

# Public Notices

## SARASOTA COUNTY LEGAL NOTICES

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

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that ERIN WAGNER, ROBERT WAGNER, OWNERS, desiring to engage in business under the fictitious name of WAGNER CONSULTING located at 8636 WOODBRIDGE DR., SARASOTA, Florida 34238 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
March 27, 2026 26-00660S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW**  
**Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SRQ Handyman services, located at 2602 Pine Lake Terrace, unit A, in the City of Sarasota, County of Sarasota, State of FL, 34237, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 19th of March, 2026.  
THE CLUB SRQ LLC  
2602 Pine Lake Terrace, unit A  
Sarasota, FL 34237  
March 27, 2026 26-00655S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: APRIL 27 2026: WHITES DIESEL PERFORMANCE INC 602 CHURCH ST NOKOMIS FL 34275 PHONE: (941)468-1710 MV101659, 2016 NISSAN 1N6BA1F20GN509228 \$11926.98  
March 27, 2026 26-00656S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/16/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:  
Unit 2123 Kenneth D'Agostino cabinets, boxes, bags, totes, clothing, electronics  
Unit 3174 Nancy Duran Arizaga boxes, bags, clothing, electronics, outdoors, tools, toys  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Please contact the property with any questions (941) 893-1782.  
March 27; April 3, 2026 26-00657S

**FIRST INSERTION**  
**WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING**  
Notice is hereby given that the Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold a regular meeting on April 8, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240 to consider any and all business which may properly come before it.

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

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

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

District Manager  
March 27, 2026 26-00669S

**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 ALLSTATES AIR CARGO located at 7442 PALMER GLEN CIR 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 21st day of March, 2026  
LEGACY AAC, INC.  
KENNETH J. ISAACSON  
March 27, 2026 26-00665S

**FIRST INSERTION**  
**ADVERTISEMENT OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday, the 28th day of April, 2026, at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 3323 17th St, Sarasota, FL, 34235. Valle, Jonatan BIKE, TOOL BOXES, SHOES, PRINTER, POWER TOOLS, LUGGAGE, BOXES, FAN, MISC. The sale is subject to cancellation in the event of settlement between the owner and the obligated party.  
Mar. 27; Apr. 3, 2026 26-00672S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4515 S Tamiami Tr. Sarasota FL 34231 04/23/26 at 10:00 a.m.  
John Sheppard  
Luggage, shoes, clothes, box  
The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
March 27; April 3, 2026 26-00667S

**FIRST INSERTION**  
**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY CIVIL DIVISION  
**Case No. 58-2025-CA-001012 Division C**  
**LIVE OAK BANKING COMPANY Plaintiff, vs.**  
**JOSEPH W. RAMSAY AND NATHALY RAMSAY, INDIVIDUALLY AND AS CO-TRUSTEES OF THE STILL KICKING REVOCABLE TRUST U/A/D JANUARY 24, 2019, RE-FORMED MANAGEMENT GROUP, INC., SDG AUTOMOTIVE, INC., FIDE AUTOMOTIVE, INC., GRATIA AUTOMOTIVE, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 29, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:  
LOTS 22 AND 23, BLOCK 1282, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Triple G Land Services, located at P.O. Box 2929, in the City of Sarasota, County of Sarasota, State of FL, 34230, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 24th of March, 2026.  
Michael E Kapes  
P.O. Box 2929  
Sarasota, FL 34230  
March 27, 2026 26-00685S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DNA Construction & Remodeling located at 1245 Myrtle St in the City of Sarasota, Sarasota, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 23rd day of March, 2026  
Avraham Mesiliti  
March 27, 2026 26-00676S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of UNIVISTA INSURANCE located at 3621 Webber Street in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 24th day of March, 2026  
Marielitos Insurance & Services LLC  
Gretel Diaz Mendivel  
March 27, 2026 26-00689S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice of Public Auction for monies due on storage units. The auction will be held on April 16 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.  
7850 N. Tamiami Trail Sarasota FL 34243  
NAME UNIT BALANCE  
Joshua Young 1039 499.9  
Tansha Gillins 2041 337.8  
TIMOTHY DUGAN 2262 237.7  
kevin mathis 2302 249.9  
TINISHA LAWSON 1633 544.5  
5055 Pan American Blvd North Port, FL 34287  
NAME UNIT BALANCE  
Marc Athens BB11 1,582.20  
Marc Athens DD29 939.5  
Ilya Fenin 102 315.3  
Paula Baker C17 199.9  
Drage saveski D28 189.9  
Christopher Sheehan E26 219.9  
jacqueline Fiore OS2 336.7  
rhonda kilgore AA3 1,033.75  
KENDRA GINSBERG DD28 198.9  
VICTOR ROLON BRACETTY CC19 279.9  
Randy Wagoner F02 525.8  
March 27; April 3, 2026 26-00666S

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March 27; April 3, 2026 26-00666S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HOMEFIX SOLUTIONS AND MORE LLC  
March 27, 2026 26-00684S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of UNIVISTA INSURANCE located at 3621 Webber Street in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 24th day of March, 2026  
Marielitos Insurance & Services LLC  
Gretel Diaz Mendivel  
March 27, 2026 26-00689S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
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March 27; April 3, 2026 26-00666S

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026 CP 740 NC**  
**Division Probate**  
**IN RE: ESTATE OF JOHN E. PARKER Deceased.**  
The administration of the estate of John E. Parker, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO 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

**FIRST INSERTION**  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2025-CA-004266**  
**YHMD ENTERPRISE, LLC, Plaintiff, v.**  
**STANLEY A. JALOSZYNSKI, ESTATE OF STANLEY A. JALOSZYNSKI and UNKNOWN HEIRS OF STANLEY A. JALOSZYNSKI, Defendants.**  
TO: STANLEY A. JALOSZYNSKI  
4886 WEATHERTON ST  
NORTH PORT, FLORIDA 34288  
YOU ARE NOTIFIED that an action to quiet title on the following property in Sarasota County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN SARASOTA COUNTY, FLORIDA, TO WIT:  
LOT 6 BLK 2573 51ST ADD TO PORT CHARLOTTE.  
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street,

**FIRST INSERTION**  
**THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF REGULAR MEETING**  
Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Regular Meeting on April 8, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 to consider any and all business which may properly come before it.  
The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://threeriverssd.net/>.  
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.  
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
March 27, 2026 26-00668S

**FIRST INSERTION**  
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 March 27, 2026.  
**Personal Representative:**  
**Jonathan Dother Parker**  
5831 Phorus Road  
Venice, Florida 34293  
Attorney for Personal Representative:  
T. Thomas Shirley, Attorney  
Florida Bar Number: 154581  
Dunkin & Shirley, P.A.  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: [tom@dunkinshirley.com](mailto:tom@dunkinshirley.com)  
Mar. 27; Apr. 3, 2026 26-00693S

**FIRST INSERTION**  
Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2000 Main St, Sarasota, Florida 34237 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default 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.  
DATED this 19 day of March, 2026.  
KAREN E RUSHING, CLERK  
Clerk of the Circuit Court  
(SEAL) By: G. Kopinsky  
As Deputy Clerk  
Mar. 27; Apr. 3, 10, 17, 2026 26-00661S

**FIRST INSERTION**  
**THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF REGULAR MEETING**  
Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Regular Meeting on April 8, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 to consider any and all business which may properly come before it.  
The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://threeriverssd.net/>.  
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.  
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
March 27, 2026 26-00668S

### PUBLISH 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

Call 941-906-9386

or email [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. 2026-CP-000806**  
Division Probate  
IN RE: ESTATE OF  
VINCENTINA L. ZARUMBA  
Deceased.

The administration of the estate of VINCENTINA L. ZARUMBA, deceased, whose date of death was December 5, 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, 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 MARCH 27, 2026.

**Personal Representative:**  
**RALPH N. ZARUMBA**  
117 Dartmouth Ct.

Glenview, Illinois 60026  
Attorney for Personal Representative:  
DONNA I. SOBEL, ESQUIRE  
E-mail Addresses:  
donna@sobelattorneys.com,  
scharles@sobelattorneys.com  
Florida Bar No. 370096  
DONNA IRVIN SOBEL, P.A.  
4900 Manatee Ave. W., Ste. 206  
Bradenton, Florida 34209  
Telephone: (941) 747-0001  
Mar. 27; Apr. 3, 2026 26-00673S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File Number 2026-CP-1335 NC**  
IN RE: ESTATE OF  
BARBARA W. BLUMFIELD,  
Deceased.

The administration of the ESTATE OF BARBARA W. BLUMFIELD, deceased, whose date of death was January 17, 2026, 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 representatives and 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.

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The personal representatives have no duty to discover whether any property

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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 3/27, 2026.

**Personal Representatives:**  
**MICHAEL JAY BLUMFIELD**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

**LAURA BLUMFIELD MOATS**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
Attorney for Personal Representatives:  
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  
Mar. 27; Apr. 3, 2026 26-00677S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 3858 NC**  
Division Probate  
IN RE: ESTATE OF  
SALLIE M. HABERMAN  
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 Sallie M. Haberman, deceased, File Number 2025 CP 3858 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237; that the decedent's date of death was May 27, 2025; that the total value of the estate is \$1,000.00 (consisting of tangible personal property) and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Lisa Arens  
3383 Hawthorne Wood Pkwy  
Dewitt, MI 48820  
Lori Haberman  
2772 Marfitt Rd  
East Lansing, MI 48823  
Lawrence Haberman  
c/o William Najmy, Esq.  
6320 Ventura Drive, Suite 104  
Lakewood Ranch, FL 34202

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 March 27, 2026.

**Person Giving Notice:**  
**Lisa Arens**

3383 Hawthorne Wood Pkwy  
Dewitt, Michigan 48820  
Attorney for Person Giving Notice  
Ira Stewart Wiesner, Esq.  
Attorney  
Florida Bar Number: 222887  
ADVOCATES IN AGING  
WIESNER SMITH PLLC  
328 N Rhodes Avenue  
Sarasota, Florida 34237  
Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: sherri@wiesnerlaw.com  
Secondary E-Mail:  
rachel@wiesnerlaw.com  
Mar. 27; Apr. 3, 2026 26-00679S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 001134 SC**  
Division Probate  
IN RE: ESTATE OF  
BARBARA A. GOOD  
Deceased.

The administration of the estate of BARBARA A. GOOD, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 27, 2026.

Personal Representative:  
ANTHONY G. MOWRY, Attorney  
Florida Bar Number: 107374  
Berg, Brewer, Kessler & Mowry, PLLC  
1872 S. Tamiami Trail, Suite D  
Venice, FL 34293  
Telephone: (941) 493-0871  
Fax: (941) 486-4106  
E-Mail: tony@bkmpllc.com  
Secondary E-Mail: jen@bkmpllc.com  
Mar. 27; Apr. 3, 2026 26-00659S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 000340 NC**  
Division Probate  
IN RE: ESTATE OF  
ROLF PAUL KLEIN,  
Deceased.

The administration of the estate of ROLF PAUL KLEIN, deceased, whose date of death was December 10, 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. 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 March 27, 2026.

**Personal Representative:**  
**Holly M. Nikolich**

1330 Main St., 2nd Floor, Suite 6  
Sarasota, FL 34236  
Attorney for Personal Representative:  
Holly M. Nikolich, Esq.  
Email Addresses:  
Holly@pinnaclawfl.com  
Florida Bar No. 0471127  
1330 Main St., 2nd Floor, Suite 6  
Sarasota, FL 34236  
Telephone: 941-957-9500  
Mar. 27; Apr. 3, 2026 26-00670S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026CP000086SC**  
Division Probate  
IN RE: ESTATE OF  
M. ELIZABETH PEARSON A/K/A  
MABEL ELIZABETH PEARSON  
Deceased.

The administration of the estate of M. Elizabeth Pearson A/K/A Mabel Elizabeth Pearson, 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, 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 March 27, 2026.

**Personal Representative:**  
**John Carlton Brennan**

231 Fairmont Avenue  
San Carlos, California 94070  
Attorney for Personal Representative:  
Lori A. Wellbaum, Attorney  
Florida Bar Number: 071110  
WELLBAUM LAW PA  
686 N. Indiana Avenue  
Englewood, FL 34223  
Telephone: (941) 474-3241  
Fax: (941) 475-2927  
E-Mail: lori@wellbaumlaw.com  
Secondary E-Mail:  
anne@wellbaumlaw.com  
Mar. 27; Apr. 3, 2026 26-00674S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-1267-NC**  
Twelfth Judicial Circuit  
IN RE: ESTATE OF  
MARY K. HOLMOK,  
Deceased.

The administration of the estate of Mary K. Holmok, deceased, whose date of death was November 20, 2025, and whose social security number is xxx-xx-0794, 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 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.

AL 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 March 27, 2026.

**Personal Representative:**  
**Tracy H. Seifert**

30847 Edgewood Road  
Pepper Pike, Ohio 44124  
Christopher J. Fowler  
(FL Bar # 104085)  
Attorney for Personal Representatives  
Primary Email: cfowler@nhslaw.com  
Secondary Email:  
tprayne@nhslaw.com  
Norton, Hammersley,  
Lopez & Skokos, P.A.  
1819 Main Street, Suite 610  
Sarasota, Florida 34236  
Telephone: (941) 954-4691  
Mar. 27; Apr. 3, 2026 26-00678S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 006294 SC**  
IN RE: ESTATE OF  
KAE ELLEN ENGLANDER  
Deceased.

The administration of the estate of KAE ELLEN ENGLANDER, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, 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 March 27, 2026.

**Personal Representative:**  
**GABRIELLE ENGLANDER**

4350 40th St N  
St Petersburg, Florida 33714  
Attorney for Personal Representative:  
MICHAEL D. CAVONIS  
Florida Bar Number: 1038725  
DeLoach, Hofstra & Cavonis, P.A.  
8640 Seminole Blvd,  
Seminole, FL 33772  
Tel: (727) 397-5571  
Fax: (727) 393-5418  
E-Mail: mcavonis@dhclaw.com  
Secondary E-Mail: bking@dhclaw.com  
Mar. 27; Apr. 3, 2026 26-00675S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-001101-NC**  
Division Probate  
IN RE: ESTATE OF  
PHYLLIS LANE WEBBER  
Deceased.

The administration of the estate of PHYLLIS LANE WEBBER, deceased, whose date of death was November 5, 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 representatives and 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 representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of 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 March 27, 2026.

**Personal Representatives:**  
**KENNETH CHARLES WEBBER**

4079 Las Palmas Way  
Sarasota, Florida 34238  
**JAMES FITTING HEINZ**  
15490 Union Chapel Road  
Woodbine, Maryland 21797  
**KRISTA LYNN HEINZ**  
6611 Gude Avenue  
Takoma Park, Maryland 20912  
Attorney for Personal Representatives:  
BRADEN H. SHARRER, Attorney  
Florida Bar Number: 0084674  
FARR LAW FIRM P.A.  
237 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 488-7751  
Fax: (941) 497-7636  
E-Mail: bsharrer@farr.com  
Secondary E-Mail: twiess@farr.com  
Mar. 27; Apr. 3, 2026 26-00658S

# SAVE TIME



Email your Legal Notice  
legal@businessobserverfl.com  
Deadline Wednesday at noon  
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH  
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COLLIER • CHARLOTTE

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

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**Case No. 2026-CP-1361 SC**  
**IN RE: ESTATE OF**  
**ROMANA J. HARASYMIAK,**  
**a/k/a ROMANA J. GURAN,**  
**a/k/a ROMANA J.**  
**HARASYMIAK-GURAN,**  
**Deceased.**

The administration of the estate of ROMANA J. HARASYMIAK, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 27, 2026.

**ANDREI HARASYMIAK**  
**Personal Representative**

John J. Waskom  
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  
Mar. 27; Apr. 3, 2026 26-00690S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT IN AND FOR  
SARASOTA COUNTY, FLORIDA  
**File No. 2026 CP 842 NC**  
**Probate Division**  
**IN RE: ESTATE OF**  
**NELSON S. GROOME, III,**  
**Deceased.**

The administration of the estate of NELSON S. GROOME, III, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: March 27, 2026

Signed on this 24th day of March 2026.

**MARIAH LEE GROOME**  
**Personal Representative**

4508 30th Street Ct. E.  
Bradenton, FL 34203  
/s/ Jonell E. Dreznin  
JONELL E. DREZNIN  
Attorney for Personal Representative  
Florida Bar No. 1064825  
ICARD, MERRILL, CULLIS, TIMM  
FUREN & GINSBURG, P.A.  
8470 Enterprise Circle, Suite 201  
Lakewood Ranch, FL 34202  
Telephone: 941.907.0006  
Email: JDreznin@IcardMerrill.com  
Mar. 27; Apr. 3, 2026 26-00683S

## 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 004684 NC**  
**IN RE: ESTATE OF**  
**MIKE TECUMSAH WILLIAMS,**  
**Deceased.**

The administration of the estate of Mike Tecumseh Williams, deceased, whose date of death was July 31, 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 served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 March 27, 2026.

