising certain rates, deposits, and fees related to use of the amenity facilities ("Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer Sarasota County on February 6, 2026.

A public hearing will be conducted by the Board of Supervisors of the District on **March 18, 2026, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida 34289** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The proposed rates included in the Proposed Rule are as follows:

Rental Category	Proposed Rate(s)*	Proposed Deposit
Standard Rental of Great Room (minimum of 1 hour; maximum of 6 hours)	Patron: \$100/hour Non-Resident: \$150/hour	Patron: \$300.00 Non-Resident: \$450
Standard Rental of Multi-Purpose Room / Library (minimum of 1 hour; maximum of 6 hours)	Patron: \$30.00/hour Non-Resident: \$45/hour	Patron: \$50.00 Non-Resident: \$75
Additional "Closing Charge" (if renter requires additional clean-up time after rental expires, or for events after 8 p.m.)	Patron: \$50/half hour Non-Resident: \$75/ half hour	N/A
Additional Fee for Events with Alcoholic Beverages (additional fee and deposit charged to renters of the Amenity Facilities for events with alcoholic beverages; such events are subject to advance approval by amenity staff and are subject to the District's Policies)	Patron: \$500 Non-Resident: \$750	Patron: \$500 Non-Resident: \$750
Additional Staffing & Services Fee (District may require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee as provided herein)	Patrons & Non-Residents: District cost plus up to an additional 20%	N/A
Fee for Access to Set-Up Rented Room before start of rental time	Patron: \$30.00/hour Non-Resident: \$45/hour	N/A
Rental of Tables/Chairs without room rental	\$10.00/day for 1 table and 6 chair	\$50.00
Kitchen Use Fee (additional fee charged to renters of the Amenity Facilities for events that need to use the Kitchen)	Patron: \$150 Non-Resident: \$150 - \$250	N/A
Set Up / Take Down Fee (upon management approval and staff availability)	Patron: \$150 Non-Resident: \$150 - \$250	N/A
Rental Add-Ons (Additional miscellaneous items Facility Renter may rent from the District, including but not limited to coolers, vases, tablecloths, arch, popcorn machine, salt and pepper shakers, refrigerator, freezer, coffee pot(s), drink dispensers, television, sound system.)	Patrons & Non-Residents: Sound System: \$125 - \$175 TV, Popcorn Machine, Arch: \$40 - 75 All Other Items: \$1 - \$35	
Facilitate Manager shall establish the rental add on rates for items within any the range set forth herein; provided the Board reserves the right to review and adjust such rates in their sole discretion.		
Future Rate Adjustments	Board may adjust any of the Rates set forth in the Policies by not more than ten percent (10%) per year.  Board and/or Facility Manager may authorize discounts, in its discretion.	

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone (813) 344-4844, [aferguson@gms-tampa.com](mailto:aferguson@gms-tampa.com) ("District Manager's Office").

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Amanda Ferguson, District Manager  
Lakeside Plantation Community Development District  
February 13, 2026

26-00304S

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Spencer Johnson / GO FIX YOURSELF LLC will engage in business under the fictitious name ACCURATE AUTOMOTIVE REPAIR OF SARASOTA, with a physical address 2069 Cornell St 2081 Sarasota, FL 34237, with a mailing address 2223 Smathers Circle South Melbourne, FL 32935, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
February 13, 2026 26-00334S

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026 CP 000665 NC**  
**IN RE: ESTATE OF JAMES ALAN WINDLOW A/K/A JAMES A. WINDLOW Deceased.**

The administration of the estate of JAMES ALAN WINDLOW a/k/a JAMES A. WINDLOW, deceased, whose date of death was December 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**  
**THOMAS D. CLARK**  
655 Cypress Road  
Venice, Florida 34293  
Attorney for Personal Representative:  
MATTHEW B. PRYOR, ESQ., Attorney  
Florida Bar Number: 1060103  
BERLIN PATTEN EBLING PLLC  
525-1st Avenue North  
St. Petersburg, FL 33701  
Telephone: (941) 822-2505  
Fax: (727) 954-9992  
E-Mail: [mpryor@berlinpatten.com](mailto:mpryor@berlinpatten.com)  
Secondary E-Mail:  
[probate@berlinpatten.com](mailto:probate@berlinpatten.com)  
February 13, 20, 2026 26-00333S

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026 CP 645 NC**  
**IN RE: ESTATE OF MARIE L. WINKELMAN Deceased.**

The administration of the estate of MARIE L. WINKELMAN, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 13, 2026.

