

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / SALES ---

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 The Ritz-Carlton, Sarasota located at 1111 Ritz Carlton Drive in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of April, 2026
Ashford TRS Sarasota LLC
Jim Plohg
May 1, 2026 26-00946S

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 Comeback Kitchen located at PO Box 25684 in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of April, 2026
Project 180 Sarasota, Inc.
Antonia Rolle
May 1, 2026 26-00963S

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that ZIA BUTT will engage in business under the fictitious name GARDENS OF VENICE RETIREMENT RESIDENCE, with a physical address 2901 JACARANDA BLVD VENICE, FL 34293, with a mailing address 2901 JACARANDA BLVD VENICE, FL 34293, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
May 1, 2026 26-00965S

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 Golf coast carts located at 2251 aspinwall in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of April, 2026
David stebbins
May 1, 2026 26-00979S

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 Gauthier Lifestyle Concierge located at 369 st-armands circle in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of April, 2026
S & S Shine Bright llc
May 1, 2026 26-00960S

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 Aegis Woodcraft located at 4445 Opal Ct in the City of Sarasota, Sarasota, FL 34233-2071 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of April, 2026
DG'S S S K LLC
May 1, 2026 26-00964S

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 TrueBuy Supply located at 3739 eagle hammock dr 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 28th day of April, 2026
Michael S. Huyck
May 1, 2026 26-00985S

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME
TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Diabetes and Endocrinology at North Port under which (we are) engaged in business at 18659 Tamiami Trl in North Port, FL 34287-7388. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at North Port, Sarasota County, Florida, on 4/24/2026, Sarasota County, North Port, Florida
May 1, 2026 26-00971S

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 SLEEPER AUTO LAB located at 8586 Potter Park Dr in the City of Sarasota, Sarasota, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of April, 2026
Sebastian Pietraszczek
May 1, 2026 26-00988S

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 1111DOT located at 405 Interstate Blvd Unit C 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 25th day of April, 2026
Irina Danilova
May 1, 2026 26-00978S

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 Harbour Church located at 2100 Main Street in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of April, 2026
Jordan Rippey
May 1, 2026 26-00991S

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO.: 2023 CA 008709 NC
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
SUSAN L. GAYTON; CITY OF NORTH PORT, FLORIDA; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GRAN PARADISO OWNERS ASSOCIATION; UNKNOWN SPOUSE OF SUSANT L. GAYTON, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated April 16, 2026 entered in Civil Case No. 2023 CA 008709 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and SUSAN L. GAYTON, et al, are Defendants. The Clerk, KAREN E. RUSHING, shall sell to the highest and best bidder for cash at SARASOTA'S County's On-Line Public Auction website: <https://sarasota.realforeclose.com>, at 09:00 AM on June 02, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in SARASOTA County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure to-wit:

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 Harbour located at 2100 Main Street in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of April, 2026
Jordan Rippey
May 1, 2026 26-00992S

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that BRAMMFAM, INC, OWNER, desiring to engage in business under the fictitious name of FOOTPRINTS BATH AND TILE OF SOUTHWEST FLORIDA located at 2003 CALUSA LAKES BLVD, NOKOMIS, FLORIDA 34275 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.
May 1, 2026 26-00986S

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 ElizNath located at 8917 Rookwood ct in the City of Sarasota, Sarasota, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of April, 2026
Evelyn Gonzalez
May 1, 2026 26-00993S

LOT 250, OF GRAN PARADISO, TOWNHOMES 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 175, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of sale. Notice of the changed time of sale shall be published as provided herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
One East Broward Boulevard, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-098625-F00
May 1, 8, 2026 26-00951S

FIRST INSERTION
NOTICE OF ACTION
RE: GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC SARASOTA County, Florida Non-Judicial Timeshare foreclosure process
TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:
Lorri L Rinehart
7349 Brushwood Drive
Camby, IN 46113
101/37
\$2,677.46
Robert Donaldson and Laura Donaldson
342 Vanderbilt Blvd
Oakdale, NY 11769
107/21
\$3,012.54
Dennis Edward Ecuyer, Dennis Christopher Ecuyer & Patricia Anne Ecuyer Old Post House Old Post Office Lane South Ferriby, N Lines DN186HH
Great Britain
202/40
\$2,619.95
204/42
\$2,619.95
Kenneth A Lenoff and Larisa Lenoff
5 Azalea Road
Newark, DE 19711
209/32
\$3,029.31
YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in SARASOTA County, Florida, to-wit:
Unit Numbers and Week Numbers (as set forth above) in GULF TIDES OF LONGBOAT KEY, A Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1446, Page 429, of the Public Records of Sarasota

County, Florida and all amendments thereto, together with an undivided share in the common elements appurtenant thereto. has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:
Thomas L Avrutis, Esquire
TRUSTEE FOR GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue,
Second Floor
Sarasota, FL 34237
within 30 days of the first date of publication of this Notice.
If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.
Dated this 24th day of APRIL, 2026.
Thomas L Avrutis, Esquire, TRUSTEE
TRUSTEE FOR GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC
May 1, 8, 2026 26-00972S

FIRST INSERTION
PUBLIC NOTICE
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 936068 from Florida West Coast Symphony dba Sarasota Orchestra of 709 N Tamiami Trail, Sarasota, FL. Application received: 02/27/2026. Proposed activity: Music Center. Project name: Sarasota Orchestra Music Center. Project size: 31.51 acres. Location: Section(s) 24 Township 36S, Range 18E, in Sarasota County. Outstanding Florida Water: yes. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
May 1, 2026 26-00961S

PUBLIC LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

IV20878_V15

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001975-NC
Division Probate
IN RE: ESTATE OF
MARVIN EMERY
Deceased.