**Eboni J. Williams**

2524 Coachwood Drive  
Ocoee, FL 34761

**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  
Mar. 27; Apr. 3, 2026 26-00686S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026-CP-001202-NC**  
**IN RE: ESTATE OF**  
**KATHLEEN ANNE**  
**CATRAMBONE**  
**Deceased.**

The administration of the estate of Kathleen Anne Catrambone, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. 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 March 27, 2026.

**Personal Representative:**  
**Elizabeth Claire Smith**

2007 E Jean St.  
Tampa, FL 33610  
Attorney for Personal Representative:  
Amber L. Nicol, Esq.  
Attorney  
Independent of Counsel  
Florida Bar Number: 1028018  
Pippen Law Group, PLLC  
10225 Ulmerton Rd., Bldg. #11  
Largo, FL 33771  
Telephone: (727) 586-3306  
Fax: (727) 585-4209  
E-Mail: Amber@attypip.com  
Secondary E-Mail: Suzie@attypip.com  
Mar. 27; Apr. 3, 2026 26-00682S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 1288 NC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DANIEL A. RADICE**  
**Deceased.**

The administration of the estate of Daniel A. Radice, deceased, whose date of death was September 13, 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 March 27, 2026.

**Personal Representative:**  
**Richard Radice**

**Personal Representative**  
16 Kaufman Dr  
Buffalo, New York 14225  
Attorney for Personal Representative:  
Christopher D. Smith, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 0605433  
1561 Lakefront Dr Unit 204  
Sarasota, FL 34240  
Telephone: (941) 202-2222  
Fax: (941) 907-3040  
E-Mail: smith@chrissmith.com  
Secondary E-Mail:  
paralegals@chrissmith.com  
Mar. 27; Apr. 3, 2026 26-00691S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 000942 NC**  
**IN RE: ESTATE OF**  
**JORGE J. VERDONI**  
**Deceased.**

The administration of the estate of Jorge J. Verdoni, deceased, whose date of death was July 16, 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 March 27, 2026.

**Personal Representative:**  
**Carlos Verdoni**

516 Venezia Parkway  
Venice, Florida 34285  
Attorney for Personal Representative:  
Albert Stickley III  
Attorney  
Florida Bar Number: 0051605  
FARR LAW FIRM, P.A.  
237 Nokomis Ave S  
Venice, FL 34285  
Telephone: (941) 484-1996  
Fax: (941) 497-7636  
E-Mail: astickley@farr.com  
Secondary E-Mail: smerlo@farr.com  
Mar. 27; Apr. 3, 2026 26-00692S



## Q Are there different types of legal notices?

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

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

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

## Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

## Q How much do legal notices cost?

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

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR SARASOTA  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025 CA 003276 NC**  
**LAKEVIEW LOAN SERVICING,  
LLC,**  
**Plaintiff, vs.**  
**GENA A ROWAND A/K/A GENA  
ROWAND, et al.,**  
**Defendant.**

To: GENA A ROWAND A/K/A GENA  
ROWAND, 2348 Laurel Rd E, Unit  
8103, Nokomis, FL 34275

LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN

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

LOT 82, GRAND PALM,  
PHASE 1A, A SUBDIVISION,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 48, PAGES 5, 5A  
THROUGH 5W, OF THE PUB-  
LIC RECORDS OF SARASOTA  
COUNTY, FLORIDA.

has been filed against you and you are  
required to a copy of your written de-  
fenses, if any, to it on/Lourdes Sanchez-

Barcia, Esq., McCalla Raymer Leibert  
Pierce, LLP, 225 East Robinson Street,  
Suite 155, Orlando, FL 32801 and file  
the original with the Clerk of the above-  
styled Court on or before April 27, 2026  
or 30 days from the first publication,  
otherwise a Judgment may be entered  
against you for the relief demanded in  
the Complaint.

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

WITNESS my hand and seal of said  
Court on the 19 day of March, 2026.

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

25-12139FL  
Mar. 27; Apr. 3, 2026 26-006625

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA  
COUNTY, FLORIDA  
**CASE NO. 2026 CA 000074 NC**  
**MIDFIRST BANK**  
**Plaintiff, v.**  
**TODD BONNETT, ET AL.**  
**Defendants.**

TO: TODD BONNETT,  
Current residence unknown, but whose  
last known address was:  
144 ROSE ST, VENICE, FL 34293-  
7505

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

LOT 24, PLAMORE SUBDIVI-  
SION, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 8, PAGE 30  
AND 30A OF THE PUBLIC RE-  
CORDS OF SARASOTA COUN-  
TY, FLORIDA.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on eXL Legal,  
PLLC, Plaintiff's attorney, whose ad-  
dress is 12425 28th Street North, Suite  
200, St. Petersburg, FL 33716, on or

before April 27, 2026 or within thirty  
(30) days after the first publication of  
this Notice of Action, and file the origi-  
nal with the Clerk of this Court at 2000  
Main Street, Sarasota, FL 34237, 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  
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 Of-  
fice, 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 the  
Court on this 16 day of March, 2026.

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

1000009259  
Mar. 27; Apr. 3, 2026 26-00653S

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2025 CA 005552 NC**  
**LOANDEPOT.COM, LLC,**  
**Plaintiff, v.**  
**RONALD J. SWEERIS; et al,**  
**Defendant(s).**

To the following Defendant(s):  
RACHAEL RHINES  
(Last Known Address: 2493 Sadnet  
Lane, North Port, FL 34286)

UNKNOWN SPOUSE OF RACHAEL  
RHINES  
(Last Known Address: 2493 Sadnet  
Lane, North Port, FL 34286)

YOU ARE NOTIFIED that an ac-  
tion to foreclose based on boundaries  
established by acquiescence, on the  
following described property:

LOT 26, BLOCK 243, EIGHTH  
ADDITION TO PORT CHAR-  
LOTTE SUBDIVISION, AC-  
CORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 12, OF THE PUB-  
LIC RECORDS OF SARASOTA  
COUNTY, FLORIDA.

PROPERTY ADDRESS: 2493  
SADNET LANE, NORTH  
PORT, FL 34286

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it, on Ghidotti | Berg-

er LLP, Attorney for Plaintiff, whose  
address is 10800 Biscayne Blvd., Suite  
201, Miami, FL 33161 4-27-2026, a  
date which is within thirty (30) days af-  
ter the first publication of this Notice in  
the Business Observer and file the origi-  
nal with the Clerk of this Court either  
before service on Plaintiff's attorney or  
immediately thereafter; otherwise a de-  
fault will be entered against you for the  
relief demanded in the complaint.

This notice is provided pursuant to  
Administrative Order No. 2010-08

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

WITNESS my hand and the seal of  
this Court this 20 day of March, 2026.

KAREN E. RUSHING  
As Clerk of the Court  
(SEAL) By G. Kopinsky  
As Deputy Clerk  
Mar. 27; Apr. 3, 2026 26-00671S

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA  
COUNTY, FLORIDA  
**CASE NO. 2025 CA 005048 NC**  
**WELLS FARGO BANK, N.A.**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS,  
GRANTEES, DEVEISES,  
LIENORS, TRUSTEES, AND  
CREDITORS OF JACQUELINE  
M. SCHLICHTHERNLEIN,  
DECEASED, ET AL.**  
**Defendants.**

TO: THE UNKNOWN SUCCESSOR  
TRUSTEE(S) OF THE JACQUELINE  
M. SCHLICHTHERNLEIN LIVING  
TRUST DATED MARCH 30TH, 2021,  
Current residence unknown, but whose  
last known address was:

11353 FLORA SPRINGS DR, RIVER-  
VIEW, FL 33579

TO: THE UNKNOWN HEIRS,  
GRANTEES, DEVEISES, LIENORS,  
TRUSTEES, AND CREDITORS OF  
JACQUELINE M. SCHLICHTHERN-  
LEIN, DECEASED

Current residence unknown, but whose  
last known address was:  
11353 FLORA SPRINGS DR, RIVER-  
VIEW, FL 33579

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

UNIT 3281-101, VILLAGE  
BROOKE CONDOMINIUM  
III, ACCORDING TO THE  
DECLARATION OF CON-  
DOMINIUM RECORDED IN  
OFFICIAL RECORDS BOOK  
1262, PAGES 1681 THRU 1753,  
AS AMENDED, AND AS PER

PLAT THEREOF RECORDED  
IN CONDOMINIUM BOOK 11,  
PAGE 27, 27A THRU 27D, PUB-  
LIC RECORDS OF SARASOTA  
COUNTY, FLORIDA.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on eXL Legal,  
PLLC, Plaintiff's attorney, whose ad-  
dress is 12425 28th Street North, Suite  
200, St. Petersburg, FL 33716, on or  
before April 27, 2026 or within thirty  
(30) days after the first publication of  
this Notice of Action, and file the origi-  
nal with the Clerk of this Court at 2000  
Main Street, Sarasota, FL 34237, 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  
petition.

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

WITNESS my hand and seal of the  
Court on this 16 day of March, 2026.

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

100001157  
Mar. 27; Apr. 3, 2026 26-00654S

## FIRST INSERTION

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

**CASE NO.: 2025 CA 004509 NC**  
**CARRINGTON MORTGAGE  
SERVICES LLC,**  
**Plaintiff, vs.**  
**MOLLIE ANN BROOK;  
UNKNOWN SPOUSE OF MOLLIE  
ANN BROOK; UNITED STATES OF  
AMERICA ON BEHALF OF THE  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN  
pursuant to the order of Uniform Final  
Judgment of Foreclosure dated March  
6, 2026, and entered in Case No. 2025  
CA 004509 NC of the Circuit Court  
of the 12TH Judicial Circuit in and  
for Sarasota County, Florida, wherein  
Carrington Mortgage Services LLC, is  
Plaintiff and Mollie Ann Brook;  
Unknown Spouse of Mollie Ann Brook;  
United States of America on behalf of  
the Secretary of Housing and Urban  
Development, are Defendants, the  
Office of the Clerk of Karen E. Rushing,  
Sarasota County Clerk of the Court will  
sell via online auction at https://www.  
sarasota.realforeclose.com/ at 9:00  
a.m. on the 19th day of May, 2026,  
the following described property as set  
forth in said Final Judgment, to wit:

THE EAST 1/2 OF LOT 20  
AND ALL OF LOT 22, BLOCK  
D, SUNNYBROOK, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN

PLAT BOOK 1, PAGE 179, OF  
THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLOR-  
IDA.  
Property Address: 1377 42nd  
Street, Sarasota, Florida  
34234

and all fixtures and personal property  
located therein or thereon, which are  
included as security in Plaintiff's mort-  
gage.

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

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

Dated: 3/19/26

McCabe, Weisberg & Conway, LLC  
By: Craig Stein, Esq.  
Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 25-400327

Mar. 27; Apr. 3, 2026 26-00663S

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT, IN  
AND FOR SARASOTA COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE NO. 2026 CA 000969 NC**  
**INSOURCE EAST PROPERTIES  
INC.,**  
**Plaintiff, vs.**  
**ALL UNKNOWN HEIRS,  
CREDITORS, DEVEISES,  
BENEFICIARIES, GRANTEES,  
ASSIGNEES, LIENORS,  
TRUSTEES AND ALL OTHER  
PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF JOHN E. HARMAN,  
DECEASED; DANIEL SCOTT  
HARMAN; DAVID ALAN  
HARMAN; NICOLE LYNN  
HARRISON; BAYWOOD COLONY  
VILAS ASSOCIATION, INC.;**  
**DISASTER RESPONSE CAT,  
LLC; UNKNOWN PERSON(S) IN  
POSSESSION OF THE SUBJECT  
PROPERTY,**  
**Defendant(s)**

To the following Defendant(s):  
ALL UNKNOWN HEIRS, CREDI-  
TORS, DEVEISES, BENEFICIARIES,  
GRANTEES, ASSIGNEES, LIENORS,  
TRUSTEES AND ALL OTHER PARTIES  
CLAIMING AN INTEREST BY,  
THROUGH, UNDER OR AGAINST  
THE ESTATE OF JOHN E. HARMAN  
(DECEASED  
(RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:  
UNIT NO, 13, BAYWOOD  
COLONY VILLAS, SECTION  
TWO, A CONDOMINIUM AC-  
CORDING TO THE DECLAR-  
ATION OF CONDOMINIUM  
RECORDED IN OFFICIAL  
RECORD BOOK 988, PAGE  
1574, AND AMENDMENTS  
THERETO, AND AS PER  
PLAT THEREOF, RECORDED  
IN CONDOMINIUM BOOK

6, PAGES 31 AND 31A, AS  
AMENDED OF THE PUBLIC  
RECORDS OF SARASOTA  
COUNTY, FLORIDA.  
a/k/a 5845 TIDEWOOD AVE-  
NUE, # 13., SARASOTA, FLOR-  
IDA 34231

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it, on Kahane &  
Associates, P.A., Attorney for Plaintiff,  
whose address is 1619 NW 136th Ave-  
nue, Suite D-220, Sunrise, FLORIDA  
33323 on or before April 27, 2026, a  
date which is within thirty (30) days  
after the first publication of this Notice  
in the BUSINESS OBSERVER and file  
the original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint.

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 Of-  
fice, P.O. Box 3079, Sarasota, Florida  
34230-3079, (941)861-7400, at least  
seven (7) days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than seven (7) days; if you are hearing  
or voice impaired, call 711.

WITNESS my hand and the seal of  
this Court this 18 day of March, 2026.

KAREN E. RUSHING  
As Clerk of the Court  
(SEAL) By G. Kopinsky  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 25-02211 BSI  
Mar. 27; Apr. 3, 2026 26-00664S

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR SARASOTA  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025 CA 006474 NC**  
**FREEDOM MORTGAGE  
CORPORATION,**  
**Plaintiff, vs.**  
**JENO RAY GIULIANI, et al.,**  
**Defendant.**

To the following Defendant(s):  
ANY AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH,  
UNDER, AND AGAINST VICTORIA  
CHARTRAND A/K/A VICTORIA J.  
CHARTRAND A/K/A VICTORIA JO-  
ANNA CHARTRAND A/K/A VICTO-  
RIA LEONARD CHARTRAND A/K/A  
TORI CHARTRAND, WHETHER  
SAID UNKNOWN PARTIES MAY  
CLAIM AN INTEREST AS SPOUSES,  
HEIRS, DEVEISES, GRANTEES, OR  
OTHER CLAIMANTS (RESIDENCE  
UNKNOWN)

YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:  
LOT 30, UNIT NO. 1 BRENT-  
WOOD ESTATES SUBDIVI-  
SION, ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 12, PAGE 6, OF  
THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLOR-  
IDA.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it, on McCalla  
Raymer Leibert Pierce, LLP, Jacque-  
line T. Levine, Attorney for Plaintiff,  
whose address is 225 East Robinson  
Street, Suite 155, Orlando, FL 32801 on  
or before April 27, 2026, a date which  
is within thirty (30) days after the first  
publication of this Notice in and file the  
original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demand in the com-  
plaint.

If you are a person with a disability  
who needs any accommodation in or-  
der 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 Of-  
fice, 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 this 16 day of March, 2026.

KAREN E. RUSHING  
CLERK OF COURT  
OF SARASOTA COUNTY  
By G. Kopinsky

25-14550FL  
Mar. 27; Apr. 3, 2026 26-00650S

## FIRST INSERTION

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

**CASE NO. 2026 CC 001659 NC**  
**JEFFERSON CLUB  
CONDOMINIUM ASSOCIATION,  
INC., a Florida not-for-profit  
corporation,**  
**Plaintiff, vs.**  
**ALICE GONZALES; MARIA  
HETTIEER; TENANT OR  
OCCUPANT #1, AS UNKNOWN  
TENANT OR OCCUPANT IN  
POSSESSION; TENANT OR  
OCCUPANT #2, AS UNKNOWN  
TENANT OR OCCUPANT IN  
POSSESSION; GUY BROTHERS  
ROOFING AND SIDING, INC, a  
Florida for-profit corporation,**  
**Defendants.**

TO: MARIA D. HETTIEER  
The property herein described is as  
follows:

Unit 2-G, THE JEFFERSON  
CLUB CONDOMINIUM, ac-  
cording to the Declaration of  
Condominium recorded in Of-  
ficial Records Book 1325, pages  
1840 through 1884, inclusive,  
and as amended, and as per Plat  
thereof recorded in Condomini-  
um Plat Book 13, pages 7 and 7A,  
of the Public Records of Sarasota  
County, Florida.

With a street address of 500 N.  
Jefferson Ave. #2 BLD G, Sara-  
sota, FL 34237

YOU ARE HEREBY NOTIFIED that  
a Complaint for Declaratory and In-  
junctive Relief has been filed and com-  
menced in this court by the Plaintiff,  
JEFFERSON CLUB CONDOMINIUM  
ASSOCIATION, INC., and you are re-  
quired to serve a copy of your written  
defenses, if any, to it on Michelle Revelt,  
Esquire, attorney for Plaintiff, whose

address is 2033 Main Street, Suite 403,  
Sarasota, Florida 34237, and file the  
original with the clerk of the above-  
styled court within thirty (30) days  
from the first date of publication; oth-  
erwise a default will be entered against  
you for the relief prayed for in the Com-  
plaint or Petition.

This Notice shall be published once  
each week for two consecutive weeks  
in the BUSINESS OBSERVER SARA-  
SOTA EDITION.  
If you are a person with a disability  
who needs any accommodation in or-  
der 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 Of-  
fice, 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 at Sarasota, Sarasota County,  
Florida on this 18 day of March, 2026.