**Hancock Whitney Bank**  
P.O. Address: 1800 Second Street,  
Ste. 103, Sarasota, FL 34236  
Robert P. Scheb, Esq.  
Bowman, George, Scheb, &  
Chapman, PA  
2750 Ringling Blvd., Suite 3  
Sarasota, FL 34237  
(941) 366-5510  
Florida Bar No. 398519  
[rscheb@bowmangeorge.com](mailto:rscheb@bowmangeorge.com)  
Attorneys for Personal Representative  
February 13, 20, 2026 26-00332S



#### Are there different types of legal notices?

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

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

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

#### Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

To publish your legal notice email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
File No. 2025 CP 6297 NC  
Division: Probate  
IN RE: ESTATE OF  
MONA LYNN MACPHAIL  
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 MONA LYNN MACPHAIL, deceased, File Number 2025 CP 6297 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079; that the decedent's date of death was June 18, 2025; that the total value of the probate estate is less than \$75,000.00 and that the name and address to whom it has been assigned by such order are:

Name Address  
Sean M. Byrne, Trustee of the Mona MacPhail Revocable Trust dated 4/16/12, as amended and restated  
2033 Main Street, Suite 505  
Sarasota, FL 34237  
ALL INTERESTED PERSONS ARE

## NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 13, 2026.  
Sean M. Byrne, Esquire  
Trustee of the  
Mona MacPhail Revocable Trust  
Florida Bar Number: 0051988  
Bach, Jacobs & Byrne, P.A.  
2033 Main Street, Ste. 505  
Sarasota, FL 34237  
Telephone: (941) 906-1231  
Fax: (941) 954-1185  
E-Mail: sean@sarasotaelderlaw.com  
Secondary E-Mail:  
deedee@sarasotaelderlaw.com  
February 13, 20, 2026 26-00324S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000127 NC  
IN RE: ESTATE OF

**VALERIE B. JOELS, Deceased**  
The administration of the estate of VALERIE B. JOELS, deceased, whose date of death was September 28th, 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 and the personal representative's attorney are set forth below.

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

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

erty held at the time of the decedent's death by decedent 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.

The date of first publication of this notice is February 13, 2026.

## Personal Representatives:

**EMMA JOELS,**  
523 S. Palm Ave, #1,  
Sarasota, FL 34236  
**JONATHAN JOELS, c/o**  
**EMMA JOELS,**  
523 S. Palm Ave, #1,  
Sarasota, FL 34236  
**NICHOLAS JOELS, c/o**  
**EMMA JOELS,**  
523 S. Palm Ave, #1,  
Sarasota, FL 34236

Attorney for the  
Personal Representatives:  
**EMMA J. JOELS**  
Florida Bar No. 0003735  
523 S. Palm Ave, #1  
Sarasota, FL 34236  
Telephone: 941-365-1352  
Email address for service:  
ejoels@emmajoels.com  
February 9, 2026  
February 13, 20, 2026 26-00330S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE No. 2025 CP 000400 NC  
IN RE: ESTATE OF

**BEVERLY A. DEBERRY, Deceased.**  
The administration of the estate of BEVERLY A. DEBERRY, deceased, Case No. 2025 CP 000400 NC is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in s. 90.5021, Fla. Stat. applies with respect to the personal representative and any attorney employed by the personal representative.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or un-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

A 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 sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this Notice is February 13, 2026.

**Marva Saulsby**  
10539 Chadbourne Drive  
Tampa, FL 33624  
**Personal Representative**  
Tonya Willis Pitts, Esq.  
Florida Bar No. 0489050  
Pitts Law Firm  
6160 State Road 70 E. Suite 107  
Bradenton, FL 34203  
Attorney for Personal Representative  
February 13, 20, 2026 26-00318S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026-CP-000083 NC  
Division Probate  
IN RE: ESTATE OF  
JENNIE DEAN BUCK A/K/A  
JENNIE D. BUCK A/K/A  
JENNIE BUCK

The administration of the estate of JENNIE DEAN BUCK A/K/A JENNIE D. BUCK A/K/A JENNIE BUCK, deceased, whose date of death was October 31, 2025, and whose social security number is XXX-XX-1760, 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 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 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 13, 2026.

## Personal Representative:

**Heather N. McDaniel**  
621 37th Street West  
Bradenton, FL 34205  
Attorney for Personal Representative:  
Aaron J. Tracy, Esq.  
Florida Bar Number: 0940151  
435 12th Street West, Ste. 209  
Bradenton, Florida 34205  
Telephone: (941) 405-9156  
Fax: (941) 296-7657  
E-Mail: aaron@tracy-law.com  
February 13, 20, 2026 26-00315S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 6425 NC  
Division: PROBATE  
IN RE: ESTATE OF  
PATSY ANN CRAIG  
Deceased.

The administration of the estate of PATSY ANN CRAIG, deceased, whose date of death was July 2, 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, 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 13, 2026.

## MICHAEL D. CRAIG

**Personal Representative**  
274 Osprey Point Dr.  
Osprey, FL 34229  
**KRAIG H. KOACH**  
KOACH LAW FIRM, P.A.  
2639 Fruitville Road, Suite 302  
Sarasota, FL 34237  
Telephone: 941 951-1234  
Florida Bar No. 510830  
Attorney for the  
Personal Representative  
February 13, 20, 2026 26-00320S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000411 NC  
Division PROBATE  
IN RE: ESTATE OF  
BONITA J. TUTTLE  
Deceased.

The administration of the estate of BONITA J. TUTTLE, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is February 13, 2026.

## Personal Representative:

**TAMARA S. TUTTLE**  
125 Mimosa Drive  
Sarasota, FL 34232  
Attorney for Personal Representative:  
GREGORY J. KRAMER, ESQUIRE  
Attorney for Personal Representative  
Florida Bar Number: 0323241  
345 6th Avenue W., Suite 20  
Bradenton, FL 34205  
Telephone: (941) 228-0803  
Fax: (941) 209-5604  
E-Mail: gjksann@tampabar.rr.com  
Secondary E-Mail:  
shawntrits@gmail.com  
February 13, 20, 2026 26-00313S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 0381  
Division Probate  
IN RE: ESTATE OF  
MARGUERITE ELIZABETH  
PERRY Deceased.