The administration of the estate of MARVIN EMERY, deceased, whose date of death was March 20, 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 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 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Margaret Mary Harrington
10236 Morecambel Blvd.
Leland, NC 28451

Attorney for Personal Representative:
F. Gant McCloud
Attorney
Florida Bar Number: 0072163
F. GANT MCCLOUD, P.A.
1605 Main Street, Suite 900
Sarasota, FL 34236
Telephone: (941) 957-9330
E-Mail: gant@
boardcertifiedestateplanning.com
May 1, 8, 2026 26-00995S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 002095 NC
Division Probate
IN RE: ESTATE OF
JOANNE MUSTARI a/k/a
JOANNE CAROL MARSELL
MUSTARI,
Deceased.

The administration of the estate of JOANNE MUSTARI a/k/a JOANNE CAROL MARSELL MUSTARI, deceased, whose date of death was May 5, 2022, 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 address of the personal representative/ petitioner, and petitioner's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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: May 1, 2026.

Peggy Marsell
PETITIONER FOR
SUMMARY ESTATE
7571 Riverwood Dr.
Foley, AL 36535

Melissa Posey Furman, Esq.
Attorney for Petitioner
for Summary Estate
Florida Bar No. 0690090
Furman & Furman Attorneys, LLP
PO Box 610
Loxley, AL 36551-0610
Telephone: 850-429-7431
Email:
poseymelissa@mindspring.com
May 1, 8, 2026 26-00982S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NUMBER: 2025-CP-3767-NC
IN RE: ESTATE OF:
STEVE GAVRILIS,
Deceased

The administration of the estate of Steve Gavrilis, deceased, whose date of death was February 8, 2022, is pending in the Circuit Court of Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., 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 WITH-

IN 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 May 1, 2026.

Christos Gavrilis
1005 Tropical Dr.
Bradenton, FL

Co-Personal Representative
Stylianios Gavrilis
8179 Gabanna Dr.
Sarasota, FL

Co-Personal Representative
Law Offices of
Nicholas P. Sardelis, Chartered
2151 Main St., Ste. 100
Sarasota, FL 34237
(941) 366-1200
service-document-nps@
sardelisandbowles.com
Nicholas P. Sardelis, Jr.
FBN 337587
Attorney for
Co-Personal Representatives
May 1, 8, 2026 26-00958S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY
PROBATE DIVISION
Case No. 2026-CP-000512
IN RE: ESTATE OF
INA M. BARTLEY, Deceased.

The administration of the estate of INA M. BARTLEY, deceased, whose date of death was August 15, 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.

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

creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

All 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 May 1, 2026.

Personal Representative:
DIONNE WALKER
124 Upper Mealines
Harlow, Essex
CM18 7AN, UK

Attorney for Personal Representative:
/s/ Caitlin M. Powell
Caitlin M. Powell, Esq./FBN 118385
JOHNSON, POPE, BOKOR, RUPPEL
& BURNS, LLP
311 Park Place Blvd., Ste. 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Primary E-mail: CaitlinP@jppfirm.com
Secondary E-mail:
JessicaL@jppfirm.com
May 1, 8, 2026 26-00975S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1739 SC
Division Probate
IN RE: ESTATE OF
RUTH MARIE BONK Deceased.

The administration of the estate of RUTH MARIE BONK, deceased, whose date of death was January 29, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
JANET SLUSSER
13438 Attaviano Street
Venice, Florida 34293

Attorney for 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:
phoebe@bkmpllc.com
May 1, 8, 2026 26-00974S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 741 NC
Division Probate
IN RE: ESTATE OF
GAYLE H. HARTSTEIN
Deceased.

The administration of the estate of Gayle H. Hartstein, deceased, whose date of death was December 23, 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 duty to discover whether any property

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Karen Heller
321 Morning Sky Drive
Hamilton, Montana 59840

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
May 1, 8, 2026 26-00973S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001892 NC
IN RE: ESTATE OF
PAULA WAGNER BUSCHER,
Deceased.

The administration of the estate of PAULA WAGNER BUSCHER, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 May 1, 2026.

Personal Representative:
MARK MITCHELL
411 Vanderkloot Drive
Osprey, FL 34229

Attorney for Personal Representative:
ELIZABETH P. COTTOM
Florida Bar No. 92847
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
ecottom@williams-parker.com
Secondary:
pkhoe@williams-parker.com
May 1, 8, 2026 26-00981S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001883-SC
Division Probate
IN RE: ESTATE OF
JAMES R. CLINE
Deceased.