KAREN E. RUSHING  
Clerk of the Court  
By: G. Kopinsky  
As Deputy Clerk

Attorney for Plaintiff:  
JEFFERSON CLUB  
CONDOMINIUM  
ASSOCIATION, INC.  
Michelle A. Rowe, Esquire  
Michelle Revelt, Esquire  
The Law Offices of  
Lobeck & Rowe, P.A.  
2033 Main Street, Suite 403  
Sarasota, FL 34237  
(941) 955-5622  
Email: mrowe@lobeckrowe.com  
Email: mrevelt@lobeckrowe.com  
Email: cahberg@lobeckrowe.com  
Mar. 27; Apr. 3, 2026 26-00652S

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE NO: 2024-CA-004997**  
**OKTREE CONSULTING, LLC**  
**d/b/a CHARLOTTE PLUMBING**  
**Plaintiff, vs.**  
**PALLADIO DEVELOPMENT, LLC,**  
**Defendant.**

NOTICE IS HEREBY GIVEN  
that, pursuant to the Agreed Final  
Judgment in Favor of Plaintiff  
entered on October 28, 2025, in the  
Circuit Court of the Twelfth Judicial  
Circuit, in and for Sarasota County,  
Florida, Case No. 2024-CA-004997  
wherein Oktree CONSULTING LLC  
d/b/a/ CHARLOTTE PLUMBING,  
is the Plaintiff, and PALLADIO  
DEVELOPMENT LLC, is the  
Defendant, the Sarasota County Clerk  
of Court, Karen E. Rushing, will sell to  
the highest bidder for cash, by electronic  
sale at www.sarasota.realforeclose.com  
(website), on April 9, 2026 at 9:00  
a.m. the properties situated in Sarasota  
County, Florida, described on Exhibit A  
attached hereto.

EXHIBIT A  
1. Lot 25, Block 744, Twelfth  
Addition to Port Charlotte Subdi-  
vision, according to the Plat  
thereof recorded in Plat Book  
13, Pages 8, 8A through 8V, of  
the Public Records of Sarasota  
County, Florida.  
Property Address: 4251 Billing-  
ham Lane, North Port, Florida  
34288

2. Lot 23, Block 918, 20th Ad-  
dition to Port Charlotte Subdi-  
vision, according to the map or  
plat thereof, as recorded in Plat  
Book 14, Pages 8, 8A through 8K,  
inclusive, of the Public Records  
of Sarasota County, Florida.  
Property Address: 2240 Ann  
Arbor Road, North Port, Florida  
34286

3. Lot 24, Block 918, 20th Ad-  
dition to Port Charlotte Subdi-

vision, according to the map or  
plat thereof, as recorded in Plat  
Book 14, Pages 8, 8A through 8K,  
inclusive, of the Public Records  
of Sarasota County, Florida.  
Property Address: 2248 Ann  
Arbor Road, North Port, Florida  
34286

4. Lot 14, Block 898, 20th Ad-  
dition to Port Charlotte Subdi-  
vision, according to the map or  
plat thereof, as recorded in Plat  
Book 14, Pages 8, 8A through 8K,  
inclusive, of the Public Records  
of Sarasota County, Florida.  
Property Address: 3195 Circlev-  
ille Street, North Port, Florida  
34286

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

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

Dated this 23rd day of March 2026.  
HAHN LOESER & PARKS LLP  
601 Bayshore Boulevard, Suite 720  
Tampa, Florida 33606  
Phone: (813) 254-7474  
Facsimile: (813

--- ACTIONS / SALES ---

FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025 CA 006407 NC**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING,**  
**Plaintiff, vs.**  
**GERALDINE F LASSITER, et al.,**  
**Defendant.**

To: CAROLYN THOMSON  
195 PERRY ROAD, JAMESTOWN, TN  
38556  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN

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

LOT 55, DEER HOLLOW,  
UNIT 1-A, ACCORDING TO  
THE PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 30,  
PAGES 5, 5A THROUGH 5C,  
OF THE PUBLIC RECORDS  
OF SARASOTA COUNTY,  
FLORIDA.

has been filed against you and you are  
required to file a copy of your written  
defenses, if any, to it on Jacqueline T.

Levine, Esq., McCalla Raymer Leibert  
Pierce, LLP, 225 East Robinson Street,  
Suite 155, Orlando, FL 32801 and file  
the original with the Clerk of the above-  
styled Court on or before April 27, 2026  
or 30 days from the first publication,  
otherwise a Judgment may be entered  
against you for the relief demanded in  
the Complaint.

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

WITNESS my hand and seal of said  
Court on the 16 day of March, 2026.

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

25-13507FL  
Mar. 27; Apr. 3, 2026 26-00651S

FIRST INSERTION

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

**CASE NO: 2025-CA-005263-NC**  
**REIGO BY MEITAV DASH US**  
**INVESTMENTS, LLC,**  
**and/or assigns,**  
**Plaintiff, v.**

**COVER ME IN SUNSHINE, LLC,**  
**DIMA BECK, DOUGLAS J. BECK,**  
**TOWNHOMES AT SKYE RANCH**  
**COMMUNITY ASSOCIATION,**  
**INC., JOHN DOE and JANE DOE,**  
**as UNKNOWN TENANTS; and any**  
**unknown heirs, devisees, grantees,**  
**creditors, and other unknown**  
**persons, unknown entities, unknown**  
**parties or unknown spouses claiming**  
**by, through or under any of the**  
**above-named Defendants,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that  
pursuant to a Amended Final Judgment  
of Foreclosure entered in the above-  
entitled cause in the Circuit Court of  
Sarasota County, Florida, that Karen  
E. Rushing, Clerk of this Court will  
sell the property at public sale, to the  
highest bidder, in the Sarasota County  
Courthouse, online at [www.sarasota.  
realforeclose.com](http://www.sarasota.realforeclose.com) at 9:00 A.M. on April  
21, 2026 situated in Sarasota County,  
Florida, with the property address 8861  
Daybreak Street, Sarasota, Florida  
34241 (the "Property"), as more fully  
described below:

Lot 2387 of SKYE RANCH  
NEIGHBORHOOD TWO  
TOWNHOMES NORTH, ac-  
cording to the plat thereof re-  
corded in Plat Book 56, Pages  
500 through 507, of the Public  
Records of Sarasota County,  
Florida.

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

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

/s/ Josh W. Osborn  
Joshua Osborn, Esq.  
Counsel for Plaintiff  
Rosenberg & Cummings PLLC  
802 NE 20th Avenue,  
Fort Lauderdale, FL 33304  
(954) 769-13644  
[josh@RosenbergCummings.com](mailto:josh@RosenbergCummings.com);  
[roberta@rosenbergcumplings.com](mailto:roberta@rosenbergcumplings.com)  
Florida Bar Number: 1040437  
Mar. 27; Apr. 3, 2026 26-00681S

FIRST INSERTION

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

**Case No. 2025 CA 000978 NC**  
**Division C**

**LIVE OAK BANKING COMPANY**  
**Plaintiff, vs.**  
**JDS HOLDINGS 2, LLC, FIDE**  
**AUTOMOTIVE, INC., JOSEPH**  
**W. RAMSAY, NATHALY**  
**RAMSAY, THE STILL KICKING**  
**REVOCABLE TRUST U/A DATED**  
**JANUARY 24, 2019, SCRIPTURA**  
**AUTOMOTIVE, INC., SDG**  
**AUTOMOTIVE, INC., RE-FORMED**  
**MANAGEMENT GROUP, INC.,**  
**GRATIA AUTOMOTIVE, INC., AND**  
**UNKNOWN TENANTS/OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to Final  
Judgment of Foreclosure for Plaintiff  
entered in this cause on October 29,  
2025, in the Circuit Court of Sarasota  
County, Florida, Karen E. Rushing,  
Clerk of the Circuit Court, will sell the  
property situated in Sarasota County,  
Florida described as:

A PART OF SECTION 18,  
TOWNSHIP 39 SOUTH,  
RANGE 19 EAST, COMMENC-  
ING FROM THE SW COR-  
NER OF LOT 7, BLOCK F,  
COUNTRY CLUB ESTATES,  
UNIT 3, ACCORDING TO  
THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
6, PAGE 74, OF THE PUBLIC  
RECORDS OF SARASOTA  
COUNTY, FLORIDA; THENCE  
NORTH 50 DEGREES 15'00"  
WEST, A DISTANCE OF 5.60  
FEET, THENCE SOUTH 39  
DEGREES 45'00" WEST, A  
DISTANCE OF 195.10 FEET;  
THENCE SOUTH 50 DE-  
GREES 15'00" EAST, A DIS-  
TANCE OF 190.00 FEET TO  
THE SW CORNER OF TRACT  
"B" OF AMORA SUBDIVISION,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 42, PAGE 33, OF  
THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLOR-  
IDA; THENCE ALONG THE

WESTERLY LINE OF SAID  
PLAT, NORTH 39 DEGREES  
45'00" EAST, A DISTANCE  
OF 407.40 FEET; THENCE  
SOUTH 80 DEGREES 40'00"  
WEST, A DISTANCE OF 281.26  
FEET TO THE POINT OF BE-  
GINNING.

TOGETHER WITH ALL TAN-  
GIBLE AND INTANGIBLE  
PROPERTY OF THE DEBTOR,  
INCLUDING, BUT NOT LIM-  
ITED TO THE DEBTOR'S IN-  
TEREST NOW OWNED AND  
HEREAFTER ACQUIRED IN  
THE FOLLOWING TYPES OF  
PROPERTY (AS DEFINED BY  
THE UNIFORM COMMER-  
CIAL CODE): ACCOUNTS,  
INVENTORY, EQUIPMENT,  
FURNITURE AND OTHER  
TANGIBLE ASSETS; GENER-  
AL INTANGIBLES; CHATTEL  
PAPER; INSTRUMENTS.

and commonly known as: 915-925 S  
TAMIAMI TRAIL, VENICE, FL 34285;  
including the building, appurtenances,  
and fixtures located therein, at public  
sale, to the highest and best bidder, for  
cash, [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com),  
on June 26, 2026 at 9:00 A.M..

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

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

Dated: March 24, 2026  
By: /s/ Richard S. McIver  
Richard S. McIver  
Attorney for Plaintiff  
328969/2529021/wll  
Mar. 27; Apr. 3, 2026 26-00687S



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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

UV20906\_V27

## SUBSEQUENT INSERTIONS

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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/03/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1975 SKYL mobile home bearing Vehicle Identification Number 016106001, and all personal items located inside the mobile home. Last Tenant: Tammy Bryant Lollar, Frank Hannig, Sandy Rogers and Anthony Lollar. Sale to be held at: Shady Haven MHP, 150 Old Englewood Road, Lot No. 27, Englewood, Florida 34223, 941-408-5566.

26-00643S

## SECOND INSERTION

## NOTICE

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

PROBATE DIVISION  
FILE NO. 2025 CP 002343 NC  
IN RE: THE ESTATE OF PATRICIA THERESA MCKENNA

TO: GAIL MARIE RUTLEDGE aka REV. GALE (DUFFY) RUTLEDGE  
YOU ARE HEREBY NOTIFIED THAT GREGORY A KAISER, HAS DEPOSITED THE SUM OF \$5000.00 WITH THE CLERK OF THE CIRCUIT COURT, SARASOTA COUNTY, FLORIDA, PURSUANT TO §733.816, FLORIDA STATUTES. THE SUM REPRESENTS THE REMAINING ASSETS OF PATRICIA THERESA MCK-

ENNA, NOW DECEASED.

YOU ARE FURTHER NOTIFIED THAT SAID FUNDS, LESS COSTS OF PUBLICATION AND CLERK'S FEE SHALL ESCHEAT TO THE TREASURER OF THE STATE OF FLORIDA UNLESS A CLAIMANT ENTITLED TO SAID FUNDS SHALL, WITHIN TEN (10) YEARS FROM THE DATE OF THE DEPOSIT WITH THE TREASURER OBTAIN AN ORDER OF THE COURT DIRECTING PAYMENT TO SAID CLAIMANT.

DATED: FEBRUARY 18TH, 2026

KAREN E RUSHING  
CLERK OF THE  
CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
(SEAL) DEPUTY CLERK  
Feb. 27; Mar. 27, 2026 26-00426S

## THIRD INSERTION

NOTICE OF ACTION  
TERMINATION OF PARENTAL RIGHTS

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

CASE NO. 2025DP000213NC  
IN THE INTEREST OF:  
D.M. DOB: 2/26/2015  
MINOR CHILD

TO: Edgar Rivera: Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: D.M. born on 2/26/2015. You are hereby commanded to appear on April 22, 2026, at 9:45 AM before the Honorable Maria Ruhl at the Sarasota Courthouse, 2002 Ringling Blvd. Courtroom 6B Sarasota, Florida 34237, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION

OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE.

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.

Karen E. Rushing,  
Clerk of Circuit Court  
Sarasota County, Florida  
(SEAL) By: S. Magdalena  
Deputy Clerk  
3/10/2026

Mar. 13, 20, 27; Apr. 3, 2026

26-00582S

## SECOND INSERTION

NOTICE OF SHERIFF'S SALE  
IN THE COUNTY COURT OF  
BROWARD COUNTY, FLORIDA

CASE NO: CONO-06-1612  
CHASE BANK USA NA  
VS

ALLEN J NGUYEN  
NOTICE IS HEREBY given that pursuant to a Writ of Execution issued in the County Court of Broward County, Florida, on the 27th day of December, 2017, in the cause wherein Chase Bank USA NA is plaintiff, and Allen J Nguyen is defendant, being case number CONO-06-1612, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendant, in and to the following described real property, to-wit:

Lot 14, Block 2165, Forty-Fifth Addition to Port Charlotte Subdivision, as recorded in Plat Book 19, Page 38, Public Records of Sarasota County, Florida.

PCN: 1149216514  
Hampshire Cir North Port FL 34288

All bidders must have Driver's License with them and must register with civil clerk at location of sale prior to start

time of sale.

I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on April 21, 2026, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the Civil Department no later than seven days prior to the proceeding at 941-861-4110.

Dated at Sarasota, Sarasota County, Florida this 17th day of March, 2026.

Kurt A. Hoffman, Sheriff  
Sarasota County, Florida  
Deputy C. Cedano # 3404  
Mar. 20, 27; Apr. 3, 10, 2026

26-00633S

## FOURTH INSERTION

NOTICE OF SHERIFF'S SALE  
IN THE CIRCUIT COURT OF  
SARASOTA COUNTY, FLORIDA

CASE NO: 19CA2116NC  
CASEY KEY SURF CLUB LLC  
VS

JOHN T DEGRASSE AND JOY N DEGRASSE

NOTICE is hereby given that pursuant to a Writ of Execution issued in the Circuit Court of Sarasota County, Florida, on the 21st day of October, 2021, in the cause wherein Casey Key Surf Club LLC is plaintiff, and John T Degrasse and Joy N Degrasse are defendants, being case number 19CA2116NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendants, in and to the following described real property, to-wit:

Lot 2, Block 12, First Addition to North Port Charlotte Estates, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 29, of the Public Records of Sarasota County, Florida.

5621 Garrison Avenue, North Port, FL 34291

All bidders must have Drivers License with them and must register with civil

clerk at location of sale prior to start time of sale.

I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on April 7, 2026, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendants' right, title, and interest in the aforesaid real property, at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution as prescribed by F.S.S. 56.27.

Dated at Sarasota, Sarasota County, Florida this 2nd day of March, 2026.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the Civil Department no later than seven days prior to the proceeding at 941-861-4110. Kurt A. Hoffman, Sheriff Sarasota County, Florida  
Sgt. E. Alvarez # 2281  
March 6, 13, 20, 27, 2026

26-00518S

## 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 04/09/2026 at 10:00 AM  
-Monica Wideman  
Clothing and paperwork  
-Susan Peterson  
Household items, personal items, totes, bags, furniture and clothes  
The auction will be listed and advertised on www.storage-treasures.com

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

March 20, 27, 2026

26-00601S

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale; the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Bidding: All bidding will take place online at StorageTreasures.com on April 09, 2026, at 11:00 AM EST. Property will be sold to the highest bidder.

7009 - 8901 S Tamiami Trail, Sarasota, FL, 34238, (941) 918-8905: Entire contents of unit consisting of, but not limited to: Benjamin Kumble-Furniture, mattress, vacuum cleaner. Joseph Moosmann-Lamp shades, rug, boxes. Joseph Moosmann-Lamp shades, boxes

March 20, 27, 2026

26-00593S

## SECOND INSERTION

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

CASE NO.: 2024 CA 005548  
WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
SECURITIZED ASSET BACKED  
RECEIVABLES LLC TRUST 2006-  
NC3 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-  
NC3,

Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
SURVIVING SPOUSE, GRANTEEES,  
ASSIGNEE, LIENORS,  
CREDITORS, TRUSTEES, AND  
ALL OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH  
UNDER, OR AGAINST THE  
ESTATE OF JEANNETTE R.  
JACKSON, DECEASED; et al.,  
Defendant(s).