The administration of the estate of MARGUERITE ELIZABETH PERRY A/K/A MARGUERITE E. PERRY, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is February 13, 2026.

## Personal Representative:

**WALTER L. BLANCHARD**  
4909 7th B Street E.  
Bradenton, FL 34203  
Attorney for Personal Representative:  
Rodney D. Gerling, Esq.  
Florida Bar No. 0554340  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
rgerling@gerlinglawgroup.com  
February 13, 20, 2026 26-00311S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000251 SC  
IN RE: ESTATE OF  
HENRY A. STURM III  
Deceased.

The administration of the estate of HENRY A. STURM III, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is February 13, 2026.

## Personal Representative:

**LINDA G. STURM**  
812 Capri Isles Boulevard 227  
Venice, Florida 34292  
Attorney for Personal Representative:  
DAVID R. CORNISH  
Attorney  
Florida Bar Number: 0225924  
355 W. Venice Ave.  
VENICE, FL 34285  
Telephone: (941) 483-4246  
Fax: (941) 485-8163  
E-Mail: davidr.cornish@verizon.net  
Secondary E-Mail: none  
February 13, 20, 2026 26-00306S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000255 NC  
IN RE: ESTATE OF  
CAROL BABCOCK DAVENPORT,  
Deceased.

The administration of the estate of CAROL BABCOCK DAVENPORT, deceased, whose date of death was December 8, 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 13, 2026.

## Personal Representative:

**LARRY GEIMER**  
5106 Manorwood Dr.  
Sarasota, FL 34235  
Attorney for Personal Representative:  
ROSE-ANNE B. FRANO  
Florida Bar No. 0592218  
Williams Parker Harrison  
Dietz & Getzen  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email Addresses for service: Primary:  
rfrano@williams-parker.com  
Secondary:  
pkehoe@williams-parker.com  
February 13, 20, 2026 26-00305S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR THE COUNTY OF  
SARASOTA -  
STATE OF FLORIDA  
PROBATE DIVISION  
File No.: 2026-CP-000287-NC  
IN RE: ESTATE OF  
JAMES A. PERINE Deceased.

The administration of the Estate of JAMES A. PERINE, deceased, whose date of death was February 4, 2024, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, Florida 34237, under File No.: 2026-CP-000287-NC. The name and address of the personal representa-

tive and the personal representative's attorney are set forth below. The first publication of this Notice is on February 13, 2026.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN 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 the 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 SO FILED WILL BE FOREVER BARRED.

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

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

732.228, Florida Statutes, applies or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statute.

Dated: January 29, 2026

## Victoria L. Perine,

**Personal Representative**  
c/o Paul J. Bupivi, Esq.  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360  
Paul J. Bupivi, Esq. (FL Bar #94635)  
Attorney for the  
Personal Representative  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360  
February 13, 20, 2026 26-00329S



**SAVE  
TIME**

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-6360-NC**  
**Twelfth Judicial Circuit**  
**IN RE: ESTATE OF**  
**FRANCES A. ESTEN, 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 Frances A. Esten, deceased, Case No.: 2025-CP-6360-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34236; that the decedent's date of death was August 23, 2024, and whose social security number is XXX-XX-0362; that the total value of the estate is \$36,730.00, and that the name and address of those to whom it has been assigned by such order is:

Theodore T. Vinal  
3246 Great Neck Street  
Port Charlotte, FL 33952  
Patricia A. Britt  
16 Windswept Drive  
Sandwich, MA 02563  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is February 13, 2026.

**Petitioner:**  
**Theodore T. Vinal**  
3246 Great Neck Street  
Port Charlotte, FL 33952  
Christopher J. Fowler  
(FL Bar #104085)  
Attorney for Petitioner  
Primary E-Mail: cfowler@nhslaw.com  
Secondary Email:  
tpayne@nhslaw.com  
Norton, Hammersley, Lopez & Skokos, P.A.  
1819 Main Street, Suite 610  
Sarasota, Florida 3423  
Telephone: (941) 954-4691  
February 13, 20, 2026 26-003235

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000687 SC**  
**IN RE: ESTATE OF**  
**JAMES ROBERT COLLINS AKA**  
**JAMES ROBERT COLLINS JR**  
**Deceased.**

The administration of the estate of James Robert Collins aka James Robert Collins Jr, deceased, whose date of death was November 11, 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

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 13, 2026.

**Personal Representative:**  
**Scott J. Collins**  
1802 Drayton Dr.  
Port Royal, South Carolina 29935  
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@legacylifelaw.com  
Secondary E-Mail:  
stephanie@legacylifelaw.com  
February 13, 20, 2026 26-003105

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 006357 NC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOHN PATRICK HARRISON**  
**a/k/a JOHN P. HARRISON**  
**a/k/a JOHN HARRISON**  
**a/k/a PAT HARRISON**  
**Deceased.**

The administration of the estate of JOHN PATRICK HARRISON a/k/a JOHN P. HARRISON a/k/a JOHN HARRISON a/k/a PAT HARRISON, deceased, whose date of death was April 18, 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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 February 13, 2026.