The administration of the estate of James R. Cline, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 5/1/2026.

Personal Representative:
Richard Cline
6803 Laverne Ave.
Parma, Ohio 44129

Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 0021453
TERESA K BOWMAN PA
3277 Fruitville Rd., Suite D-2
SARASOTA, FL 34237
Telephone: (941) 735-5200
Fax: (941) 234-0604
E-Mail: tkbowman@tkbowmanpa.com
Secondary E-Mail:
liz@tkbowmanpa.com
May 1, 8, 2026 26-00966S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-005065 NC
Division Probate
IN RE: ESTATE OF
WILLIAM E. RYAN Deceased.

The administration of the estate of William E. Ryan, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Joseph Benjamin Ryan
1808 South 2nd Street
Oskaloosa, Iowa 52577

Attorney for Personal Representative:
Brett H. Sifrit, Esq.
Attorney for Personal Representative
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
mbuckley@farr.com;
probate@farr.com
May 1, 8, 2026 26-00947S

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001618 NC
IN RE: ESTATE OF
DONALD F. ADDISON
Deceased.

The administration of the Estate of Donald F. Addison, 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 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 May 1, 2026.

Personal Representative:
Mark Addison
4 Guilfoyle Avenue
Binghamton, New York 13903
Attorney for Personal Representative:
Harrison B. Zipper, Esq., Attorney
Florida Bar Number: 1029866
HINMAN HOWARD & KATTELL
LLP
4600 N. Ocean Blvd., Suite 206
Boynton Beach, FL 33435
Telephone: (561) 276-1008
Fax: (561) 272-2793
E-Mail: HZipper@hkh.com
HHKFLDocDelivery@hkh.com
May 1, 8, 2026 26-00996S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026CP000822SC
Division Probate
IN RE: ESTATE OF
BRADFORD W. LOWE
Deceased.

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

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

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

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 May 1, 2026.

Personal Representative:
Lora H. Lowe
12 Barbara Court
Dartmouth, Massachusetts 02747
Attorney for Personal Representative:
Christopher J Ward
E-mail Addresses: cward@latanzi.com, cward@hotmail.com
Florida Bar No. 21330
La Tanzi Spaulding & Landreth, LLP
20 West Road, P.O. Box 2300
Orleans, Massachusetts 02653
Telephone: (508) 255-2133
May 1, 8, 2026 26-00987S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001621 NC
IN RE: ESTATE OF
GEORGE DOMINIC PICKHARDT,
Deceased.

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

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

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
KAREN H. HERSHBERGER
4211 Osprey Pointe
Woodstock, GA 30189
Attorney for Personal Representative:
FLETCHER H. RUSH
Florida Bar No. 0100586
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-552-2563
Designation of Email Addresses for
service: Primary:
frush@williamsparker.com
Secondary:
elethbridge@williamsparker.com
May 1, 8, 2026 26-00998S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001409 NC
Division Probate
IN RE: ESTATE OF
DONALD R. GILES
Deceased.

The administration of the estate of Donald R. Giles, deceased, whose date of death was December 8, 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.

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 May 1, 2026.

Personal Representative:
Cynthia A. Giallongo
35 Georges Way
Wellfleet, Massachusetts 02667
Attorney for Personal Representative:
Christopher J. Ward
E-mail Addresses: cward@latanzi.com, cward@latanzi.com
Florida Bar No. 21330
LaTanzi, Spaulding & Landreth, LLP
20 West Road; PO Box 2300
Orleans, Massachusetts 02653
Telephone: (508) 255-2133
May 1, 8, 2026 26-00994S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2026-CP-002127-SC
IN RE: ESTATE OF
THOMAS H. WENTZ, III,
Deceased.

The administration of the estate of THOMAS H. WENTZ, III, deceased, whose date of death was February 6, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is Friday, May 1, 2026.

Personal Representative:
JAMES J. WHALEN
8388 S. Tamiami Trail, Apt. 209
Sarasota, FL 34238
Attorney for Personal Representative:
Gregory S. Band, L.L.M.
Attorney
Florida Bar Number: 869902
BAND LAW GROUP, P.L.
1543 Second Street
Sarasota, FL 34236
Telephone: (941) 917-0505
Fax: (941) 917-0506
E-Mail: gband@bandlawgroup.com
May 1, 8, 2026 26-00997S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-006138-SC
Division Probate
IN RE: ESTATE OF
JESSIE J. MARCUS, a/k/a
JEANETTE MARCUS
Deceased.

The administration of the estate of Jessie J. Marcus, deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is May 1, 2026.

Signed on 27th this day of April, 2026.