TO: Janessa Davis  
Last Known Residence: 2175 Leon Ave  
Sarasota, FL 34234  
TO: Valerie Miller Ituadon  
Last Known Residence: 2175 Leon Ave  
Sarasota, FL 34234  
TO: Jacqueline Morris  
Last Known Residence: 2175 Leon Ave  
Sarasota, FL 34234  
TO: Eddie Joe Morris  
Last Known Residence: 17297 NW  
Highway 335 Williston, FL 32696  
TO: Janeen Morris  
Last Known Residence: 2175 Leon Ave  
Sarasota, FL 34234

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

Florida:

LOT 7, BLOCK A, IRVINGTON HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before April 20, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on March 13, 2026.  
KAREN E RUSHING, CLERK  
As Clerk of the Court  
(SEAL) By: G. Kopinsky  
As Deputy Clerk

1221-16459B  
Ref# 16183  
March 20, 27, 2026 26-00610S

## 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 006425 NC  
PLANET HOME LENDING, LLC,  
Plaintiff, vs.

COREY ALLEN ROBERTS, et al.  
Defendant(s).  
TO: COREY ALLEN ROBERTS, UNKNOWN SPOUSE OF COREY ALLEN ROBERTS, Whose Residence Is: 4779 Los Rios St, North Port, FL 34287 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 17, BLOCK 1921, 41ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 42, 42A THROUGH 42F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before April 20, 2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 12 day of March, 2026.

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
BY: GLEN KOPINSKY  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE, SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-342973  
March 20, 27, 2026 26-00604S

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

4173 Clark Rd. Sarasota, FL 34233  
4/09/2026 at 10:00 AM  
Timothy Fredenburg  
clothes, furniture, guitars, musical equipment

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

March 20, 27, 2026

26-00613S

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

757 Apex Road Sarasota, Florida 34240 on 04/13/2026 at 10:00 am  
Graham Custer - business items - tools

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

March 20, 27, 2026

26-00590S

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale; the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Bidding: All bidding will take place online at StorageTreasures.com on April 09, 2026, at 10:00 AM EST. Property will be sold to the highest bidder.

7002 - 335 South Beneva Rd, Sarasota, FL 34233 - 941-732-1753: Entire contents of unit consisting of, but not limited to: JENNIFER BURNS-Dresser, Side Table, Side Pieces to Dresser, Metal Racks, Small Stool, Lamp Shade, Boxes, Nikhil Balakrishnan-Tools, Tool Boxes, Bicycle Tires, Bike Frames, Motorized Scooter Tires, Various Bike Parts, Baskets, Crates. Laura Kinnison-Plastic Bins, Plastic Cabinets, Foam Bed Topper, Small Metal Table, Plastic Folding Table, Hangars, Ceramic Bowls, Clothing, Bed Linens, Plastic Cutlery, Step Ladder. Holly Bright-Wall Art, Cleaning Supplies, Suitcases, Lamps, Totes, Boxes, Crock Pots, Immersion Blender, Cooler, Shoes, Case of Water, Area Rug.

7101 -7600 Claxtrauss Dr, Sarasota, FL 34240 - 941-213-5391: Entire contents of unit consisting of, but not limited to: Stephanie Portell-Totes, Wireless Speaker System, Table, Lamps, Wall Art, Tool Box, Vacuum Cleaner, Electronic Devices, Shelves, Vases, Suitcases, Christmas Decorations, Buckets, Baseballs, Books, Baskets. Cody Sims-4 TV's, Sound Bar, Trunk, Moving Blanket, Crib Mattress, Child Room Partitions, Sid Table on Wheels.

7005 - 2590 17th St., Sarasota, FL 34234 - 941-842-0532: Entire contents of unit consisting of, but not limited to: Jerrika Green-Clothes Racks for a Store, Neon Lights, Manikins, Rugs, Folding Table, Office Refrigerator, Fancy Lights, Counter Top, Glass Trim, TV, Tall Stand, Display units, Paper Towels, Clear Plastic Chairs, Storage Cabinet, Totes, Shunette-Jones-Ancheer E-Bike, Boxes, Pillow, Clothes, Folded up Padding, Crate, Bags. Vanessa Sanders-Clothes, Trash Bags W/Clothes Inside, Stuffed Animals, Boxes, Sneaker Boxes, Small Stuffed Animals. Leon Pitts-Large Curio Cabinet, Patio Furniture, Clothes in Garment Bags, Suitcase, Iron Board, Clothing Cabinet, Glass Top Coffee Table, Queen Size Luxury Blanket, Mattress & Bed Rails, Plastic Bins, Storage Plastic Shelves, Furniture, Bible, Iron. Jon Barker-Air Conditioner Manifold Gauge, Tools, TV Stand w/Rack, Air Conditioner Testing Units, Workbench, Garbage Can, Totes, Chef Clothes, Coolers, Air Compressor, Lamp, Kitchen Utensils, Ironing Board, Boxes, Mattress Storage Cabinet, File Cabinet, Car Battery. Kristyn Barbec-Totes, Furniture Dolly, Shoe Storage Bins, Luggage, Tool Box, Electric Power Fan, Shower Ole for Bath Tub, Shop Vac, Long DeWalt Bag, Metal Pallett, TV, Umbrella.

March 20, 27, 2026

26-00592S

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Auction Date and Time of Sale:  
04/09/2026 Between 9:30AM - 11AM

Multiple Facilities - Multiple Units

Extra Space Storage - 5225 Caruso Rd Bradenton, FL 34203 - (941)216-0233  
Maria Vasquez- furniture  
Extra Space Storage -5311 34th St W Bradenton, FL 34210 - (941)263-3625  
Alex McDaniel- furniture, clothes, souvenirs  
Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207 - (941)302-9918  
Jasmine McCarron- Furniture, TV  
Dennis Chenot- Wheel chairs, personal items, furniture  
Extra Space Storage - 5305 Manatee Ave W Bradenton, FL 34209 - (561)288-4405  
Tiffany Trapani- Misc household items  
Extra Space Storage - 5717 14th St W Bradenton, FL 34207 - (941)866-6675  
JOSEPH BEAUCHAMP- Household Goods  
Cherisol Mckinly- Household Goods  
Brooke Smith- Clothes  
Jennifer Stieg- household items, clothes, purses  
Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205 - (941)292-2323  
Ashley Tomes- Furniture, home decorations  
Chris Carlen- household and about 50 boxes  
Tykeith Brooks- clothes, shoes (boxes)  
Extra Space Storage - 115 Manatee Ave W Bradenton, FL 34205 - (941)413-3825  
Ryan Rintala- Lots of tools and home items.  
Keith Stopko- Household Goods  
Daniel Nolfi- Household Goods  
Carlynn Montgomery- Household Goods  
Bradley Armstead- Household Goods  
Extra Space Storage - 450 N Cuttleman Rd Sarasota, FL 34232- (941)866-6260  
Dominiik Orloff- 5x10 Old furniture  
Samy Santos- My company paperwork's : extra tvs from my office etc  
Lismary Ruano Fong- some chairs  
Extra Space Storage - 8400 Fruitville Rd Sarasota, FL 34240 - (941)263-3695  
Jok Shan- Apartment items

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed at the location indicated. The auction will be listed and advertised on www.storage-treasures.com. Purchase must be made with cash only and paid 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.

March 20, 27, 2026

26-00591S

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT**

**NOTICE OF PUBLIC MEETING**

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on April 10, 2026, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Stillwater Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Stillwater Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located in Manatee County and bordered on the north by State Road 70, on west by Bourneside Blvd. and on the south and east by vacant, future residential area. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Stillwater Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026 (the "Engineer's Report").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, March 6, 2026 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$8,085,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Annual Assessments (net)	Admin Fee	Annual Assessments (gross) (1)
Single-Family 52' Lots	55	\$319,469	\$24,046	\$343,515
Single-Family 62' Lots	50	\$348,511	\$26,232	\$374,743
<b>TOTAL</b>	<b>105</b>	<b>\$667,980</b>	<b>\$50,278</b>	<b>\$718,258</b>
Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross) (1)
Single-Family 52' Lots	\$70,304	\$5,808.52	\$437.20	\$6,245.72
Single-Family 62' Lots	\$84,365	\$6,970.22	\$524.64	\$7,494.86

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 9:00 a.m. on April 10, 2026, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered

by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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.

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

**LAKWOOD RANCH STEWARDSHIP DISTRICT**



Location Map (Stillwater Project)

**RESOLUTION 2026-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Stillwater as more particularly described in that certain Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Stillwater Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

**WHEREAS**, the District is empowered by the Act, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Stillwater Project of the District as set forth in that certain Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, dated March 6, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

**WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:**

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$5,830,000 (the "Estimated Cost").
- The Assessments will defray approximately \$8,085,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- The Assessments shall be levied within the Stillwater Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

**10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

**12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 6th day of March, 2026.

ATTEST: LAKEWOOD RANCH STEWARDSHIP DISTRICT

/s/ Jane Gaarlandt  
Secretary/Assistant Secretary

/s/ Rex Jensen  
Rex Jensen, Chairman

**Exhibit A:** Engineer's Report for the Lakewood Ranch Stewardship District (Stillwater Project), dated January 12, 2026

**Exhibit B:** Master Assessment Methodology Report Lakewood Ranch Stewardship District Stillwater Project, dated March 6, 2026

March 20, 27, 2026

26-00622S

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number 2026 CP 001020 NC IN RE: ESTATE OF JOHN ROBERT MITCHELL, Deceased.**

The administration of the ESTATE OF JOHN ROBERT MITCHELL, deceased, whose date of death was November 17, 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 representatives and 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, 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 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 March 20, 2026.

**Personal Representatives:**  
**WILLIAM R. MITCHELL**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
**JOHN B. MITCHELL**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
**SUSAN M. LESTER**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

Attorney for Personal Representatives:  
**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  
March 20, 27, 2026 26-00638S

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 6344 SC Division Probate IN RE: ESTATE OF Steven R. Nydam Deceased.**

The administration of the estate of Steven R. Nydam, deceased, whose date of death was October 13th, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 March 20, 2026.

**Nancy L. Nydam**  
**c/o Kanetsky, Moore & DeBoer, PA**  
P.O. Address:  
227 Nokomis Avenue South  
Venice, FL 34285

**Personal Representative**  
**JON R. FAHS, JR.**  
**KANETSKY, MOORE & DEBOER, P.A.**  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
March 20, 27, 2026 26-00637S

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 712 NC Division Probate IN RE: ESTATE OF ROBERT F. SCOTT, JR. Deceased.**

The administration of the estate of Robert F. Scott, Jr., deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is March 20, 2026.

**Personal Representative:**  
**Robert Scott III**  
1910 Lake Hills Drive  
Kingwood, Texas 77339  
Attorney for Personal Representative:  
T. Thomas Shirley, Attorney  
Florida Bar Number: 154581  
Dunkin & Shirley, P.A.  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
Secondary E-Mail:  
a4@dunkinshirley.com  
March 20, 27, 2026 26-00639S

--- ESTATE ---

## SECOND INSERTION

**LETTERS OF ADMINISTRATION**  
(Single personal representative)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 561 NC  
IN RE: ESTATE OF  
GORDON W. BRINKMAN  
Deceased.

TO ALL WHOM IT MAY CONCERN:  
WHEREAS, GORDON W. BRINKMAN, a resident of Sarasota County, Florida, died on July 11, 2025, owning assets in the State of Florida, and  
WHEREAS, LARRY W. BRINKMAN has been appointed Personal Representative of the Estate of the Decedent and has performed all acts prerequisite to issuance of Letters of

Administration in the Estate,  
NOW, THEREFORE, I, the undersigned Circuit Judge, declare LARRY W. BRINKMAN duly qualified under the laws of the State of Florida to act as Personal Representative of the Estate of GORDON W. BRINKMAN, Deceased, with full power to administer the Estate according to law; to ask, demand, sue for, recover and receive the property of the Decedent; to pay the debts of the Decedent as far as the assets of the Estate will permit and the law directs; and to make distribution of the Estate according to law.

ORDERED on MAR 12 2026.  
CHARLES E. WILLIAMS  
Circuit Court Judge  
March 20, 27, 2026 26-00617S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000994 NC  
Division Probate  
IN RE: ESTATE OF  
LOIS D'AVOLIO  
Deceased.

The administration of the estate of Lois D'Avolio, deceased, whose date of death was April 23, 2024 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 March 20, 2026.

**Personal Representative**  
**Charles D'Avolio**  
8259 Miramar Way  
Lakewood Ranch, FL 34202  
Email: cbookkeep@aol.com  
Attorney for Personal Representative:  
Neil T. Lyons, Esq.  
Florida Bar No. 91826  
Luhrens Goldberg, LLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address:  
ntl@lawpoweredbywomen.com  
March 20, 27, 2026 26-00606S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026-CP-001422 SC  
IN RE: ESTATE OF  
JOHN PETER DYGERT AKA  
J. PETER DYGERT  
Deceased.

The administration of the estate of John Peter Dygert aka J. Peter Dygert, deceased, whose date of death was December 30, 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 March 20, 2026.

**Personal Representative:**  
**Diane V. Dygert**  
1415 Monroe Ave.  
River Forest, Illinois 60305  
Attorney for Personal Representative:  
s/s/ Andrej Cuturic  
Andrej Cuturic  
Attorney  
Florida Bar Number: 1018523  
801 E Venice Ave, Ste. 2  
Venice, Florida 34285  
Telephone: (941) 441-9193  
Fax: (941) 214-2629  
E-Mail: ac@legacylifelegal.com  
Secondary E-Mail:  
stephanie@legacylifelegal.com  
March 20, 27, 2026 26-00635S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 001426 NC  
Division Probate  
IN RE: ESTATE OF  
ADRIENNE SHUFRO  
SILVERSTEIN  
Deceased.

The Trust Administration of the estate of Adrienne Shufro Silverstein, deceased, whose date of death was January 9, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Second Floor, Venice, FL 34293. The names and addresses of the Trustee and the Trustee'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 decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Trustee 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 March 20, 2026.

**Bernice Silverstein**  
**Personal Representative**  
131 Sewall Avenue, #44  
Brookline, MA 02446  
s/s/Mark Martella  
Mark Martella  
Attorney for Personal Representative  
Email Addresses:  
mark@martellalaw.com  
tara@martellalaw.com  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone: (941) 867-6865  
March 20, 27, 2026 26-00636S

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-000546-NC  
Division Probate  
IN RE: ESTATE OF  
MATTHEW T. O'CONNOR,  
Deceased.

The administration of the estate of Matthew T. O'Connor, deceased, whose date of death was September 10, 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.

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000779-SC  
IN RE: ESTATE OF  
JAMES J. BRENNAN  
Deceased.

The administration of the estate of James J. Brennan, deceased, File Number 2026-CP-000779-SC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 South Tamiami Trail, Venice, Florida 34293. The names and addresses of the 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 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 March 20, 2026.

**Personal Representative:**  
**SEAN BRENNAN**  
117 Daylily Blvd.  
Nokomis, FL 34275  
Attorney for Personal Representative:  
WILLIAM BETTERTON, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 1054055  
735 E. Venice Avenue, Suite 200  
Venice, Florida 34285  
Telephone: 941-303-6769  
March 20, 27, 2026 26-00626S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 1348 NC  
Division: Probate  
IN RE: ESTATE OF  
MICHAEL A. FRAWLEY,  
Deceased.

The administration of the estate of Michael A. Frawley, deceased, whose date of death was December 21, 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, 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 March 20, 2026.

**Personal Representative:**  
**Kieran Frawley**  
**c/o Ledbetter Cowan Law Group**  
229 Pensacola Rd.  
Venice, FL 34285  
Attorney for Personal Representative:  
Ledbetter Cowan Law Group  
Jada W. Terresos, Esq.,  
FL Bar No. 1032584  
Email: jada@LedbetterLawFL.com  
March 20, 27, 2026 26-00628S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 001132 SC  
Division Probate  
IN RE: ESTATE OF  
GEORGE H. STEELE  
Deceased.

The administration of the estate of George H. Steele, deceased, whose date of death was February 3, 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 March 20, 2026.

**Personal Representative:**  
**Callie Cowan, Esq.**  
**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@LedbetterCowan.com  
Callie W. Cowan, Esq.,  
FL Bar No. 57893  
Email: callie@LedbetterCowan.com  
Jada W. Terresos, Esq.,  
FL Bar No. 1032584  
Email: jada@LedbetterCowan.com  
Oksana Melnichenko, Esq.,  
FL Bar No. 1059375  
Email: oksana@LedbetterCowan.com  
229 Pensacola Road  
Venice, Florida 34285  
Tel: (941) 256 3965  
Fax: (941) 866 7514  
2nd Email:  
probate@LedbetterCowan.com  
March 20, 27, 2026 26-00631S

## SECOND INSERTION

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 March 20, 2026.

**Personal Representative:**  
**Brendan T. O'Connor**  
1045 Sherwood Forest Drive  
Sarasota, FL 34232  
Attorney for Personal Representative:  
Charla M. Burchett  
E-Mail Addresses:  
cburchett@shutts.com  
cmbcour@shutts.com  
Florida Bar No. 0813230  
Shutts & Bowen LLP  
1858 Ringling Blvd., Suite 300  
Sarasota, FL 34236  
Telephone: (941) 552-3500  
March 20, 27, 2026 26-00646S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 2026-CP-1102-NC  
IN RE: ESTATE OF  
ROBERT G. ROTTKAMP,  
deceased

The administration of the estate of ROBERT G. ROTTKAMP, deceased, whose date of death was January 17, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is POST OFFICE 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 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 March 20, 2026.