**Personal Representative:**  
**LOIS E. HARRISON**  
**c/o Jenna Kyle Meltzer, Esquire**  
**Blalock Walters, P.A.**  
802 11th Street West  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
JENNA KYLE MELTZER  
E-mail Address:  
jmelzter@blalockwalters.com  
Secondary E-mail Address:  
jschembri@blalockwalters.com  
Alternate Secondary E-mail Address:  
mchapman@blalockwalters.com  
Florida Bar No. 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748-0100  
February 13, 20, 2026 26-003145

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 005179**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**Mary Ann I. Pickering,**  
**Deceased.**

The administration of the estate of Mary Ann I. Pickering, deceased, whose date of death was August 19th, 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 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 13, 2026

**Richard Illich**  
P.O. Address:  
6911 197th Street East,  
Bradenton, FL 34211  
**Personal Representative**  
Comprehensive Estate Planning, PLLC  
Attorneys for Personal Representative  
2477 Stickney Point Road, Suite 215 B  
Sarasota, FL 34231  
Telephone: (941) 953-9600  
Florida Bar No. 987026  
Email Addresses:  
jwest@johnwestiii.com  
February 13, 20, 2026 26-003275

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 582025CP006111XXXXASC**  
**IN RE: ESTATE OF**  
**CLARENCE E. SWINGLE, JR.,**  
**Deceased.**

The administration of the estate of CLARENCE E. SWINGLE, JR., deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Sarasota Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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.

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, if any, 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.

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

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

The date of first publication of this Notice is February 13, 2026.

**Personal Representative:**  
**/s/ Christine M. Farnum**  
**Christine M. Farnum**  
1 Continental Drive  
Rochester, NY 14618  
Attorney For Personal Representative:  
/s/Andrew K. Fein, Esq.  
Andrew K. Fein, Esq.  
Florida Bar No. 956430  
Minerley Fein, P.A.  
1200 North Federal Highway,  
Suite 420  
Boca Raton, Florida 33432  
Telephone: (561) 362-6699  
Facsimile: (561) 447-9884  
Primary E-mail:  
drew@minerleyfein.com  
Secondary E-mail:  
fileclerk@minerleyfein.com  
February 13, 20, 2026 26-003175

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 000642 NC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MICHAEL ABRAMS**  
**a/k/a MICHAEL T. ABRAMS**  
**a/k/a MICHAEL TED ABRAMS**  
**Deceased.**

The administration of the estate of MICHAEL ABRAMS a/k/a MICHAEL T. ABRAMS a/k/a MICHAEL TED ABRAMS, deceased, whose date of death was September 11, 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.

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 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 February 13, 2026.

**Personal Representatives:**  
**LISA ABRAMS**  
**c/o Jenna Kyle Meltzer**  
802 11th Street West  
Bradenton, Florida 34205  
**CARRIE NOVAKOWSKI**  
**c/o Jenna Kyle Meltzer**  
802 11th Street West  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
JENNA KYLE MELTZER  
Attorney  
Florida Bar Number: 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748-0100  
E-Mail: jmelzter@blalockwalters.com  
Secondary E-Mail:  
jschembri@blalockwalters.com  
Alternate Secondary E-Mail:  
mchapman@blalockwalters.com  
February 13, 20, 2026 26-003315

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-207-NC**  
**Twelfth Judicial Circuit**  
**IN RE: ESTATE OF**  
**MARTHA A. MONOSIET, 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 Martha A. Monosiet, deceased, Case No.: 2026-CP-207-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34236; that the decedent's date of death was November 16, 2025, and whose social security number is xxx-xx-7643; that the total value of the estate is \$28,803.00, and that the name and address of those to whom it has been assigned by such order is:

Frederic L. Monosiet, as Trustee of the Monosiet Family Trust u/a dated October 10, 2023 5235 Villa Majorca Ct., #28 Sarasota, FL 34235  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate other than those for whom provision for full payment was

made in the Order of Summary Administration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is February 13, 2026.

**Petitioner:**  
**Frederic L. Monosiet**  
5235 Villa Majorca Ct., #28  
Sarasota, FL 34235  
John M. Compton (FL Bar #128058)  
Attorney for Petitioner  
Primary E-Mail:  
jcompton@nhslaw.com  
Secondary Email:  
tpayne@nhslaw.com  
Norton, Hammersley, Lopez & Skokos, P.A.  
1819 Main Street, Suite 610  
Sarasota, Florida 3423  
Telephone: (941) 954-4691  
February 13, 20, 2026 26-003285

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 006408**  
**IN RE: ESTATE OF**  
**DONALD ANTHONY CIOFFI**  
**Deceased.**

The administration of the estate of DONALD ANTHONY CIOFFI, 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 2000 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 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 13, 2026.

**Personal Representative:**  
**MICHELLE CIOFFI**  
5960 Osprey Road  
Venice, Florida 34293  
Attorney for Personal Representative:  
Joshua P. Perez, Esq.  
Attorney  
Florida Bar Number: 1032209  
BERLIN PATTEN EBLING PLLC  
3700 South Tamiami Trail  
Sarasota, Florida 34239  
Telephone: (941) 954-9991  
Fax: (941) 954-9992  
E-Mail: jperez@berlinpatten.com  
Secondary E-Mail:  
probate@berlinpatten.com  
February 13, 20, 2026 26-003195

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 006431 NC**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**JUSTINE S. ROHAN,**  
**Deceased.**

The administration of the estate of Justine S. Rohan, deceased, whose date of death was August 25, 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 February 13, 2026.