Jed Marcus
Ancillary Personal Representative
/s/ JoAnne K. Seales
JoAnne K. Seales
Attorney for
Ancillary Personal Representative
Florida Bar No. 0030591
SHUTTS & BOWEN LLP
1858 Ringling Blvd. Suite 300
Sarasota, FL 34236
Telephone: (941) 552-3773
Primary E-Mail: jksccourt@shutts.com
Secondary E-Mail: teresa@ssg.law
May 1, 8, 2026 26-00989S

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NUMBER: 2025-CP-3767-NC
IN RE: ESTATE OF
STEVE GAVRILIS,
Deceased

The administration of the estate of STEVE GAVRILIS, deceased, who died on or about February 8 2022, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Boulevard, Sarasota, Florida 34237, mailing address is P.O. Box 3079, Sarasota, Florida 34230. The estate is intestate, the names and addresses of the personal representatives and the personal representative's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the Will, qualifications of the personal representative, venue or the jurisdiction

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

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

Dated: APRIL 23, 2026
Christos Gavrilis
Co-petitioner
Stylianos Gavrilis
Co-petitioner
Nicholas P. Sardelis, Chartered
2151 Main St., Ste. 100
Sarasota, FL 34237
(941)3661200
service-document-nps@sardelisandbowles.com
By: Nicholas P. Sardelis, Jr.
FBN: 0337587
May 1, 8, 2026 26-00959S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1370 SC
Division: PROBATE
IN RE: ESTATE OF
SHEPARD MARX GOODMAN
Deceased.

The administration of the Estate of SHEPARD MARX GOODMAN, deceased, File No. 2026 CP 1370 SC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE 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 May 1, 2026.

Personal Representative:
Marjorie Bates
28 Rebecca Road
Scituate, MA 02066
Attorney for Personal Rep.
Robert A. Dickinson
FL Bar No: 0161468
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
May 1, 8, 2026 26-00957S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY
Probate Division
File No. 2026-CP-001242
IN RE: ESTATE OF
DANIEL ELSTEIN,
Deceased.

The administration of the estate of Daniel Elstein, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling 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 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 May 1, 2026.

Personal Representative:
/s/ Tracy Elstein
Tracy Elstein
422 E. 72nd Street, Apt. 8A
New York, New York 10021
Attorney for Personal Representative:
/s/ Shaina S. Kamen
Shaina S. Kamen, Esq.
Florida Bar Number: 70539
Counsel for Petitioner
Holland & Knight LLP
701 Brickell Ave., Suite 3300
Miami, Florida 33131
Telephone: (305) 789-7482
Fax: (305) 789-7799
E-Mail: Shaina.Kamen@hkllaw.com
Secondary E-Mail:
diana.musa@hkllaw.com
Secondary E-Mail:
miapwsservice@hkllaw.com
May 1, 8, 2026 26-00980S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court.
- A file copy of your delivered affidavit will be sent to you.

**Business
Observer**

SAVE TIME

Email your Legal Notice

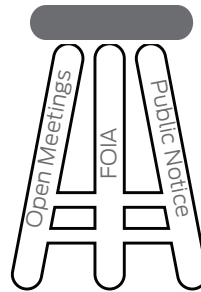
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

**Business
Observer**

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

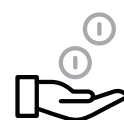


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

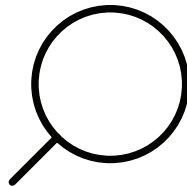


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

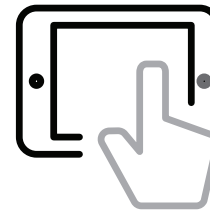
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 2025 CA 004144 NC
PLANET HOME LENDING, LLC,
Plaintiff, vs.
SHAWN G. SHELTON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2026 in Civil Case No. 2025 CA 004144 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and Shawn G. Shelton, 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 21st day of May, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 71, Venice Palms Phase II, according to the map or plat thereof, as recorded in Plat Book 41, Pages 44, 44A through

44C, inclusive, of the Public Records of Sarasota County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

By: /s/ Sara Collins
Sara Collins, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 E. Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1673
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 53992
25-11680FL
May 1, 8, 2026 26-00970S

FIRST INSERTION

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

CASE NO. 2025 CA 004916 NC
ARCEP 12 LLC, A FLORIDA
LIMITED LIABILITY
Plaintiff, vs.
MICHAEL J. FITCH; et al.,
Defendant(s)

TO: MICHAEL J. FITCH & UNKNOWN SPOUSE OF MICHAEL J. FITCH
242 S. Washington Blvd., #330
Sarasota, FL 34236
MICHAEL J. FITCH & UNKNOWN SPOUSE OF MICHAEL J. FITCH
866 Hudson Ave, Apt. 866
Sarasota, FL 34236

YOU ARE NOTIFIED, that an action to foreclose a mortgage on the following property in Sarasota County, Florida: Condominium Unit Numbers 864 and 866, HUDSON LANDINGS, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 2138, Page 1489, and subsequent amendments thereto, and as per Plat thereof Recorded in Condominium Book 28, Page 9, of the Public Records of Sarasota County, Florida, together with Docking Spaces 4A and 4B as shown on the Plat of Hudson Landings as a Limited Common Element Appurtenant to the aforesaid Condominium Unit. under Sarasota

County Property Record Information No. 2036072009
Property Address: 866 HUDSON AVE., APT. 866, SARASOTA, FL 34236

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JOHN L. PENSON, P.A., Plaintiff's attorney, whose address is 1900 Sunset Harbour Drive, 2nd Floor Annex, Miami Beach, FL., 33139, on or before this 1 day of June, 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 this 21 day of, April, 2026

Clerk of the Court
Karen E. Rushing
(SEAL) By: Glen Kopinsky
As Deputy Clerk
File No. 25-136
May 1, 8, 2026 26-00956S

FIRST INSERTION

AMENDED 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.
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, COMMENCING FROM THE SW CORNER 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 DEGREES 15'00" EAST, A DISTANCE 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, FLORIDA; 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 BEGINNING.