**Personal Representative:**  
**Benjamin M. Rottkamp**  
4723 Stevens Dr.  
Sarasota, FL 34234  
Attorney for Personal Representative:  
J. Kevin Drake of  
J. Kevin Drake, P.A.  
Florida Bar No: 705055  
1432 First Street  
Sarasota, FL 34236  
(941) 954-7750  
kdrake@drakelawyers.com  
dussher@drakelawyers.com  
March 20, 27, 2026 26-00632S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000790 SC  
IN RE: ESTATE OF  
PATRICIA MERREL HAYLES,  
Deceased.

The administration of the estate of PATRICIA MERREL HAYLES, deceased, whose date of death was 05/29/2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of the court is Sarasota County Clerk of Court, 4000 S. Tamiami Trail, Venice, FL 34293, with a mailing address of 4000 S. Tamiami Trail, Venice, FL 34293. The names and address of the ancillary personal representative and the ancillary personal representative's attorney is 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 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 SO FILED WITHIN THE TIME PERIOD 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 DESCENDENT'S DEATH IS BARRED.

The date of first publication of this Notice is March 20, 2026.

**Personal Representative:**  
**ELIZABETH SEMKOWICH**  
20 Eldonia Road  
Kirkfield, Ontario  
Canada, K0M 2B0  
Attorney for Personal Representative:  
THOMAS C. TYLER, JR., ESQUIRE  
Florida Bar No. 0911585  
735 E. Venice Avenue, Suite 200  
Venice, Florida 34285  
Telephone: (941) 488-4422  
Tom@tyleroffices.com  
March 20, 27, 2026 26-00627S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
Sarasota County,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 991 SC  
Division Probate  
IN RE: ESTATE OF  
David L. Schuettner  
Deceased.

The administration of the estate of David L. Schuettner, deceased, whose date of death was December 17th, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 March 20, 2026.

**Sandra L. Sinnamond**  
**c/o Kanetsky, Moore & DeBoer, PA**  
P.O. Address:  
227 Nokomis Avenue South  
Venice, FL 34285  
**Personal Representative**  
JON R. FAHS, Jr.  
KANETSKY, MOORE & DEBOER, P.A.  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
March 20, 27, 2026 26-00625S

--- ESTATE / SALES ---

SECOND INSERTION

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

PROBATE DIVISION  
**File No. 2026-CP-001195-NC**  
IN RE: ESTATE OF  
**THOMAS RICHMOND STAGGS**

The administration of the estate of Thomas Richmond Staggs, deceased, whose date of death was November 13, 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.

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 March 20, 2026.

**Personal Representative:**  
/s/ **Michelle Staggs**  
**MICHELLE STAGGS**

316 Bonnieview Drive  
Cory, NC 27518

Attorney for Personal Representative:  
s/ Marc J. Soss

Marc J. Soss, Esq.  
FBN: 0937045

9040 Town Center Parkway  
Lakewood Ranch, FL 34202

Telephone: (941) 928-0310  
Email: mjs@fl-estateplanning.com

March 20, 27, 2026 26-006405

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT OF  
FLORIDA, IN AND FOR SARASOTA  
COUNTY, FLORIDA PROBATE  
DIVISION

**CASE NO.: 2026-CP-000413-SC**  
IN RE: ESTATE OF  
**CHARLES R. LEMMELIN**

The administration of the estate of Charles R. Lemmelin, deceased, whose date of death was October 28, 2025, is pending in the Clerk of Courts 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 de-

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

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

NOTWITHSTANDING THE TIME 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 March 20, 2026.

**Personal Representative:**  
/s/ **Kyra Lemmelin**  
**Kyra Lemmelin**

531 Bellevue Ave E  
Seattle, WA 98102

Attorney for Personal Representative of the Estate of Charles R. Lemmelin:

/s/ William L. Tucker

William L. Tucker, Esquire  
Florida Bar No. 92580

Bressler, Amery & Ross, P.C.  
515 E. Las Olas Boulevard, Suite 800

Pt. Lauderdale, Florida 33301  
Telephone (813) 344-1596

March 20, 27, 2026 26-006425

SECOND INSERTION

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

PROBATE DIVISION  
**File No. 2026-CP-000724-SC**  
IN RE: ESTATE OF  
**BARBARA A. BARKER**

**Deceased.**

The administration of the estate of BARBARA A. BARKER, deceased, File Number 2026-CP-000724-SC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 South Tamiami Trail, Venice, Florida 34293. The names and addresses of the 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 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 March 20, 2026.

**Personal Representative:**  
**RONALD BARKER**

3000 Aston Gardens Dr., Apt 225  
Venice, FL 34293

Attorney for Personal Representative:  
WILLIAM BETTERTON, ESQ.

Attorney for Personal Representative  
Florida Bar No. 1054055

735 E. Venice Avenue, Suite 200  
Venice, Florida 34285

Telephone: 941-303-6769

March 20, 27, 2026 26-006485

SECOND INSERTION

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

**File No. 2026-CP-000356-NC**  
IN RE: ESTATE OF  
**HELEN WOODWARD SEARLE**

**Deceased.**

The administration of the estate of Helen Woodward Searle, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. 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 March 20, 2026.

**Personal Representative:**  
**Julie Searle Vanas**

410 Midsummer Dr.  
Gaithersburg, Maryland 20878

Attorney for Personal Representative:  
Amber L. Nicol, Esq.

Attorney  
Independent of Counsel

Florida Bar Number: 1028018

Pippen Law Group, PLLC  
10225 Ulmerton Rd., Bldg. #11

Largo, FL 33771  
Telephone: (727) 586-3306

Fax: (727) 585-4209  
E-Mail: Amber@attypip.com

Secondary E-Mail: Suzie@attypip.com  
March 20, 27, 2026 26-006185

SECOND INSERTION

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

**File No. 2025 CP 3526 SC**  
Division **PROBATE**  
IN RE: ESTATE OF  
**MARIE JAJER**

**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 Marie Jajer, deceased, File No. 2025 CP 3526 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 June 30, 2024; that the total value of the estate is \$10,031.92, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Caitlin Shinn	11893 Forest Park Circle Bradenton, FL 34211
Allison Smetts	301 Estil Drive Nokomis, Florida 34275
O'Brien & Bennett, P.A.	2750 Ringling Blvd., Ste 3 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 F.S., applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, F.S. The written demand must be filed with the clerk.

The date of first publication of this Notice is March 20, 2026.

**Persons Giving Notice:**  
**Caitlin Shinn**

11893 Forest Park Circle  
Bradenton, FL 34211

**Allison Smetts**

11893 Forest Park Circle  
Bradenton, FL 34211

Attorney for Persons Giving Notice  
/s/ Jeanne M. Bennett

Jeanne M. Bennett, Esquire  
FBN: 32881

O'BRIEN & BENNETT, P.A.

2750 Ringling Boulevard, Suite 3  
Sarasota, Florida 34237

Telephone: (941) 316-9200  
Fax: (941) 308-0202

E-Mail 1: jeanne@obrienbennett.com  
E-Mail 2: legal@obrienbennett.com

March 20, 27, 2026 26-006455

SECOND INSERTION

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

**File No.: 26-CP-000468**  
IN RE: ESTATE OF  
**SEVDIE PLLANA, Deceased.**

The administration of the Estate of Sevdie Plana, deceased, whose date of death was January 10, 2026, 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 March 20, 2026.

**Personal Representative:**  
**Dardane Plana**

449 S. 12th Street No. 1005  
Tampa, Florida 33602

Attorney for Personal Representative:  
Elaine N. McGinnis

Florida Bar Number: 725250  
324 N. Dale Mabry Highway, Suite 100

Tampa, FL 33609  
Telephone: (813) 851-3380

E-Mail: elaine@estatelawtampa.com  
March 20, 27, 2026 26-006195

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.: 2019 CA 003060 NC**  
**FIFTH THIRD BANK AS**  
**SUCCESSOR BY MERGER TO MB**  
**FINANCIAL,**

**Plaintiff, vs.**

**SAMANTHA M. DELGADO A/K/A**  
**SAMANTHA MARIE JORDAN**  
**A/K/A SAMANTHA DELGADO;**  
**ENRIQUE A DELGADO**  
**A/K/A ENRIQUE DELGADO;**  
**UNKNOWN TENANT 1 NKA**  
**CAILYN RIVERA; UNKNOWN**  
**SPOUSE OF SAMANTHA M.**  
**DELGADO A/K/A SAMANTHA**  
**MARIE JORDAN; 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 October 30, 2025 in Civil Case No. 2019 CA 003060 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, FIFTH THIRD BANK AS SUCCESSOR BY MERGER TO MB FINANCIAL is the Plaintiff, and SAMANTHA M. DELGADO A/K/A SAMANTHA MARIE JORDAN A/K/A SAMANTHA DELGADO; ENRIQUE A DELGADO A/K/A ENRIQUE DELGADO; UNKNOWN TENANT 1 NKA CAILYN RIVERA; UNKNOWN SPOUSE OF SAMANTHA M. DELGADO A/K/A SAMANTHA MARIE JORDAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID

UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on May 8, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 19375 AND 19376, SOUTH VENICE UNIT 73, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 61, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

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

Dated this 12 day of March, 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  
1599-321B

March 20, 27, 2026 26-006215

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION

**File No. 2026 CP 001002 SC**  
Division **Probate**  
IN RE: ESTATE OF  
**LEWIS A. PALERMO**

**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 Lewis A. Palermo, deceased, File Number 2026 CP 001002 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Tr., Venice, FL 34293; that the decedent's date of death was July 26, 2025; that the total value of the estate is between \$25,000.00 and \$50,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Susan R. Palermo	c/o Paola A. Agostinelli 13292 Pelto St. Venice, FL 34293

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

The date of first publication of this Notice is March 20, 2026.

**Person Giving Notice:**  
**Paola A. Agostinelli**

13292 Pelto St.  
Venice, Florida 34293

Attorney for Person Giving Notice  
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

March 20, 27, 2026 26-006055

SECOND INSERTION

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

**CASE NO.: 2025 CA 00061**

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001220-NC  
IN RE: ESTATE OF

**DAVID GWYN JONES, Deceased.**  
The administration of the Estate of DAVID GWYN JONES, Deceased, whose date of death was January 19, 2026 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3070. 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 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: March 20, 2026.

**STEVEN G. JONES**  
Personal Representative

6320 Venture Drive, Ste. 104  
Lakewood Ranch, Florida 34202  
Justin W. Najmy, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1039816  
Najmy Thompson P.L.  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email:  
jwnajmy@najmythompson.com  
Secondary Email:  
msscott@najmythompson.com  
March 20, 27, 2026 26-00616S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 1123 NC  
Division Probate  
IN RE: ESTATE OF  
JANET C. YOPP  
Deceased.

The administration of the estate of Janet C. Yopp, deceased, whose date of death was January 24, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 20, 2026.

**Personal Representative:**  
**Glen Patrick Yopp**

814 Acton Avenue  
Lehigh Acres, Florida 33971  
Attorney for Personal Representative:  
T. Thomas Shirley  
Attorney  
Florida Bar Number: 154551  
Dunkin & Shirley, P.A.  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
Secondary E-Mail:  
a4@dunkinshirley.com  
March 20, 27, 2026 26-00615S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001264-NC  
IN RE: ESTATE OF  
CANDICE KRISTINA  
SMITH-SINGH,  
Deceased.

The administration of the Estate of CANDICE KRISTINA SMITH-SINGH, Deceased, who was found dead on February 13, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3070. 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 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: March 20, 2026.

**CHASITTY C. COOPER**  
Personal Representative

6320 Venture Drive, Ste. 104  
Lakewood Ranch, Florida 34202  
Justin W. Najmy, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1039816  
Najmy Thompson P.L.  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email: jwnajmy@najmythompson.com  
Secondary Email:  
msscott@najmythompson.com  
March 20, 27, 2026 26-00609S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 854 NC  
IN RE: ESTATE OF  
GAYLE S. MOSES  
Deceased.

The administration of the estate of GAYLE S. MOSES, deceased, whose date of death was January 3, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is March 20, 2026.

**Personal Representative:**  
**PAUL SAMAR**

116 Fitzpatrick Road  
Grafton, Massachusetts 01519  
Attorney for Personal Representative:  
JOHN FERRARI, JR.  
Attorney  
Florida Bar Number: 111132  
John Ferrari, PA  
7100 S. Beneva Road  
Sarasota, Florida 34238  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalfi.com  
Secondary E-Mail:  
pollyb@elderlegalfi.com  
March 20, 27, 2026 26-00614S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 988 SC  
Division Probate  
IN RE: ESTATE OF  
Elizabeth Boggs May  
Deceased.

The administration of the estate of Elizabeth Boggs May, deceased, whose date of death was November 11th, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 March 20, 2026.

**Erik R. Lieberman**

P.O. Address:  
227 Nokomis Avenue South  
Venice, FL 34285  
**Personal Representative**  
JON R. FAHS, Jr.  
KANETSKY, MOORE & DeBOER, P.A.  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
March 20, 27, 2026 26-00607S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 001021 NC  
Division: Probate  
IN RE: ESTATE OF  
RAE P. JONES  
Deceased.

The administration of the estate of Rae P. Jones, deceased, whose date of death was May 21, 2024, 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 March 20, 2026.

**Personal Representative:**  
**Jeffery Jones**

39 Havasu Road  
Orono, Maine 04473  
Attorney for Personal Representative:  
/s/William Galarza  
William Galarza, Esq., Attorney  
Florida Bar Number: 0760501  
6151 Lake Osprey Drive, Suite 300  
Sarasota, FL 34240  
Telephone: (941) 487 8602  
Fax: (941) 296 8017  
E-Mail: wgalarza@galarzalaw.com  
Secondary E-Mail:  
galarzawilliam@gmail.com  
March 20, 27, 2026 26-00602S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 800 SC  
Division Probate  
IN RE: ESTATE OF  
Margot L. Ruber  
Deceased.

The administration of the estate of Margot L. Ruber, deceased, whose date of death was January 18th, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 March 20, 2026.

**Katharine Louise Neckers**  
c/o Kanetsky, Moore & DeBoer, PA

P.O. Address:  
227 Nokomis Avenue South  
Venice, FL 34285  
**Personal Representative**  
JON R. FAHS, Jr.  
KANETSKY, MOORE & DeBOER, P.A.  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
March 20, 27, 2026 26-00608S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
THE 12TH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA  
FILE NO. 2026 CP 000699 NC  
Division PROBATE  
IN RE: ESTATE OF  
THOMAS GRANT STANLEY  
Deceased.

The administration of the estate of Thomas Grant Stanley, 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 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.

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 March 20, 2026.

**Personal Representative:**  
**Carrie A. Roesner**

5509 W. 69th St.  
Prairie Village, Kansas 66208  
Attorney for Personal Representative:  
Stacey Maloney, Esq.  
Attorney for Carrie A. Roesner  
Florida Bar Number: 1022354  
The Law Office of  
Stacey Maloney, PLLC  
1990 Main St., Ste. 750  
Sarasota, FL 34236  
Telephone: (941) 301-8877  
E-Mail: stacey@maloneylegalfi.com  
March 20, 27, 2026 26-00603S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 2026-CP-000862-SC  
IN RE: ESTATE OF  
PETER DAVID KASDIN  
Deceased.

The administration of the Estate of Peter David Kasdin, deceased, whose date of death was January 3, 2026, 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.

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

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 March 20, 2026.