**Personal Representative:**  
**Thomas S. Rohan**  
766 Hudson Ave., Suite C  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
Teresa A. Monfils, Esq.  
Attorney  
Florida Bar Number: 1019949  
PAYNE LAW GROUP PLLC  
766 Hudson Ave., Suite C  
Sarasota, FL 34236  
Telephone: (941) 487-2800  
Fax: (941) 487-2801  
E-Mail: tmonfils@lawnav.com  
Secondary E-Mail:  
kcarter@lawnav.com  
February 13, 20, 2026 26-003215

**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**

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-000276-NC**  
IN RE: ESTATE OF:

**STANISLAW MAZUR, Deceased.**  
The administration of the estate of STANISLAW MAZUR, 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 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 13, 2026.

**MALGOSIA LEWANDOSKI**

**Personal Representative**

4831 Bradburn Court  
Sarasota, Florida 34238

Dave M. Evans, Jr.  
Attorney for Personal Representative

Email: DEvans@leeandevans.com

Secondary Email: SKrauss@leeandevans.com

Florida Bar No. 1013511

Lee & Evans, P.A.

2601 Cattlemen Road, Suite 503

Sarasota, Florida 34232

Telephone: (941) 954-0067

February 13, 20, 2026 26-00336S

## FIRST INSERTION

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

PROBATE DIVISION  
**File No. 2026 CP 000410 NC**  
IN RE: ESTATE OF

**MARGARET MARY WILDMAN,**  
**Deceased**

The administration of the estate of MARGARET MARY WILDMAN, deceased, whose date of death was June 12, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**

**Robert James Arthur Wildman**

10 Old Mill Trail PH4  
Toronto, Ontario M8X 2Y9  
Canada

Attorney for Personal Representative:

RICHARD D. SABA, ESQ.

Florida Bar No. 0175810

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

PH: (941) 952-0990

February 13, 20, 2026 26-00343S

## FIRST INSERTION

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

PROBATE DIVISION  
**File No. 2025 CP 006418 NC**  
Division Probate

IN RE: ESTATE OF  
**MANNING J. EDMONDS**  
**Deceased.**

The administration of the estate of MANNING J. EDMONDS, 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 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.

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 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 February 13, 2026.

**Personal Representative:**

**CHRISTINE HARRISON**

c/o Jenna Kyle Meltzer

802 11th Street West

Bradenton, Florida 34205

Attorney for Personal Representative:

JENNA KYLE MELTZER

Attorney

Florida Bar Number: 1028517

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Telephone: (941) 748-0100

E-Mail: jmelzter@blalockwalters.com

Secondary E-Mail:

jschembri@blalockwalters.com

Alternate Secondary E-Mail:

mchapman@blalockwalters.com

February 13, 20, 2026 26-00342S

## FIRST INSERTION

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

PROBATE DIVISION  
**File No. 2025 CP 6194 SC**  
Division Probate

IN RE: ESTATE OF  
**CHARLES R. HUTCHINS**  
**Deceased.**

The administration of the estate of CHARLES R. HUTCHINS, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**

**STEPHEN R. HUTCHINS**

867 Mill Creek Road

Arnold, Maryland 21012

Attorney for Personal Representative:

DOROTHY L. KORSZEN, ESQUIRE

Florida Bar Number: 765317

Farr Law Firm P.A.

901 Ridgewood Avenue

Venice, FL 34285

Telephone: (941) 484-3000

Fax: (941) 485-5173

E-Mail: dkorszen@farr.com

Secondary E-Mail:

jpainchaud@farr.com

February 13, 20, 2026 26-00340S

## FIRST INSERTION

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

SARASOTA COUNTY, FLORIDA  
**CASE NO. 2025 CA 002406 NC**

**THE BANK OF NEW YORK**  
**MELLON FKA THE BANK OF**  
**NEW YORK, AS TRUSTEE FOR**  
**THE CERTIFICATE HOLDERS**  
**OF CWALT, INC., ALTERNATIVE**  
**LOAN TRUST 2005-80CB,**  
**MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 2005**  
**-80CB;**

**Plaintiff, v.**  
**ANDREW M. LEVITIN, ET AL.;**  
**Defendants**

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated October 30, 2025, the Clerk of the Circuit Court for Sarasota County will sell to the highest and best bidder for cash beginning on March 12, 2026 at 09:00 AM via www.sarasota.realforeclose.com, the following described property:

LOT 38, BLOCK 1911, FIRST REPLAT OF FORTY FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 36, 36A THROUGH 36B, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 4751 S BIS-

CAYNE BLVD, NORTH PORT, FL 34287

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias, FBN: 89501

Attorneys for Plaintiff

Marinosci Law Group, P.C.