TOGETHER WITH ALL TANGIBLE AND INTANGIBLE PROPERTY OF THE DEBTOR, INCLUDING, BUT NOT LIMITED TO THE DEBTOR'S INTEREST NOW OWNED AND HEREAFTER ACQUIRED IN THE FOLLOWING TYPES OF PROPERTY (AS DEFINED BY THE UNIFORM COMMERCIAL CODE): ACCOUNTS, INVENTORY, EQUIPMENT, FURNITURE AND OTHER TANGIBLE ASSETS; GENERAL 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, 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 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: April 23, 2026
By: /s/ Richard S. McIver
Richard S. McIver
Attorney for Plaintiff
May 1, 8, 2026 26-00969S

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 000073 NC
UNION HOME MORTGAGE
CORPORATION,
Plaintiff, vs.
QUYNHCHI T. DUONG A/K/A
QUYNH-CHI T. DUONG, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF PHOUNG DINH TRUONG A/K/A PHUONG TRUONG
1730 S SAN MATEO DRIVE, NORTH-PORT, FL 34288

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

LOT 20, BLOCK 867, SIXTEENTH ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 15, 15A THROUGH 15H, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before June 1, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 22 day of April, 2026.

KAREN E. RUSHING
As Clerk of the Court
(SEAL) By Glen Kopinsky
As Deputy Clerk
25-05263
May 1, 8, 2026 26-00954S

FIRST INSERTION

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

CASE NO: 25-CC-7012
TOSCANA ISLES MASTER
ASSOCIATION, INC., a
not-for-profit Florida corporation,
Plaintiff, vs.

RAFAL P. MATYSIAK; GRAZYNA
M. GRYKA; UNKNOWN SPOUSE
OF RAFAL P. MATYSIAK;
UNKNOWN SPOUSE OF
GRAZYNA M. GRYKA; AND
UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Sarasota County, Florida, Clerk of Court, will sell all the property situated in Sarasota County, Florida described as:

Lot 407, TOSCANA ISLES, UNIT 2, PHASE 6, according to the Plat thereof as recorded in Plat Book 55, Page 336, of the Public Records of Sarasota County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 333 Villorosi Boulevard, Nokomis, FL 34275 at public sale, to the highest and best bidder, for cash, via Internet at www.sarasota.realforeclose.com at 9:00 A.M. on May 19, 2026

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 0023217
May 1, 8, 2026 26-00984S

FIRST INSERTION

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

CASE NO.: 2023 CA 001140
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE FOR ONITY
LOAN ACQUISITION TRUST
2025-HB2,
Plaintiff, vs.

CARLOS COLCAS; UNKNOWN
SPOUSE OF CARLOS COLCAS;
UNITED STATES OF AMERICA,
DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2; 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 April 15, 2026 in Civil Case No. 2023 CA 001140, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2025-HB2 is the Plaintiff, and CARLOS COLCAS; UNKNOWN SPOUSE OF CARLOS COLCAS; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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 June 16, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, BURNSWOOD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 16th day of April, 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: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-840B
May 1, 8, 2026 26-00950S

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 000032 NC
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JAY I ABRAMS A/K/A JAY
ABRAMS AND MARYLYN E.
ABRAMS, et al.,
Defendants.

TO: MARYLYN E. ABRAMS
4814 POST POINTE DR, SARASOTA, FL 34233
UNKNOWN SPOUSE OF MARVIN ABRAMS
4814 POST POINTE DR, SARASOTA, FL 34233

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

LOT 260, GROVE POINTE, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 1, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff,

whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before June 1, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 21 day of April, 2026.

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

25-04376
May 1, 8, 2026 26-00953S

FIRST INSERTION

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

CASE No. 2026 CA 000413 NC
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
MARION E. KNOX-THOMPSON
AKA MARION KNOX-THOMPSON
AKA MARION E. KNOX, et al.,
Defendants

TO: MARION E. KNOX-THOMPSON
AKA MARION KNOX-THOMPSON
AKA MARION E. KNOX
7 BARTLETT ROAD, RANDOLPH, MA 02368
188 TANAGER ROAD, VENICE, FL 34293
UNKNOWN SPOUSE OF MARION E. KNOX-THOMPSON AKA MARION KNOX-THOMPSON AKA MARION E. KNOX
7 BARTLETT ROAD, RANDOLPH, MA 02368
188 TANAGER ROAD, VENICE, FL 34293

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

THE EAST 1/2 OF LOT 15250 AND ALL OF LOTS 15251 AND 15252 SOUTH VENICE UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 28, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before June 1, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 21 day of April.