**Personal Representative:**  
**Noelle Christie-Kasdin**

(Feb 12, 2026 10:53:26 EST)  
145 Morris Lane, Unit 201  
Lake Forest, IL 60045  
Attorney for Personal Representative:  
/s/ Beth M. Lazar  
Beth M. Lazar, Esq.  
Florida Bar Number: 51187  
THERREL BAIDEN, LLP  
One SE 3rd Avenue, Suite 2950  
Miami, FL 33131  
Telephone: (305) 371-5758  
Fax: (305) 371-3178  
E-Mail:  
Blazar@TherrelBaisden.com  
2nd E-Mail:  
Probate@TherrelBaisden.com  
LBermudez@TherrelBaisden.com  
March 20, 27, 2026 26-00599S

--- SALES ---

SECOND INSERTION

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

**CASE NO. 2024-CA-003022**  
**CELTIC BANK CORPORATION,**  
**Plaintiff, v.**

**CLOUD TEN! MARKETING**  
**GROUP, LLC; RICHARD R. SMITH**  
**III; WILLIAM J. DILLON AND**  
**VIVIANNE B. DILLON; ITG DD&A**  
**LLC; BOBCAT TRAIL**

**HOMEOWNERS ASSOCIATION,**  
**INC.; NICHOLAS R. OWENS AND**  
**NANCY A. OWENS; JERRY W.**  
**GREEN; KEN FERRON AND PATTI**  
**FERRON; MARK W. O'NEAL; JAY**  
**B. SILVER; DONALD W. BEANE**  
**AND ANNE M. BEANE; JOHN**  
**DOUGLAS MCNAMEE AND**  
**MARILYN MCNAMEE; GARY**  
**KINDSFATHER AND LINDA**  
**KINDSFATHER; MARK R.**  
**CORVESE; WILLIAM M.**

**SCARANO JR. AND DIANA M.**  
**SCARANO; ELIZBAETH A.**  
**BENNETT; J. HENRY**  
**CORMIER AND INGRID**  
**CORMIER; THE CITY OF NORTH**  
**PORT; PNC EQUIPMENT**

**FINANCE, LLC; GOLF VENTURES,**  
**INC.; BRIDGETT, LLC; PAYROLL**  
**FUNDING COMPANY LLC; LYNCH**  
**OIL COMPANY, INC.; and ANY**  
**UNKNOWN PERSONS IN**  
**POSSESSION, if any,**

**Defendants.**  
NOTICE IS HEREBY given that,  
pursuant to Uniform Final Judgment  
of Mortgage Foreclosure entered  
in this cause in the Circuit Court of  
Sarasota County, Florida, the Clerk  
of the Circuit Court of Sarasota  
County, Florida will sell at public sale  
the highest and best bidder for cash,  
online at: www.sarasota.realforeclose.  
com, on April 17, 2026 at 9:00 A.M.  
the property situated in Sarasota  
County, Florida described as follows:

SEE ATTACHED EXHIBIT A  
EXHIBIT "A"

**LEGAL DESCRIPTION**  
**OF PROPERTY**

Golf "1"  
Bobcat Trail  
Section 25, Township 39 South,  
Range 21 East, and Section 30,  
Township 39 South, Range 22  
East City of North Port, Sarasota  
County, Florida.

A portion of the golf course with-  
in Bobcat Trail in Section 25,  
Township 39 South, Range 21  
East and Section 30, Township  
39 South, Range 22 East, City  
of North Port, Sarasota County,  
Florida, which portion is de-  
scribed as follows:

From the Southeast corner of  
said Section 25 run N 00°10'06"  
E along the East line of said sec-  
tion for 1931.30 feet; thence  
run N 89°49'54" W for 141.99  
feet to the Point of Beginning  
of the herein described portion.

From said Point of Beginning  
run around said portion the fol-  
lowing courses: N 89°29'16" W  
for 168.03 feet; N 00°10'06"  
E for 720.24 feet; N 77°28'19"  
E for 382.37 feet; N 81°32'26"  
E for 323.62 feet; N 36°42'18"  
E for 115.75 feet; S 70°13'24"  
E for 91.68 feet to a point of cur-  
vature Southeasterly along the  
arc of a curve to the right of ra-  
dius 470.00 feet (delta 11°39'13")  
(chord bearing S 64°23'47" E)  
(chord 95.43 feet) for 95.60  
feet Southwesterly along the arc  
of a curve to the left of radius  
500.00 feet (delta 11°14'39")  
(chord bearing S 32°56'13" W)  
(chord 97.97 feet) for 98.12 feet;  
N 59°33'14" W for 85.09 feet;  
S 35°20'53" W for 105.44 feet;  
N 68°21'20" W for 67.78 feet;  
S 83°59'28" W for 152.84 feet;  
S 14°21'52" W for 84.65 feet;  
S 70°51'28" W for 128.08 feet;  
S 18°35'28" W for 116.06 feet;  
S 71°16'27" W for 62.30 feet;  
S 24°56'03" W for 125.72 feet;  
S 55°41'47" W for 129.53 feet;  
S 00°54'34" E for 63.01 feet;  
S 29°54'30" E for 130.36 feet;  
S 28°36'38" W for 75.18 feet and  
S 01°17'13" E for 74.00 feet to the  
Point of Beginning.

Subject to Drainage Easement  
6, Lift Station "A" Easement and  
Force Main Easement listed be-  
low.

Bearings hereinabove mentioned  
are based on the East line of said  
Section 25, Township 39 South,  
Range 21 East as bearing N  
00°10'06" E

Bobcat Trail  
Drainage Easement 6  
Section 25, Township 39 South,  
Range 21 East, and Section 30,  
Township 39 South, Range 22  
East City of North Port, Sarasota  
County, Florida;

A strip of land for drainage ease-  
ment purposes 20 feet wide ly-  
ing in Section 25, Township 39  
South, Range 21 East and Sec-  
tion 30, Township 39 South,  
Range 22 East, City of North  
Port, Sarasota County, Florida,  
which strip is described as fol-  
lows:

From the Southwest corner of  
said Section 25 run N 00°10'06"  
E along the East line of said sec-

tion for 2732.92 feet; thence run  
S 89°49'54" E for 45.71 feet to the  
Point of Beginning of the herein  
described strip.

From said Point of Beginning  
run N 77°28'19" E for 17.73 feet;  
thence run N 81°32'26" E for  
2.30 feet; thence run S 09°07'11"  
E for 170.17 feet; thence run  
S 70°51'28" W for 13.00 feet;  
thence run S 18°35'28" W for  
16.42 feet; thence run N  
09°07'11" W for 185.11 feet to the  
Point of Beginning.

Bearings hereinabove men-  
tioned are based on the East line  
of said Section 25, Township 39  
South, Range 21 East as bear N  
00°10'06" E.

Lift Station "A" Easement  
And  
Force Main Easement Across  
Golf Course at Bobcat Trail Sec-  
tion 25, Township 39 South,  
Range 21 East

City of North Port, Sarasota  
County, Florida

A tract of land and a strip of land  
for Lift Station Easement and  
Force Main Easement purposes  
lying in Section 25, Township  
39 South, Range 21 East, City  
of North Port, Sarasota County,  
Florida, which tract and strip are  
described as follows:

From the Northerlymost corner  
of Lot 14, Block B, Bobcat Trail,  
Plat Book 39 at Page 21, Sarasota  
County Records, run Northwesterly  
along the Southwesterly line  
of Villa Road as shown on said  
Record Plat along the arc of a  
curve to the left of radius 470.00  
feet (delta 11°39'13") (chord  
bearing N 64°23'47" W) (chord  
95.43 feet) for 95.60 feet to a  
point of tangency; thence con-  
tinue along said Southwesterly  
line of Villa Road N 70°13'24" W  
for 34.07 feet to the Point of Be-  
ginning of the herein described  
parcel.

From said Point of Beginning  
run S 19°47'03" W for 46.99  
feet; thence run N 70°13'24"  
W for 40.00 feet; thence run  
N 19°47'03" E for 12.17 feet to  
a point designated "X"; thence  
continue N 19°47'03" E for 34.83  
feet to an intersection with said  
Southwesterly line of Villa Road;  
thence run S 70°13'24" E for  
42.03 feet to the Point of Begin-  
ning.

And  
From the hereinabove described  
point "X" run S 43°22'10" W  
along the centerline of a 20  
feet wide force main easement  
for 89.42 feet; thence run S  
68°50'03" W for 388.67 feet;  
thence run N 89°49'54" W for  
341.62 feet to the end of the  
herein described force main  
easement.

Bearings hereinabove mentioned  
are based on the East line of said  
Section 25, Township 39 South,  
Range 21 East as bearing N  
00°10'06" E.

Bobcat Trail  
Section 30, Township 39, Range  
22 East City of North Port, Sara-  
sota County, Florida.

A portion of the golf course with-  
in Bobcat Trail in Section 30,  
Township 39 South, Range 22  
East, City of North Port, Sarasota  
County, Florida, which portion is  
described as follows:

From the Southwest corner of  
said Section 30 run N 00°10'06"  
E along the West line of said sec-  
tion for 2942.94 feet; thence run  
S 89°49'54" E for 449.44 feet  
to the Point of Beginning of the  
herein described portion.

From said Point of Beginning  
run around said portion the fol-  
lowing courses: N 18°50'28" E  
for 168.46 feet; N 44°00'58" E  
for 135.83 feet; N 13°45'10" E  
for 509.17 feet; N 00°10'06" E  
for 180.75 feet; S 89°49'54" E  
for 84.80 feet to a point of curva-  
ture; Southeasterly along the arc  
of a curve to the right of radius  
1800.00 feet (delta 29°29'11")  
(chord bearing S 75°05'18" E)  
(chord 916.15 feet) for 926.34  
feet to a point of tangency; S  
60°20'43" E for 467.26 feet; S  
26°00'12" W for 12.92 feet; S  
87°17'42" W for 127.14 feet; N  
64°21'32" W for 55.46 feet; N  
39°59'13" W for 161.84 feet; S  
76°44'28" W for 178.77 feet; N  
71°26'13" W for 282.71 feet; N  
09°49'40" W for 128.89 feet; S  
81°00'27" W for 300.70 feet;  
N 37°34'07" W for 49.20 feet;  
N 02°03'36" W for 139.09 feet;  
N 85°17'07" W for 97.33 feet; S  
14°02'10" W for 300.99 feet;  
S 10°51'23" E for 148.66 feet;  
S 17°15'57" W for 77.49 feet;  
S 66°22'30" E for 82.27 feet  
Southwesterly along the arc of a  
curve to the left of radius 390.00  
feet (delta 18°45'12") (chord  
bearing S 14°14'54" W) (chord  
127.08 feet) for 127.65 feet to a  
point of tangency; thence run  
S 04°52'18" W for 107.79 feet to  
a point of curvature Southwesterly  
along the arc of a curve to the  
right of radius 250.00 feet (del-

ta 50°37'35") (chord bearing S  
30°11'06" W) (chord 213.78 feet)  
for 220.90 feet to a point of tan-  
gency; thence run S 55°29'54" W  
for 205.11 feet to a point of curva-  
ture Southwesterly along the  
arc of a curve to the left of radius  
500.00 feet (delta 09°57'13")  
(chord bearing S 50°31'17" W)  
(chord 86.75 feet) for 86.86 feet  
Northwesterly along the arc of  
a curve to the left of radius  
530.00 feet (delta 12°52'04")  
(chord bearing N 63°47'22" W)  
(chord 118.78 feet) for 119.03  
feet to a point of tangency and N  
70°13'24" W for 115.64 feet to the  
Point of Beginning.

Bearings hereinabove mentioned  
are based on the West line of said  
Section 30, Township 39 South,  
Range 22 East as bearing N  
00°10'06" E.

Bobcat Trail  
Section 30, Township 39 South,  
Range 22 East City of North  
Port, Sarasota County, Florida

A portion of the golf course with-  
in Bobcat Trail in Section 30,  
Township 39 South, Range 22  
East, City of North Port, Sarasota  
County, Florida, which portion is  
described as follows:

From the Southwest corner of  
said Section 30 run N 00°10'06"  
E along the West line of said sec-  
tion for 1569.57 feet; thence run  
S 89°49'54" E for 1644.85 feet  
to the Point of Beginning of the  
herein described portion.

From said Point of Beginning  
run around said portion the fol-  
lowing courses: N 06°59'06" W  
for 118.21 feet; N 36°02'17" W  
for 59.97 feet; N 18°28'11" W  
for 396.14 feet and N 16°00'52" E  
for 428.26 feet; thence run North-  
easterly along the arc of a curve  
to the left of radius 440.00 feet  
(delta 16°28'04") (chord bearing  
N 32°16'29" E) (chord 126.03  
feet) for 126.46 feet to a point  
of tangency; N 24°02'27" E for  
229.02 feet to a point of curva-  
ture Northeastly along the arc  
of a curve to the left of radius  
1105.00 feet (delta 08°39'00")  
(chord bearing N 19°42'58" E)  
(chord 166.66 feet) for 166.82  
feet; S 02°16'17" E for 117.82 feet;  
N 22°42'52" E for 46.62 feet;  
N 11°03'05" E for 130.42 feet;  
N 72°23'15" E for 66.10 feet; N  
32°54'19" E for 40.50 feet; N  
18°13'30" W for 172.66 feet; N  
36°58'22" E for 111.40 feet; N  
83°23'43" E for 191.27 feet; S  
63°26'06" E for 95.95 feet and  
S 29°39'17" W for 817.05 feet to  
a point of curvature; thence run  
Southwesterly, Southerly and  
Southeasterly along the arc of a  
curve to the left of radius 1150.00  
feet (delta 57°18'36") (chord  
bearing S 00°59'59" W) (chord  
1102.93 feet) for 1150.28 feet; S  
64°19'25" W for 133.39 feet and  
N 88°38'11" W for 149.69 feet to  
the Point of Beginning.

Bearings hereinabove mentioned  
are based on the West line of said  
Section 30, Township 39 South,  
Range 22 East as bearing N  
00°10'06" E.

Bobcat Trail  
Sections 30 and 31, Township  
39 South, Range 22 East City  
of North Port, Sarasota County,  
Florida.

A portion of the golf course  
within Bobcat Trail in Sections  
30 and 31, Township 39 South,  
Range 22 East, City of North  
Port, Sarasota County, Florida,  
which Portion a described as fol-  
lows:

From the Southwest corner of  
said Section 30 run N 00°10'06"  
E along the West line of said sec-  
tion for 1570.58 feet; thence run  
S 89°49'54" E for 1944.96 feet  
to the Point of Beginning of the  
herein described portion.

From said Point of Beginning  
run around said portion the fol-  
lowing courses: S 30°44'38" E  
for 599.66 feet to a point of tan-  
gency; Southeasterly along the  
arc of a curve to the left of radius  
1200.00 feet (delta 31°57'17")  
(chord bearing S 47°27'08" E)  
(chord 660.61 feet) for 669.25  
feet to a point of tangency; S  
64°08'38" E for 1259.91 feet;  
thence run Southerly and South-  
easterly along the arc of a curve  
to the left of radius 675.00 feet  
(delta 42°41'16") (chord bear-  
ing S 12°45'33" E) (chord 491.35  
feet) for 502.90 feet to a point  
of compound curvature; thence  
run Southeasterly along the arc  
of a curve to the right of radius  
700.00 feet (delta 16°53'09")  
(chord bearing S 25°39'38" E)  
(chord 205.55 feet) for 206.30  
feet; S 75°37'42" W for 98.35  
feet; N 47°29'10" W for 224.41  
feet; N 36°21'30" E for 118.85  
feet; N 00°20'16" W for 61.27  
feet; N 69°01'42" W for 94.81  
feet; N 17°18'05" W for 116.38  
feet; N 36°11'40" W for 78.29  
feet; N 57°08'34" W for 206.35  
feet; N 20°52'55" W for 92.75  
feet; N 64°30'25" W for 141.62

feet; S 84°33'01" W for 177.86  
feet; N 56°48'47" W for 71.11 feet;  
N 09°52'07" W for 85.72 feet; N  
81°34'43" W for 68.94 feet; N  
01°31'15" E for 103.54 feet; N  
78°32'31" W for 405.78 feet; N  
21°15'29" W for 88.46 feet; N  
85°12'42" W for 164.66 feet; S  
30°11'31" W for 103.82 feet and  
N 57°50'25" W for 301.44 feet  
to a point of curvature; thence  
run Northwesterly and Westerly  
along the arc of a curve to the  
left of radius 470.00 feet (delta  
42°28'30") (chord bearing N  
79°04'40" W) (chord 340.50  
feet) for 348.42 feet to a point  
of tangency; thence run S 79°41'05"  
W for 25.96 feet; thence run  
S 10°18'55" E for 140.00 feet;  
thence run S 79°41'05" W for  
2.46 feet; thence run North-  
westerly along the arc of a curve  
to the right of radius 25.00 feet  
(delta 95°36'39") (chord bear-  
ing N 58°07'14" W) (chord 37.04  
feet) for 41.72 feet to a point  
of tangency; N 10°18'55" W for  
40.93 feet to a point of curva-  
ture Northwesterly along the arc  
of a curve to the left of radius  
200.00 feet (delta 17°32'37")  
(chord bearing N 19°05'13" W)  
(chord 61.00 feet) for 61.24 feet  
to a point of compound curva-  
ture Northwesterly along the  
arc of a curve to the right of ra-  
dius 415.00 feet (delta 32°17'11")  
(chord bearing N 44°00'07" W)  
(chord 230.77 feet) for 233.85  
feet; N 45°00'00" E for 258.72  
feet; S 45°00'00" E for 118.61  
feet; N 45°00'00" E for 129.50  
feet; N 45°00'00" W for 157.05  
feet; N 45°00'00" E for 92.38 feet;  
N 45°00'00" W for 183.26 feet; S  
45°00'00" W for 121.71 feet;  
N 45°00'00" W for 115.50 feet; S  
45°00'00" W for 208.97 feet; S  
03°40'30" W for 291.88 feet; N  
77°01'40" W for 216.35 feet to  
a point of curvature; Northwesterly  
along the arc of a curve to the  
right of radius 600.00 feet (delta  
17°07'29") (chord bearing N  
68°27'56" W) (chord 178.66  
feet) for 179.33 feet to a point  
of compound curvature Northwesterly  
along the arc of a curve to the  
right of radius 1480.00 feet (delta  
20°44'18") (chord bearing N  
49°32'03" W) (chord 532.77  
feet) for 535.69 feet to a point  
of tangency; N 39°09'54" W for  
434.15 feet to a point of curva-  
ture Northwesterly along the arc  
of a curve to the left of radius  
700.00 feet (delta 20°02'10")  
(chord bearing N 49°10'59" W)  
(chord 243.54 feet) for 244.79  
feet to a point of reverse curva-  
ture Northerly along the arc  
of a curve to the right of radius  
25.00 feet (delta 86°02'06")  
(chord bearing N 16°11'01" W)  
(chord 34.11 feet) for 37.54 feet;  
S 63°09'58" E for 130.00 feet; N  
26°50'02" E for 36635 feet and  
S 41°12'37" E for 49.60 feet South-  
easterly along the arc of a curve  
to the left of radius 180.00 feet  
(delta 43°50'45") (chord bear-  
ing S 35°52'01" E) (chord 134.41  
feet) for 137.75 feet; N 83°02'29"  
W for 112.12 feet; S 26°50'02"  
W for 248.04 feet; S 51°40'03"  
E for 330.63 feet; N 74°06'51"  
E for 194.91 feet; S 53°39'41"  
E for 65.72 feet; S 35°37'20"  
E for 183.30 feet; S 47°52'35"  
E for 122.71 feet S 08°27'24"  
E for 60.34 feet; S 47°44'25"  
E for 35.98 feet; S 57°12'26"  
E for 66.24 feet; S 47°14'53" for  
97.83 feet; 5 80°13'38" E for  
130.13 feet; N 07°11'11" E for  
100.43 feet; N 48°16'55" E for  
251.97 feet; N 85°25'23" E for  
206.32 feet and N 56°59'32" E  
for 202.31 feet to the Point of  
Beginning.