100 West Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (401) 262-2110

ServiceFL@mlg-defaultlaw.com

MLGFL2@mlg-defaultlaw.com

MLG No.: 25-00879

February 13, 20, 2026 26-00325S

## FIRST INSERTION

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

PROBATE DIVISION  
**File No. 2026 CP 209 SC**  
Division: Probate

IN RE: ESTATE OF  
**MARYLIN CHRIST,**  
**Deceased.**

The administration of the estate of Marilyn Christ, deceased, whose date of death was December 15, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., 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 13, 2026.

**Personal Representative:**

**Daniel Jacobs**

c/o Ledbetter Cowan Law Group

229 Pensacola Rd.

Venice, FL 34285

Attorney for Personal Representative:

Ledbetter Cowan Law Group

Jada W. Terreros, Esq.,

FL Bar No. 1032584

Email: jada@LedbetterLawFL.com

229 Pensacola Road,

Venice, Florida 34285

Tel: (941) 256-3965

Fax: (941) 866-7514

2nd Email:

probate@LedbetterLawFL.com

February 13, 20, 2026 26-00341S

## FIRST INSERTION

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

**CASE NO.: 2026 CA 000272 NC**  
**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS TRUSTEE**  
**FOR AMERIQUEST MORTGAGE**  
**SECURITIES INC., ASSET-**  
**BACKED PASS-THROUGH**  
**CERTIFICATES, SERIES 2004-R12,**  
**Plaintiff, vs.**

**UNKNOWN HEIRS, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES, AND ALL OTHER**  
**PARTIES CLAIMING AN**  
**INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF CHARLES B. SMITH**  
**A/K/A CHARLES BLAINE**  
**SMITH A/K/A CHARLES SMITH,**  
**DECEASED; MATTHEW SMITH;**  
**WENDY SMITH BUTLER; JOSEPH**  
**A. WALCHLE, SR. A/K/A JOSEPH**  
**WALCHLE, SR.,**  
**Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Charles B. Smith a/k/a Charles Blaine Smith a/k/a Charles Smith, deceased

1041 Groveland Avenue  
Venice, Florida 34285

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida:

LOT 2, BLOCK 221, EDGEWOOD SECTION OF VENICE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK

2, PAGE 166 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Street Address: 1041 Groveland Avenue, Venice, Florida 34285

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before March 16, 2026, and file the original with the Clerk of this Court, 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 February 4, 2026.

Karen E. Rushing  
Clerk of said Court

By: G. Kopinsky (SEAL)  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, FL 33407

Telephone: (561) 713-1400

FLpleadings@MWC-law.com

File#:25-400662

February 13, 20, 2026 26-00307S

## FIRST INSERTION

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

**File No. 2026 CP 000336 NC**  
Division: Probate

IN RE: ESTATE OF  
**EDWARD MORT (AKA**  
**EDWARD J. MORT),**  
**Deceased.**

The administration of the estate of Edward Mort (aka Edward J. Mort), deceased, whose date of death was December 25, 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 Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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.

--- ESTATE / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 000246 NC**  
Division Probate  
IN RE: ESTATE OF  
**EDWARD CHENEY FETHEROLF**  
Deceased.

The administration of the estate of Edward Cheney Fetherolf, deceased, whose date of death was August 25, 2025 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME 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 13, 2026.

**Personal Representative**

**Lauren Powell**

11410 Lindenshire Lane

Henrico, VA 23238

Email: lauren.powell217@gmail.com

Attorney for Personal Representative:

Neil T. Lyons, Esq.

Florida Bar No. 91826

Luhrsen Goldberg, LLC

6954 Professional Parkway

Lakewood Ranch, Florida 34240

Email Address:

ntl@lawpoweredbywomen.com

February 13, 20, 2026 26-00345S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-4677-NC**  
Twelfth Judicial Circuit  
IN RE: ESTATE OF  
**WILLIAM B. PERSICO, 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 William B. Persico, deceased, Case No.: 2025-CP-4677-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34236; that the decedent's date of death was May 30, 2025, and whose social security number is xxx-xx-4604; that the total value of the estate is \$500.00, and that the name and address of those to whom it has been assigned by such order is:

Constance E. Persico Burcar  
1990 Main Street, Suite 750  
Sarasota, FL 34236

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 Ad-

ministration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is February 13, 2026.

**Petitioner:**

**Constance E. Persico Burcar**

1990 Main Street, Suite 750

Sarasota, FL 34236

Christopher J. Fowler

(FL Bar #104085)

Attorney for Petitioner

Primary E-Mail: cfowler@nhslaw.com

Secondary Email:

tpayne@nhslaw.com

Norton, Hammersley, Lopez & Skokos,

P.A.

1819 Main Street, Suite 610

Sarasota, Florida 3423

Telephone: (941) 954-4691

February 13, 20, 2026 26-00349S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY  
FLORIDA PROBATE DIVISION  
**File No: 2026 CP 000760 NC**  
IN RE: ESTATE OF  
**ELIZABETH ANNE MITCHELL**  
Deceased.

The administration of the estate of Elizabeth Anne Mitchell, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St Sarasota FL 34237 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

**Christos Nicholoudis,**

**Personal Representative**

1432 1st St., Sarasota, FL 34236

Jerome S. Levin, Esq

Attorney for Personal Representative

Florida Bar Number: 0213594

1432 1st St., Sarasota, Florida 34236

Telephone: 941 953 5300

Fax: 941 951 1509

E-Mail: jlevin@levinmediation.com

February 13, 20, 2026 26-00350S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File Number 2026 CP 000484 NC**  
IN RE: ESTATE OF  
**SASHA KOULISH,**  
Deceased.