Karen E. Rushing
As Clerk of said Court
(SEAL) By: Glen Kopinsky
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
May 1, 8, 2026 26-00955S

FIRST INSERTION

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

Case Number: 2025 CA 005680 NC
Division C Circuit
SOUTHSTATE BANK, N.A.,
Plaintiff, vs.

DONNA PRATT f/k/a DONNA
LOFFMAN, individually, DONNA
PRATT f/k/a DONNA LOFFMAN
as Trustee of the Christopher
Lesniak Trust, DONNA PRATT
f/k/a DONNA LOFFMAN as
Independent Executor of the Estate
of Christopher Allan Lesniak,
Deceased, UNKNOWN SPOUSE
OF DONNA PRATT a/k/a DONNA
LOFFMAN, THE PALMER CLUB
AT PRESTANCIA CONDOMINIUM
NO. 1 ASSOCIATION, INC. a Florida
not for profit corporation, PALMER
RANCH MASTER PROPERTY
OWNERS ASSOCIATION, INC., a
Florida not for profit corporation,
THE PALMER CLUB AT
PRESTANCIA NEIGHBORHOOD
ASSOCIATION, INC., a Florida
not for profit corporation, and
UNKNOWN TENANT(S) IN
POSSESSION,
Defendants.

Notice is hereby given that pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered April 15, 2026, in case number 2025CA-005680 in the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota, Florida, wherein SOUTHSTATE BANK, N.A. is Plaintiff, and DONNA PRATT f/k/a DONNA LOFFMAN, individually, DONNA PRATT f/k/a DONNA LOFFMAN as Trustee of the Christopher Lesniak Trust, DONNA PRATT f/k/a DONNA LOFFMAN as Independent Executor of the Estate of Christopher Allan Lesniak, Deceased, UNKNOWN SPOUSE OF DONNA PRATT a/k/a DONNA LOFFMAN, THE PALMER CLUB AT PRESTANCIA CONDOMINIUM NO. 1 ASSOCIATION, INC. a Florida not for profit corporation, PALMER RANCH MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, THE

PALMER CLUB AT PRESTANCIA NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation, and UNKNOWN TENANT(S) IN POSSESSION, are Defendants, Karen E. Rushing, the Clerk of the Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com, at 9:00 a.m. on the 2nd day of June, 2026, the following described real as set forth in said final judgment, to wit:

Unit 205, THE PALMER CLUB AT PRESTANCIA CONDOMINIUM NO. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 2245, Page 640, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 29, Page 4, Public Records of Sarasota County, Florida
Property Address: 3731 Sarasota Square Blvd., Unit 205-D, Sarasota, Florida 34238

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Submitted by:
Krista Mahalak
Florida Bar Number 78231
Peterson & Myers, P.A.
Post Office Box 7608
Winter Haven, Florida 33883-7608
Telephone: (863) 294-3360
Facsimile: (863) 293-4104
kmahalak@petersonmyers.com
dhughes@petersonmyers.com
Attorneys for Plaintiff
May 1, 8, 2026 26-00983S

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 2025 CA 005115 NC OAKS CLUB CORPORATION, Plaintiff, vs. ASANKA WEERASURIYA and MARIAN WEERASURIYA Defendants.

NOTICE is hereby given that, pursuant to the Final Judgment entered on April 16, 2026 in the above-referenced matter pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of Court will sell to the highest and best bidder for cash via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on June 15, 2026 the following property described below, situated in Sarasota County, Florida, as set forth in the Final Judgment:

THE PHYSICAL ADDRESS IS: 75 Osprey Point Drive Osprey, Florida 34229 DESCRIPTION OF THE REAL PROPERTY:

Lots 140 and 141, OAKS, a subdivision, as per Plat thereof recorded in Plat Book 28, Page 48 of the Public Records of Sarasota County, Florida.

Any person who is claiming an interest

in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

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

DATED this 28th day of April 2026. ADAMS & REESE LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 Phone: (941) 316-7600 Fax: (941) 316-7676 Primary E-mail: david.boyyette@arlaw.com Secondary E-mail: helen.martin@arlaw.com Counsel for Plaintiff By: /s/ David L. Boyette David L. Boyette Florida Bar No. 0813140 May 1, 8, 2026 26-00990S

FIRST INSERTION

AMENDED 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. 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

SARASOTA COUNTY, FLORIDA

and commonly known as: 2658 N. BISCAYNE DRIVE, NORTH PORT, FL 34291; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, 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 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: April 24, 2026 By: /s/ Richard S. McIver Richard S. McIver Attorney for Plaintiff May 1, 8, 2026 26-00968S

FIRST INSERTION

NOTICE OF ACTION TO QUIET TITLE TO REAL PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

Case No.: 2026 CA 2251 SC

WILLIAM R. ZAPOR, JR., as Successor Trustee of the FLORENCE B. BARIL TRUST dated September 15, 1997, Plaintiff, v. THE UNKNOWN TRUSTEE OR TRUSTEES, SUCCESSOR TRUSTEE OR TRUSTEES, BENEFICIARIES, DEVISEES, GRANTEES, CREDITORS, LIENORS, HEIRS, SPOUSES, ASSIGNS, and all other persons or entities claiming by, through, under, or against LEONARD C. BARIL and FLORENCE B. BARIL, as Trustees under Agreement dated July 8, 1994; the unknown spouses, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, or against LEONARD C. BARIL, deceased; the unknown spouses, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, or against FLORENCE B. BARIL, deceased; and all persons or entities having or claiming any right, title, estate, lien, or interest in the real property described herein, Defendants.