Subject to Drainage Easements  
10, 11, 20, 21, Sanitary Sewer  
Line Easement, Nonexclusive  
Easement to GTE of Florida,  
Inc. and 10' Utility Easement for  
Clubhouse (descriptions below).  
Bearings hereinabove mentioned  
are based on the West line of said  
Section 30, Township 39 South,  
Range 22 East as bearing N  
00°10'06" E.

Bobcat Trail  
Drainage Easement 10  
Section 30, Township 39 South,  
Range 22 East City of North  
Port, Sarasota County, Florida.

A strip of land for drainage ease-  
ment purposes 20 feet wide,  
lying in Section 30, Township  
39 South, Range 22 East, City  
of North Port, Sarasota County,  
Florida, which strip is described  
as follows:

From the Southwest corner of  
said Section 30 run N 00°10'06"  
E for 1218.41 feet; thence run  
S 89°45'54" E for 1511.75 feet  
to the Point of Beginning of the  
herein described centerline.

From said Point of Beginning  
run S 19°56'07" E for 11.99 feet  
to a Northwesterly line of Recre-  
ation Space "A"; thence continue  
S 19°56'07" E for 372.27 feet  
to a Southeasterly line of said,  
Recreation Space "A"; thence  
continue S 19°56'07" E for 2.36  
feet; thence run S 32°10'11" E  
for 217.60 feet; thence run  
S 23°35'01" W for 5.50 feet to  
an intersection with a curved  
Northeasterly line of Bobcat  
Trail as shown on plat recorded  
in Plat Book 39 at Page 21, Sara-  
sota County Records and the end  
of the herein described center-

line. The side lines lengthening  
and shortening to intersect said  
Northeasterly line of Bobcat  
Trail.

Bearings hereinabove mentioned  
are based on the West line of  
said Section 30, Township 39  
South, Range 22 East to bear N  
00°10'06" E.

Bobcat Trail  
Drainage Easement 11  
Section 30, Township 39 South,  
Range 22 East City Of North  
Port, Sarasota County, Florida.

A strip of land for drainage ease-  
ment purposes 29 feet wide, ly-  
ing in Section 30, Township 39  
South, Range 22 East, City of  
North Port, Sarasota County,  
Florida, which strip is described  
as follows:

From the Southwest corner of  
said Section 30 run N 00°10'06"  
E for 1783.73 feet; thence run  
S 89°49'54" E for 270.49 feet to  
the Point of Beginning of the herein  
described strip.

From said Point of Beginning  
run N 84°51'59" E for 112.12  
feet; thence run S 26°50'02"  
W for 23.58 feet; thence run  
S 84°21'59" W for 78.22 feet;  
thence run Northwesterly along  
the arc of a curve to the left of  
radius 700.00 (delta 02°23'56")  
(chord bearing N 52°05'41" W)  
(chord 29.30 feet) for 29.31 feet  
to the Point of Beginning.

Bearings hereinabove mention  
are based on the West line of  
said Section 30, Township 39  
South, Range 22 East to bear N  
00°10'06" E.

Bobcat Trail  
Drainage Easement 20  
Section 30, Township 39 South,  
Range 22 East City of North  
Port, Sarasota County, Florida.

A strip of land for drainage ease-  
ment purposes 20 feet wide ly-  
ing in Section 30, Township 39  
South, Range 22 East, City of  
North Port, Sarasota County,  
Florida, which strip is described  
as follows:

From the Southwest corner of  
said Section 30 run N 00°10'06"  
E for 1583.32 feet; thence run  
5 89°49'54" E for 609.54 feet  
to the Point of Beginning of the  
herein described strip.

From said Point of Beginning  
run S 51°40'03" E for 20.01  
feet; thence run S 36°50'06"  
W for 121.99 feet; thence run  
N 39°09'45" W for 20.61 feet;  
thence run N 36°50'06" E for  
117.53 feet to the Point of Begin-  
ning.

Bearings hereinabove mentioned  
are based on the West line of  
said Section 30, Township 39  
South, Range 22 East to bear N  
00°10'06" E.

Bobcat Trail  
Drainage Easement 21  
Section 30, Township 39 South,  
Range 22 East City of North  
Port, Sarasota County, Florida.

A strip of land for drainage ease-  
ment purposes 20 feet wide ly-  
ing in Section 30, Township 39  
South, Range 22 East, City of  
North Port, Sarasota County,  
Florida, which strip in described  
as follows:

From the Southwest corner of  
said Section 30 run N 00° 10'  
06" E for 1186.04 feet; thence  
run S 89°49'54" E for 1304.28  
feet to the Point of Beginning of  
the herein described strip.

From said Point of Beginning  
run S 80°13'38" E for 20.00  
feet; thence run S 09°18'00"  
W for 275.14 feet; thence run  
N 77°01'40" W for 20.04 feet;  
thence run N 09°18'00" E for  
274.02 feet to the Point of Begin-  
ning.

Bearings hereinabove mentioned  
are based on the West line of  
said Section 30, Township 39  
South, Range 22 East to bear N  
00°10'06" E.

Bobcat Trail  
Sanitary Sewer Easement for  
Clubhouse Bobcat Trail Section  
30, Township 39 South, Range  
22 East City of North Port, Sara-  
sota County, Florida.



\*\*Ad Cont'd from previous page\*\*

cords run N 73°43'36" E along the Southerly line of said Lot 26 for 36.00 feet; thence run S 16°16'24" E for 33.41 feet to an intersection with the Northerly line of Lot 1, Block G, said Bobcat Trail; thence run S 73°43'36" W along the Northerly line of said Lot 1 for 36.00 feet to the Northwesterly most corner of said Lot 1; thence run N 16°16'24" W along the Easterly line of Royal Palm Drive as shown on said Record Plat for 33.41 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the Record Plat of Bobcat Trail wherein the Easterly line of Royal Palm Drive is shown to bear N 16°16'24" W. Golf "16"

Bobcat Trail Sections 25 and 36, Township 39 South, Range 21 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Sections 25 and 36, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southeast corner of said Section 36 run S 00°10'06" W along the East line of said section for 61.77 feet; thence run N 89°49'54" W for 1181.64 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion: S 16°16'24" E for 119.89 feet; S 24°15'00" W for 208.12 feet; N 65°45'00" W for 699.24 feet to a point of curvature; thence run Northwest-erly and Northerly along the arc of a curve to the right of radius 25.00 feet (delta 89°10'31") (chord bearing N 21°10'10" W) (chord 35.10 feet) for 38.91 feet to a point of reverse curvature; thence run Northeasterly along the arc of a curve to the left of radius 5100.00 feet (delta 04°41'24") (chord bearing N 21°03'58" E) (chord 417.36 feet) for 417.47 feet; S 71°16'44" E for 76.78 feet; S 22°02'16" E for 221.89 feet; S 71°30'58" W for 194.91 feet; S 11°02'44" W for 50.12 feet; S 66°15'01" W for 290.48 feet; S 19°12'41" E for 56.55 feet; S 87°41'18" E for 71.85 feet; N 49°49'10" E for 124.03 feet and N 77°51'24" E for 142.73 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "17" Bobcat Trail Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Sections 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 198.60 feet; thence run N 89°49'54" W for 149.76 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion: S 75°48'03" W for 60.89 feet; S 44°22'02" W for 102.81 feet; S 80°10'12" W for 124.36 feet; N 43°47'33" W for 54.30 feet; N 11°58'34" E for 418.69 feet; N 52°23'49" E for 118.89 feet; N 14°02'30" W for

114.56 feet; N 23°41'25" E for 96.08 feet; N 18°16'28" W for 167.43 feet; N 17°14'45" E for 393.22 feet; N 02°28'09" E for 347.75 feet and N 88°50'54" E for 102.35 feet; thence run South-erly along the arc of a curve to the left of radius 480.00 feet (delta 26°21'07") (chord bearing S 02°29'19" W) (chord 218.82 feet) for 220.77 feet to a point of tangency; thence run S 10°50'15" E for 421.62 feet to a point of curvature; thence run South-erly along the arc of a curve to the right of radius 300.00 feet (delta 27°04'26") (chord bearing S 02°41'58" W) (chord 140.44 feet) for 141.76 feet to a point of tangency, thence run S 16°14'12" W for 450.86 feet to a point of curvature; thence run South-erly along the arc of a curve to the left of radius 680.00 feet (delta 24°35'16") (chord bearing S 03°56'34" W) (chord 289.58 feet) for 291.81 feet to the Point of Beginning.

Subject to Drainage Easements 13, 14 and 17, set out below. Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Bobcat Trail Drainage Easement 13 Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes 20 feet wide lying in Section 25, Township 39 South, Range 21 East and in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southwest corner of said Section 30 run N 00°10'06" E for 1434.62 feet; thence run S 89°49'54" E for 49.90 feet to the Point of Beginning of the herein described strip.

From said Point of Beginning run S 10°50'15" E for 20.00 feet; thence run S 79°09'45" W for 245.45 feet; thence run N 02°28'09" E for 20.55 feet; thence run N 79°09'45" E for a 240.72 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Drainage Easement 14 Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes 20 feet wide lying in Section 25, Township 39 South, Range 21 East and in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southwest corner of said Section 30 run N 00°10'06" E for 1013.67 feet; thence run N 89°49'54" W for 289.62 feet to the Point of Beginning of the herein described strip.

From said Point of Beginning run S 87°46'59" E for 415.67 feet; thence run Southwest-erly along the arc of a curve to the right of radius 420.00 feet (delta 02°43'43") (chord bearing S 02°13'01" W) (chord 20.00 feet) for 20.00 feet; thence run N 87°46'59" W for 421.04 feet; thence run N 17°14'45" E for 20.71 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "19" Bobcat Trail Sections 25 and 36, Township 39 South, and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Sections 25 and 36, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 592.87 feet; thence run N 89°49'54" W for 282.95 feet to the Point of Beginning of the herein described strip.

From said Point of Beginning run S 73°45'48" E for 295.46 feet; thence run S 16°14'12" W for 20.00 feet; thence run N 73°45'48" W for 310.08 feet; thence run N 52°23'49" E for 24.77 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the East line of said Section 25, Township 39 South, Range 21 East as bearing N 00°10'06" E.

Bobcat Trail Drainage Easement 13 Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes 20 feet wide lying in Section 25, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 1811.30 feet; thence run N 89°49'54" W for 142.71 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run S 53°31'21" W for 266.04 feet; thence run Northerly along the arc of a curve to the left of radius 5100.00 feet (delta 01°47'57") (chord bearing N 02°05'09" E) (chord 160.13 feet) for 160.14 feet; thence run S 89°29'16" E for 208.10 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "19" Bobcat Trail Sections 25 and 36, Township 39 South, and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Sections 25 and 36, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Southwest corner of said Section 30 run S 89°49'54" E along the South line of said section for 19.36 feet; thence run N 00°10'06" E for 26.57 feet to the Northeast corner of Lot 1, Block 1, Bobcat Trail, Plat Book 39 at Page 21, Sarasota County Records and the Point of Beginning of the herein described portion.

From said Point of Beginning run S 73°43'36" W along the North line of said Lot 1 for 120.00 feet; thence run N 16°16'24" W for 20.00 feet to the Southwest corner of Lot 28, Block F said Bobcat Trail; thence run N 73°43'36" E along the South line of said Lot 28 for 120.00 feet to the South-

east corner of said Lot; thence run S 16°16'24" E along the West line of Royal Palm Drive as shown on said plat for 20.00 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "20" Bobcat Trail Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" E along the West line of said section for 528.90 feet; thence run S 89°49'54" E for 1068.62 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run S 48°00'40" E for 120.00 feet; thence run Southwest-erly along the arc of a curve to the right of radius 450.00 feet (delta 03°13'42") (chord bearing S 43°36'11" W) (chord 25.35 feet) for 25.36 feet thence run N 44°46'58" W for 120.00 feet; thence run Northeasterly along the arc of a curve to the left of radius 330.00 feet (delta 03°13'42") (chord bearing N 43°36'11" E) (chord 18.59 feet) for 18.59 feet to the Point of Beginning.

Bearings hereinabove are based on the West line of said Section 31, Township 39 South, Range 22 East as bearing S 00°10'06" W.

Also subject to Easements set out below: Sanitary Sewer Easement "A" Section 30 Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for sanitary sewer easement purposes lying in Section 25, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 2652.98 feet; thence run N 89°49'54" W for 310.01 feet to the point of beginning of the herein described strip.

From said point of beginning run S 00°10'06" W along the West line of the Bobcat Trail Golf Course for 20.50 feet; thence run S 77°28'19" W for 41.01 feet to an intersection with the East line of Toledo Blade Boulevard; thence run N 00°10'06" E for 20.50 feet to the Southwest corner of Bobcat Villas; thence run N 77°28'19" E along the South line of said Bobcat Villas for 41.01 feet to the point of beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Sanitary Sewer Easement "B" Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida.

A strip of land for sanitary sewer easement purposes within Bobcat Trail Golf Course lying in Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 2878.38 feet; thence run

5 89°49'54" E for 451.88 feet to the point of beginning of the herein described parcel.

From said point of beginning run S 70°12'26" E along the South line of Villa Road for 15.59 feet; thence run S 19°47'03" W for 47.00 feet; thence run N 70°13'24" W for 9.24 feet; thence run S 36°42'18" W for 80.96 feet; thence run S 81°32'26" W for 331.16 feet; thence run S 77°28'19" W for 385.93 feet; thence run N 00°10'06" E for 20.50 feet; thence run N 77°28'19" E along the South line of Bobcat Villas for 382.13 feet; thence run N 81°32'26" E along said South line for 323.62 feet; thence run N 36°42'18" E along said South line for 115.75 feet to the point of beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Addition to Golf 4 For Bobcat Trail (Plat Book 39, Pages 21 Through 21 N) Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida.

A tract or parcel of and lying in Section 30, Township 39 South, Range 22 East, as recorded in Plat Book 39, Pages 6 through 6 G, Public Record of Sarasota County, Florida, more particularly described as follows:

From the Southwesterly corner common with Lot 4 and Lot 5, Block M of said Plat, run S 30°56'04" W for 202.82 feet to the Southwesterly line of Golf 9 and the Point of Beginning; thence Southeasterly and North-erly along Golf 9 the following 3 courses: S 65°44'03" E for 105.6 feet (Deed) 110.64 feet (calculated); S 31°37'03" E for 88.43 feet; N 80°45'26" E for 23.97 feet; thence S 23°44'30" W departing said Southwest-erly line for 66.48 feet; thence S 14°20'06" E to the Northeast-erly line of Golf 11 for 68.94 feet; thence N 64°50'52" W along said Northeast-erly line for 254.36 feet; thence N 57°44'51" E de-parting said Northeast-erly line of Golf 11 for 69.27 feet; thence N 27°43'40" E for 44.98 feet; thence N 09°56'05" W for 60.59 feet to the Point of Beginning.

Bearings based on the Westerly line of said Lot 16 as S 32°12'36" W per Record Plat.

Addition to Golf 9 For Bobcat Trail (Plat Book 41, Pages 6 through 6 G) Sections 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A tract or parcel of land lying in Section 31, Township 39 South, Range 22 East, as recorded in Plat Book 41, Pages 6 through 6 G, Public Record of Sarasota County, Florida, more particularly described as follows:

From the Southwesterly corner common with Lot 7 and Lot 8, Block L of said Plat, run S 11°52'28" W for 170.27 feet to the most Northwesterly corner of Golf 9 and the Point of Beginning.

From said Point of Beginning run S 21°25'18" W along Golf 9 for 65.41 feet; thence N 69°36'49" W leaving Golf 9 for 59.42 feet; thence N 28°37'11" E for 60.46 feet; thence S 75°43'41" E for 52.24 feet to the Point of Beginning.