The administration of the ESTATE OF SASHA KOULISH, deceased, whose date of death was November 25, 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 first publication of this notice is February 13, 2026.

**Personal Representative:**

**LARRY GEIMER**

c/o 1515 Ringling Blvd., 10th Floor

Sarasota, Florida 34236

Attorney for Personal Representative:

MATTHEW B. MAYPER

Florida Bar No. 0956820

FERGESON SKIPPER, P.A.

1515 Ringling Boulevard, 10th Floor

Sarasota, Florida 34236

(941) 957-1900

mmayper@fergesonskipper.com

services@fergesonskipper.com

February 13, 20, 2026 26-00351S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026CP000360NC**  
Division PROBATE  
IN RE: ESTATE OF  
**JOYCE M ACKERMAN, Deceased.**

The administration of the estate of JOYCE M ACKERMAN, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**

**SUSAN RUSSELL**

4451 Del Sol Blvd.

Sarasota, Florida 34243

Attorney for Personal Representative:

JONATHAN T. ANDERSON

Attorney

Florida Bar Number: 0188530

Wood, Seitl and Anderson, P.A.

3665 Bee Ridge Road, Suite # 300

Sarasota, FL 34233

Telephone: (941) 954-5772

Fax: (941) 925-9164

E-Mail: jonathan@wsa-law.com

Secondary E-Mail:

group@wsa-law.com

February 13, 20, 2026 26-00348S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT, IN  
AND FOR SARASTOA COUNTY,  
FLORIDA  
**File No.: 2025 CP 006316 NC**  
IN RE: THE ESTATE OF  
**LAURA LEE CONNOR**  
Deceased.

The administration of the estate of Laura Lee Connor, deceased, whose date of death was November 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative**

/s/ **Timothy Paul Connor**

**Timothy Paul Connor**

9148 Sunnyvale Drive

Chanhassen, MN 55317

Attorney for Personal Representative

/s/ Stefan Dunkelgrun

Stefan Dunkelgrun

Attorney for Petitioner

Florida Bar Number: 1030754

140 E. Ridgewood Ave., Suite 415

Paramus, NJ 07652

Phone: (201) 537-4999

Email: stefan@paramusep.com

www.paramusestateplanning.com

February 13, 20, 2026 26-00337S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 000412 SC**  
Division: Probate  
IN RE: ESTATE OF  
**CAROLE E. PETERSON**  
Deceased.

The administration of the estate of Carole E. Peterson, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Tr., Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**

**Katharine A. Shanley**

aka **Kathy Shanley**

c/o **Ledbetter Cowan Law Group**

229 Pensacola Rd.

Venice, FL 34285

Attorney for Personal Representative:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.,

FL Bar No. 41345

Email: steve@LedbetterLawFL.com

Callie W. Cowan, Esq.,

FL Bar No. 57893

Email: callie@LedbetterLawFL.com

Jada W. Terreros, Esq.,

FL Bar No. 1032584

Email: jada@LedbetterLawFL.com

Oksana Melnichenko, Esq.,

FL Bar No. 1059375

Email: oksana@LedbetterLawFL.com

229 Pensacola Road,

Venice, Florida 34285

Tel: (941) 256-3965

Fax: (941) 866-7514

2nd Email:

probate@LedbetterLawFL.com

February 13, 20, 2026 26-00346S

FIRST INSERTION

**NOTICE OF RESCHEDULED SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
CIVIL ACTION  
**CASE NO.: 58-2019-CA-005858 NC**  
DIVISION: A

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2007-1,**

**Plaintiff, vs.**

**WILLIAM D. WILLIAMS A/K/A**

**WILLIAM WILLIAMS, et al,**

**Defendant(s).**

NOTICE IS HEREBY GIVEN

Pursuant to an Order Rescheduling

Foreclosure Sale dated January 6,

2026, and entered in Case No. 58-

2019-CA-005858 NC of the Circuit

Court of the Twelfth Judicial Circuit

in and for Sarasota County, Florida in

# PUBLISHED YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

IV202676\_V15

## SUBSEQUENT INSERTIONS

--- ACTION / PUBLIC SALES ---

### FOURTH 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 moissanite engagement ring.

7.) Jennifer Keene 2025 taxes

8.) credit accounts - only in Jennifer Keene name

Jennifer Keene vs. Robert Keene  
 Robert Owen Keene - Property & Liabilities

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

Copies of all court documents in this case, including orders, are available at

the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

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

### SECOND 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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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, Angeliq; 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.storagetreasures.com](http://www.storagetreasures.com).**

B005 - Stillwagon, Linda; B015 - Lambert, Neil; B017 - Ferebee, Erica; C027 - Tejada, Alonso; C068 - Ruckl, Alexandre ; D022 - Myers, Donald; GH08 - Morris, Erica; GLO4 - 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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.com).**