TO: THE UNKNOWN TRUSTEE OR TRUSTEES, SUCCESSOR TRUSTEE OR TRUSTEES, BENEFICIARIES, DEVISEES, GRANTEES, CREDITORS, LIENORS, HEIRS, SPOUSES, ASSIGNS, and all other persons or entities claiming by, through, under, or against LEONARD C. BARIL and FLORENCE B. BARIL, as Trustees under Agreement dated July 8, 1994; the unknown spouses, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, or against LEONARD C. BARIL, deceased; the unknown spouses, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, or against FLORENCE B. BARIL, deceased; and all persons or entities having or claiming any right, title, estate, lien, or interest in the real property described

herein. YOU ARE HEREBY NOTIFIED that an action has been commenced to quiet title to the following real property, lying and being situated in Sarasota County, Florida, more particularly described as follows:

UNIT 804, BUILDING 2, VENICE COSTA BRAVA, A CONDOMINIUM, AS PER DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1038, PAGE 1373, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 7, PAGE 30, AS AMENDED IN CONDOMINIUM BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/126TH INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, with the clerk of the court and to serve a copy upon Bryan S. Kessler, Esq., Attorney for the Plaintiffs, whose address is 1872 Tamiami Trail S, Suite D, Venice, Florida 34293, not later than 30 days after the first publication of this notice; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 22 day of April, 2026. KAREN E. RUSHING CIRCUIT COURT CLERK (SEAL) By: Glen Kopinsky Deputy Clerk May 1, 8, 15, 22, 2026 26-00952S

FIRST INSERTION

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

CASE NO.: 2025 CA 003095 NC

PLAINS COMMERCE BANK, Plaintiff, vs. NICHOLE A. MILLER AND CHRISTOPHER R. MILLER, AS TRUSTEES OF THE DROWSY NINJAS TRUST DATED MAY 11, 2023 AND ALPHA FOUNDATION SPECIALISTS, LLC D/B/A MATTHEW SHANLEY, AND ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUB-SUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on April 21, 2026, in the above-captioned action, the following property situated in Sarasota County: Lots 18, 19, 20, 21 and 22, Block 1437, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 15, Page(s) 13, Public Records of Sarasota County, Florida.

Shall be sold to the highest and best bid-

der for cash by the Clerk of Court, Karen E. Rushing, on May 27, 2026 at 9:00 A.M. at electronic sale at www.sarasota.realforeclose.com in accordance with Section 45.031, Florida Statutes

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 per the requirements set forth in FL Stat. 45.302.

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.

HENNEN LAW, PLLC By: /s/ Michael W. Hennen Attorneys for the Plaintiff Michael W. Hennen, Esq. Florida Bar No. 0011565 Hennen Law, PLLC 425 West Colonial Drive, Suite 204 Orlando, FL 32804 (Michael@HennenLaw.com) May 1, 8, 2026 26-00976S

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 004548 NC

LOANDEPOT.COM, LLC, Plaintiff, v. MITCHELL MARKLIN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 16, 2026 and entered in Case No. 2025 CA 004548 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein MITCHELL MARKLIN, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on May 21, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 171, VILLAS OF SABAL TRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 18, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 5449 APPOMATTOX DR, NORTH PORT, FL 34287 (the "Property").

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

DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johann Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com May 1, 8, 2026 26-00949S

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 004439 NC

LOANDEPOT.COM, LLC, Plaintiff, v. CARRIE B. SMITH, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 16, 2026 and entered in Case No. 2025 CA 004439 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein DEAN EBERT AND CARRIE SMITH, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on May 21, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

BEGIN AT A POINT WHICH IS 2812.81 FEET WEST AND 2595.78 FEET SOUTH FROM THE NE CORNER OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 20 EAST; THENCE S. 52 DEGREES 08' 38" EAST, 220 FEET THENCE S. 37 DEGREES 51' 22" WEST, 150 FEET MORE OR LESS, TO THE INTERSECTION WITH A CANAL; THENCE NORTH-WESTERLY MEANDERING SAID CANAL, 220 FEET MORE OR LESS, TO THE INTERSECTION WITH A LINE BEARING S. 37 DEGREES 51' 22" WEST, FROM THE POINT OF BEGINNING; THENCE N. 37 DEGREES 51' 22" EAST, ALONG SAID LINE, 160 FEET MORE OR LESS, TO THE POINT OF BEGINNING. LYING AND BEING IN SARASOTA COUNTY, FLORIDA

and commonly known as: 673 S MOON DR, VENICE, FL 34292 (the "Property").

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

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

GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johann Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com May 1, 8, 2026 26-00948S

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025 CA 006656 NC

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH L. POWELL DECEASED; et al, Defendant(s).