Bearings based on the Westerly line of said Lot 8 as S 61°20'06" W per Record Plat.

Addition to Golf 11 For Bobcat Trail (Plat Book 41, Pages 6 through 6 G) Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A tract or parcel of land lying in Section 31, Township 39 South, Range 22 East, as recorded in Plat Book 41, Pages 6 through 6 G, Public Record of Sarasota County, Florida, more particularly described as follows:

From the Southeasterly corner common with Lot 23 and Lot 24, Block I of said Plat, run S 58°08'25" W for 50.77 to the Point of Beginning. From

said Point of Beginning run S 72°51'45" E for 221.12 feet; thence S 01°03'31" W for 207.89 feet to the Northerly line of Golf 11; thence Northwesterly, North-erly and Northwesterly along Golf 11 the following three courses: N 65°53'14" W for 15.13 feet; N 01°16'25" E for 183.60 feet and N 67°09'35" W for 214.55 feet to the Point of Beginning.

Bearings based on the South-erly line of said Lot 24 as S 35°05'15" E per Record Plat.

Addition to Golf 9 & 11 For Bobcat Trail (Plat Book 41, Pages 6 through 6 G) Sections 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A tract or parcel of land lying in Section 31, Township 39 South, Range 22 East, as recorded in Plat Book 41, Pages 6 through 6 G, Public Record of Sarasota County, Florida, more particularly described as follows:

From the Southwesterly corner common with Lot 4 and Lot 5, Block M of said Plat, run S 30°56'04" W for 202.82 feet to the Southwesterly line of Golf 9 and the Point of Beginning; thence Southeasterly and North-erly along Golf 9 the follow- ing 3 courses: S 65°44'03" E for 105.6 feet (Deed) 110.64 feet (calculated); S 31°37'03" E for 88.43 feet; N 80°45'26" E for 23.97 feet; thence S 23°44'30" W departing said Southwest-erly line for 66.48 feet; thence S 14°20'06" E to the Northeast-erly line of Golf 11 for 68.94 feet; thence N 64°50'52" W along said Northeast-erly line for 254.36 feet; thence N 57°44'51" E de-parting said Northeast-erly line of Golf 11 for 69.27 feet; thence N 27°43'40" E for 44.98 feet; thence N 09°56'05" W for 60.59 feet to the Point of Beginning.

Bearings based on the Westerly line of said Lot 5 as S 30°56'04" W per Record Plat.

Together with the right to use the easements described in the Amended and Restated Master Declaration of Protective Covenants, Conditions and Restric-tions for Bobcat Trail, recorded in Official Records Instrument No. 2003099317 as amended in Official Records Instrument No. 2010023621.

Together with Access Easement recorded in Official Records In-strument No. 2001172494

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

DATED March 13, 2026. HENDERSON, FRANKLIN, STARNES & HOLT, P.A. Attorneys for Plaintiff Post Office Box 280 Fort Myers, Florida 33902-0280 Telephone: 239.344.1116 / Facsimile: 239.344.1509 Email: shannon.puopolo@henlaw.com Secondary: jeanne.culek@henlaw.com By: /s/ Shannon M. Puopolo Shannon M. Puopolo Florida Bar No. 0070359 March 20, 27, 2026 26-00611S

**SAVE TIME**



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## --- ACTIONS / SALES ---

## SECOND INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 2025 CA 003705 NC CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST JPMMT 2022-LTV2, Plaintiff, vs. ISABELLE MICHELLE RAPHIAL A/K/A ISABELLE RAPHIAL, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 25, 2026 in Civil Case No. 2025 CA 003705 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST JPMMT 2022-LTV2 is Plaintiff and Isabelle Michelle Raphial a/k/a Isabelle Raphial, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of April, 2026 at 9:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit:

Lot 67, Block 82, Cedar Grove Phase 1A, according to the plat thereof, as recorded in Plat Book 45, Page 42, of the Public Records of Sarasota County, Florida.

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

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

By: /s/Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Raymer Leibert Pierce, LLP  
 Attorney for Plaintiff  
 225 East Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRService@mccalla.com  
 Fla. Bar No.: 146803  
 25-11660FL  
 March 20, 27, 2026 26-006495

## SECOND INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 2025 CA 002740 NC UNITED WHOLESAL MORTGAGE, LLC, Plaintiff, vs. MATTHEW C. SCOTT AND SHANNA D. SCOTT A/K/A SHANNA SCOTT, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2026, and entered in 2025 CA 002740 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein UNITED WHOLESAL MORTGAGE, LLC is the Plaintiff and MATTHEW C. SCOTT; SHANNA D. SCOTT A/K/A SHANNA SCOTT 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 April 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 19 AND 20, BLOCK E, ORANGE GROVE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

2321 INGRAM AVE, 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 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 17 day of March, 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: fmail@raslg.com  
 By: /s/Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 25-297145 - NaP  
 March 20, 27, 2026 26-006415

## 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.: 2026CA000535 NC GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1, Plaintiff, v.**

**THE UNKNOWN SUCCESSOR TRUSTEES OF THE PHILIP L. HALL TRUST DATED THE 3RD DAY OF MARCH 2005, et al., Defendants.**

TO: THE UNKNOWN SUCCESSOR TRUSTEES OF THE PHILIP L. HALL TRUST DATED THE 3RD DAY OF MARCH 2005  
 Last Known Address: 5214 Rilma Ave, Sarasota, FL 34234

UNKNOWN BENEFICIARIES OF THE PHILIP L. HALL TRUST DATED THE 3RD DAY OF MARCH 2005  
 Last Known Address: 5214 Rilma Ave, Sarasota, FL 34234

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

LOT 3, BLOCK 8, OF THE UNRECORDED PLAT OF ARMSTRONG ACRES, LYING AND BEING IN SARASOTA COUNTY, FLORIDA. THE SAID PROPERTY IS ALSO DESCRIBED AS: BEGINNING AT THE NW CORNER OF THE SE QUARTER OF THE NE QUARTER OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 17 EAST; AND RUN EAST 30 FEET TO A POINT; THENCE 179.33 FEET SOUTH TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 59.33 FEET; THENCE

EAST 120 FEET; THENCE NORTH 59.33 FEET; THENCE WEST 120 FEET TO POINT OF BEGINNING; BEING LOT 3, BLOCK 8, UNRECORDED PLAT OF ARM-STRONG ACRES.

including the buildings, appurtenances, and fixture located thereon.  
 Property Address: 5214 Rilma Ave, Sarasota, FL 34234 (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 April 20, 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 11 day of March, 2026.

KAREN E. RUSHING  
 SARASOTA COUNTY CLERK OF COURT  
 (SEAL) By: G. Kopinsky Deputy Clerk  
 March 20, 27, 2026 26-006005

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

**CASE NO.: 2025 CA 004083 NC CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.**

**VIRGINIA A. HANSLEY; UNKNOWN SPOUSE OF VIRGINIA A. HANSLEY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 19, 2026, and entered

in Case No. 2025 CA 004083 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Virginia A. Hansley; Unknown Spouse of Virginia A. Hansley; United States of America on behalf of the Secretary of Housing and Urban Development, are Defendants, the Office of the Clerk of the Court will sell via online auction at https://www.sarasota.realforeclose.com/ at 9:00 a.m. on the 21st day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

ONE HALF OF LOT 8294, BEING THE ONE HALF ADJACENT TO LOT 8295 AND ALL OF LOTS 8295 AND 8296, SOUTH VENICE, UNIT NO.

## SECOND INSERTION

30, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE(S) 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 1016 Kimball Road, Venice, Florida 34293 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: 3/16/25  
 McCabe, Weisberg & Conway, LLC  
 By: Craig Stein, Esq.  
 Fl Bar No. 0120464  
 McCabe, Weisberg & Conway, LLC  
 3222 Commerce Place, Suite A  
 West Palm Beach, Florida, 33407  
 Telephone: (561) 713-1400  
 Email: FLpleadings@mwc-law.com  
 File No: 25-400313  
 March 20, 27, 2026 26-006245

## SECOND INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

**CASE NO.: 2019 CA 002799 NC THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR**

**IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3, Plaintiff, vs. DAVID VERIZZO A/K/A DAVID M. VERIZZO; UNKNOWN SPOUSE OF DAVID VERIZZO A/K/A DAVID M. VERIZZO; CEDAR CREEK MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 07, 2022 and Amended Uniform Final Judgment of Foreclosure dated March 22, 2024, and entered in Case No. 2019 CA 002799 NC of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, is Plaintiff and David Verizzo A/K/A David M. Verizzo; Unknown Spouse Of David Verizzo A/K/A David M. Verizzo; Cedar Creek Master Association, Inc.; United States Of America, Department Of The Treasury-Internal Revenue Service, are Defendants, the Office of the Clerk of Karen E. Rushing, Sarasota County Clerk of the Court will sell via online auction at www.sarasota.

realforeclose.com at 9:00 a.m. on the 17th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 87, CEDAR CREEK, UNIT I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 5, 5A THROUGH 5E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
 Property Address: 5657 Forester Pond Avenue, Sarasota, Florida 34243 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.  
 Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in or-

der 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: 3/16/2026  
 McCabe, Weisberg & Conway, LLC  
 By: Craig Stein  
 Craig Stein, Esq.  
 Fl Bar No. 0120464  
 McCabe, Weisberg & Conway, LLC  
 3222 Commerce Place, Suite A  
 West Palm Beach, Florida, 33407  
 Telephone: (561) 713-1400  
 Email: FLpleadings@mwc-law.com  
 File No: 19-400250  
 March 20, 27, 2026 26-006295

der 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: 3/16/2026  
 McCabe, Weisberg & Conway, LLC  
 By: Craig Stein  
 Craig Stein, Esq.  
 Fl Bar No. 0120464  
 McCabe, Weisberg & Conway, LLC  
 3222 Commerce Place, Suite A  
 West Palm Beach, Florida, 33407  
 Telephone: (561) 713-1400  
 Email: FLpleadings@mwc-law.com  
 File No: 19-400250  
 March 20, 27, 2026 26-006295

der 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.

## SECOND INSERTION

**CLERK'S NOTICE OF SALE UNDER ES. CHAPTER 45**

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

**CASE NO.: 2024 CA 006165 NC SERVISFIRST BANK, Plaintiff, v.**

**LOCKWOOD RIDGE ROAD PARTNERS LP, a Florida limited partnership, and STEPHAN CHAN, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Foreclosure and the Court's Order Cancelling and Rescheduled Foreclosure Sale, that the Clerk of the Circuit Court for Sarasota County, Florida, will sell to the highest bidder for cash, online at www.sarasota.realforeclose.com, at 9:00 a.m., on April 24, 2026, the property situated in Sarasota County, Florida, described as follows:

(PARCEL 2-A)  
 COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID NE1/4, NORTH 00°21'52" EAST, A DISTANCE OF 127.83 FEET; THENCE LEAVING SAID SECTION LINE, SOUTH 88°49'44" EAST, A DISTANCE OF 45.00 FEET TO THE SW CORNER OF SARASOTA COUNTY DRAINAGE PARCEL "H", AS SHOWN ON ROAD PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF DESOTO ROAD, AN 80 FEET WIDE PUBLIC RIGHT OF WAY AS SHOWN ON PLAT BOOK 8, PAGE 115, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE, CONTINUE SOUTH 88°49'44" EAST, A DISTANCE OF 365.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, A DISTANCE OF 218.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 354.80 FEET, A CENTRAL ANGLE OF 35°12'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°13'29" EAST, 214.61 FEET; THENCE TANGENT TO THE LAST CURVE, SOUTH 53°37'14" EAST A DISTANCE OF 108.73 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE LEAVING SAID DESOTO ROAD RIGHT OF LINE, ALONG THE NORTH LINE OF A 52 FEET WIDE SARASOTA COUNTY DRAINAGE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 315, PAGE

378, NORTH 87°59'13" EAST, A DISTANCE OF 160.76 FEET TO THE POINT OF BEGINNING; THENCE DUE NORTH, A DISTANCE OF 409.23 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2016039136, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 88°50'53" EAST, A DISTANCE OF 373.89 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE ALONG THE WESTERLY LINE OF A 52 FEET WIDE SARASOTA COUNTY DRAINAGE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 315, PAGE 378, SOUTH 33°09'22" EAST, A DISTANCE OF 200.34 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SW1/4 OF THE NE1/4 OF SECTION 4; THENCE ALONG SAID QUARTER SECTION LINE, SOUTH 00°16'22" WEST, A DISTANCE OF 217.11 FEET TO THE NORTH LINE OF AFORESAID 52 FEET WIDE SARASOTA COUNTY DRAINAGE RIGHT OF WAY; THENCE ALONG SAID NORTH LINE, SOUTH 87°59'43" WEST A DISTANCE OF 482.65 FEET TO THE POINT OF BEGINNING; "TOGETHER WITH" (PARCEL 2-B)  
 THENCE RETURN TO AFORESAID POINT "B"; THENCE SOUTH 88°50'53" EAST, A DISTANCE OF 62.95 FEET TO THE WESTERLY LINE OF A 52 FEET WIDE SARASOTA COUNTY DRAINAGE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 315, PAGE 378, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE SOUTH 88°50'53" EAST, A DISTANCE OF 47.38 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4; THENCE ALONG SAID QUARTER SECTION LINE, SOUTH 00°15'19" WEST, A DISTANCE OF 71.07 FEET TO ITS INTERSECTION WITH EASTERLY LINE OF AFORESAID 52 FEET WIDE SARASOTA COUNTY DRAINAGE RIGHT OF WAY; THENCE ALONG SAID EASTERLY LINE, NORTH 33°09'22" WEST, A DISTANCE OF 86.03 FEET TO THE POINT OF BEGINNING; "ALSO TOGETHER WITH" (PARCEL 2-C)  
 THENCE RETURN TO AFORESAID POINT "A"; THENCE ALONG THE

NORTHERLY RIGHT OF WAY LINE OF AFORESAID DESOTO ROAD, SOUTH 53°37'14" EAST, A DISTANCE OF 120.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY, 72.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 274.80 FEET, A CENTRAL ANGLE OF 15°12'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 61°13'41" EAST, 72.76 FEET, TO THE POINT OF BEGINNING; THENCE LEAVING SAID CURVE ON A NON RADIAL LINE, DUE NORTH, A DISTANCE OF 66.95 FEET TO THE SOUTH LINE OF A 52 FEET WIDE SARASOTA COUNTY DRAINAGE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 315, PAGE 378, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, NORTH 88°46'53" EAST, A DISTANCE OF 723.40 FEET TO THE WESTERLY LINE OF SAID DRAINAGE RIGHT OF WAY; THENCE ALONG SAID WESTERLY LINE, SOUTH 28°52'11" EAST, A DISTANCE OF 130.74 FEET TO A POINT; HEREINAFTER REFERRED TO AS POINT "C", SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID DESOTO ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°52'08" WEST, A DISTANCE OF 692.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY, 96.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 274.80 FEET, A CENTRAL ANGLE OF 20°01'59", AND A CHORD BEARING AND DISTANCE OF NORTH 78°51'08" WEST, 95.59 FEET TO THE POINT OF BEGINNING; "ALSO TOGETHER WITH" (PARCEL 2-D)  
 THENCE RETURN TO AFORESAID POINT "C"; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DESOTO ROAD, SOUTH 88°52'08" EAST, A DISTANCE OF 60.05 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 28°52'11" WEST, A DISTANCE OF 138.00 FEET TO THE SOUTH LINE OF CEDAR CREEK, UNIT NO. 1, A SUBDIVISION RECORDED IN PLAT BOOK 32, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE,

SOUTH 88°50'53" EAST, A DISTANCE OF 889.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAN JUAN DRIVE (80 FEET WIDE AT THIS POINT), A PUBLIC RIGHT OF WAY PER PLAT BOOK 8, PAGE 115, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°49'34" WEST, A DISTANCE OF 119.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID DESOTO ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°52'08" WEST A DISTANCE OF 821.37 FEET TO THE POINT OF BEGINNING.

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 from the date of the sale. If you fail to file a timely claim, you will not be entitled to any remaining funds. If the property being foreclosed has qualified for the homestead tax exemption in the most recent approved tax roll, the property owner may claim these funds without assigning rights to a third party; contact the Sarasota County Clerk of Court within ten (10) days after the sale to inquire about surplus funds at: Sarasota County Clerk of Court, 2000 Main Street, Sarasota, Florida 34237; (941) 861-7400; www.sarasotaclerk.com.

Sale Information:  
 • Date: April 24, 2026  
 • Time: 9:00 a.m.  
 • Location: Online at www.sarasota.realforeclose.com

Property Address: 3401 DeSoto Road, Sarasota, Florida 34243

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.

Clerk of the Circuit Court  
 Karen E. Rushing  
 2000 Main Street  
 Sarasota, Florida 34237  
 Attorney for Plaintiff:  
 Bryan S. Kessler, Esq.  
 0097974  
 Berg, Brewer, Kessler & Mowry, PLLC  
 1872 S. Tamiami Trail,  
 Suite D  
 Venice, Florida 34293  
 (941) 493-0871  
 bryan@bkmpllc.com  
 hale@bkmpllc.com  
 March 20, 27, 2026 26-006235