1183 - Mechling, Alexander; 2014 - Anderson, Kent; 2032 - swanson, Ivory; 2084 - Wynn, Alona; 3006 - Willner, Samuel; 3097 - Grimes, Michael; 3139 - hitchingham, Amie; 3174 - Tambley, 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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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; CCO2 - 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 - Zinnermon, Ernest; H13 - Carrillo, Luis; H23 - Churchill Gamble Enterprises LLC Churchill, Ken; H36 - Jones, Ashlynn; XX03 - Reid, Sheniyah; 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.storagetreasures.com](http://www.storagetreasures.com).**

1013 - Graham, Joshua; 1105 - Dominguez, Zenaida; 1233 - Whitermore, Chadwick; 1427 - Butler, Benny; 2006 - Graham, Guadalupe; 2221 - Ali, Jamilah; 3607 - Holmes, Markel

**PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.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.storagetreasures.com](http://www.storagetreasures.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



# SAVE TIME

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

IV10238

--- ESTATE ---

SECOND 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  
FERGESSON SKIPPER, P.A.

1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236

(941) 957-1900

rgans@fergessonskipper.com  
services@fergessonskipper.com

February 6, 13, 2026 26-003005

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL CIRCUIT COURT  
IN AND FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 2026 CP 538 NC**  
**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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 EVELYN M. OAKES-LUCKEY Deceased.**

The administration of the estate of EVELYN 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

SECOND 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

SECOND 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  
802 11th Street West  
Bradenton, Florida 34205

Attorney for

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

## SECOND 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. Silvertooth Judicial Center, 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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.

**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

## SECOND 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 unmaturing, contingent or unliquidated claims, 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 unmaturing, 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.

**Personal Representative**  
/s/ Joseph V. Taormina  
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

## SECOND 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-FLEMING**  
**Deceased.**

The administration of the ESTATE OF KAREN COLLINS-FLEMING, 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

## 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:

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.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.  
February 6, 13, 2026 26-00271S

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 Swabing  
Housing

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
February 6, 13, 2026 26-00247S

## SECOND INSERTION

**Notice of Public Sale**

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

Extra Space Storage  
2255 N. Washington Blvd.  
Sarasota, FL 34234  
Auction 02/26/2026 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.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.  
February 6, 13, 2026 26-00249S

## SECOND 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:  
servicemvww@gmail.com  
February 6, 13, 2026 26-00278S

## SECOND 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. 1064810  
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:  
pkhoe@williamsparker.com  
February 6, 13, 2026 26-00273S

## SECOND 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

## THIRD INSERTION

**NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
CIVIL DIVISION  
**Case No. 2026 CA 000241 SC**

**In re:**  
**VANCORE, INC.,**  
**Assignor,**  
**to**  
**LARRY S. HYMAN,**  
**Assignee.**

**TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:**

**1. PLEASE TAKE NOTICE** that on or about January 15, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by VANCORE, INC., Assignor, with its principal place of business at 316 Bocelli Drive, Nokomis, FL 34275, to Larry S.

Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County.

**2. YOU ARE HEREBY FURTHER NOTICED** that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

**3. YOU ARE HEREBY FURTHER NOTICED** that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before May 15, 2026.  
Jan. 30; Feb. 6, 13, 20, 2026

26-00201S

## SECOND 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.

**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

## SECOND 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 ERIC 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

## SECOND 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

--- ACTIONS / SALES ---

SECOND 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 26-002925

**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 26-002915

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. 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 26-002685

SECOND 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  
6155729.1  
February 6, 13, 2026 26-002675

SECOND INSERTION

**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 I, 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 I, 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 26-002805

SECOND 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.**

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 26-002795

SECOND INSERTION

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

CIVIL ACTION

**Case No. 2025-CC-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 26-002835

**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.**

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 26-002935

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

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

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 26-002875

**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

## -- ACTIONS / SALES --

## SECOND INSERTION

**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 AN 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-

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

## SECOND 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

## SECOND 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 003175 NC**  
**TVC MORTGAGE TRUST**  
**2024-RRT1I 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

## SECOND INSERTION

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

**CASE NO.: 2024-CA-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 Mortgagee, 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

## SECOND INSERTION

**Notice of Public Sale**

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

5005 Englewood Road, Venice, FL 34293 Date: 02/26/2026 Time: 10.30am

Kelly Blevins

Household Goods/Furniture

tabatha funk

Household items & furniture

The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.

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

February 6, 13, 2026

26-00258S

## SECOND INSERTION

**Notice of Public Sale**

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

Extra Space Storage, 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.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.

February 6, 13, 2026

26-00248S

## SECOND 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 dumb-waiters; (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

## SECOND INSERTION

**Notice of Public Sale**

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

4029 Bee Ridge Road Sarasota, FL 34233, on 02/26/2026 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.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.

February 6, 13, 2026

26-00250S

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

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

**CASE NO.: 2025 CA 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

SECOND INSERTION

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

**CASE NO.: 2024 CA 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

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 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

SECOND 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

SECOND 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

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 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

SECOND 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

SECOND 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 ---

SECOND 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:

- Plaintiff, is due.

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.

- The Court reserves jurisdiction as to Count II and any deficiency decree.
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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  
26-00240S

February 6, 13, 2026

SECOND 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:

- Plaintiff, is due.

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
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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.

- The Court reserves jurisdiction as to count II and any deficiency decree.
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NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2018).  
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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  
26-00241S

February 6, 13, 2026

## 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.

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