To the following Defendant(s): SEAN M. POWELL (Last Known Address: 222 W Wentworth St, Englewood, FL 34223)

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

THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF LOT 74, PLAT OF ENGLEWOOD, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 222 W WENTWORTH ST, ENGLEWOOD, FL 34223

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 June 1, 2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 24 day of April, 2026.

KAREN E. RUSHING As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk May 1, 8, 2026 26-00967S

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2024 CA 004187 NC

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. DEBRA L. WALDOCH et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 16, 2026, and entered in 2024 CA 004187 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and DEBRA L. WALDOCH; UNITED STATES OF AMERICA ON BEHALF OF THE SMALL BUSINESS ADMINISTRATION; VILLA ROSA SARASOTA HOMEOWNERS ASSOCIATION, INC.; EQUITY TRUST COMPANY FBO SERGIO DECESARE 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 May 21, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 49, BLOCK E, VILLA ROSA, UNIT II-A, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 10, 10A THROUGH 10D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 4365 RELECTIONS PKWY, SARASOTA, FL 34233

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 23 day of April, 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 24-188180 - MiM May 1, 8, 2026 26-00977S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2025 CA 002340

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; FOUNDATION FINANCE COMPANY LLC; PATRICIA LYN GLEASON; 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 April 16, 2026 in Civil Case No. 2025 CA 002340, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; FOUNDATION FINANCE COMPANY LLC; PATRICIA LYN GLEASON; 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 UN-

KNOWN 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 June 2, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 8822 AND 8823, SOUTH VENICE, UNIT NO. 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 84, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 22nd day of April, 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 1133-3808B May 1, 8, 2026 26-00962S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

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:

997 Center Rd. Venice, FL 34293 5/14/26 - 10:00am Chris Schoen household items, clothing, boxes and bins Chris Schoen Furniture, bins and misc

Chris Schoen furniture misc, boxes art Seth Mayers Customer is looking to store. King size bed frame, desk, tool box

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. April 24; May 1, 2026 26-00903S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood Road, Venice, FL 34293 Date: 05/14/2026 Time: 10.30am Amy Fagnant Household Goods/Furniture

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 24; May 1, 2026 26-00865S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 2201 Fruitville Rd. Sarasota, FL 34237, 5/14/2026 10:00AM Michael James Fitch File cabinets and boxes Jeff Fralich Personal goods, desk, clothing

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. April 24; May 1, 2026 26-00866S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on MAY 18, 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.

Table with 3 columns: NAME, UNIT, BALANCE. Row 1: ALAN AUGUSTIN, 105, 477.8. Date: April 24; May 1, 2026. ID: 26-00904S

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storage-treasures.com on 5/14/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Table with 3 columns: Unit, Name, Description. Rows include George Aciar (Boxes, Electronics, Furniture, Tools), Dara Cabanez (Furniture), Tila Brownell (Bags), Christopher Judge (Furniture, Boxes/Totes), Reann Morrow (Furniture, Boxes/Totes, Outdoor goods)

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. April 24; May 1, 2026 26-00868S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on MAY 14, 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.

Table with 3 columns: NAME, UNIT, BALANCE. Rows include Micheal Lee (1041, 499.9), BARRY BYRD (1530, 469.9), jeanine johnson (1493, 469.9), Panitha Kaewthong (2134, 343.8)

Table with 3 columns: NAME, UNIT, BALANCE. Rows include Tyler Berry (CC28, 329.90), austin ferrell (C37, 277.8), Mike Perry (AA20, 376.8), Marc Athens (DD29, 767.6), Ilya Fenin (BB12, 669.9), Cornelius Green (D95, 299.9), Ilya Fenin (102, 432.95), Marc Athens (BB11, 1078.9), KENDRA Ginsberg (AA5, 527.8), farah joseph (AA8, 279.95). Date: April 24; May 1, 2026. ID: 26-00900S

FOURTH INSERTION

NOTICE OF ACTION

(formal notice by publication) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION File No. 2026 CP 1742 NC

IN RE: ESTATE OF ESTATE OF ANNETTE G. SOKOLOV Deceased.

TO: Adam J. Gayner, Lauren W. Gayner, Stephanie Tate, Jason Tate, Louis Tate, and any and all heirs of Annette G. Sokolov

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ALVAREZ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 28 to 60 days from 1st date of publication, and to file the original of the written defenses with the clerk of this court either before ser-

vice or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further 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.

Signed on April 1, 2026. KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk April 10, 17, 24; May 1, 2026 26-00791S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2026 CP 002215 NC Division Probate IN RE: ESTATE OF CHARLES DANIEL JONES Deceased.

The administration of the estate of CHARLES DANIEL JONES, deceased, whose date of death was April 10, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Clerk of Courts, 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 April 24, 2026.

Personal Representative: Jason Jones 309 Honeybee Trail Auburntown, Tennessee 37016 Attorney for Personal Representative: Season A. Chisholm Attorney Florida Bar Number: 1044362 304 West Venice Avenue, Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: Season@spanskilaw.com E-Mail: Heather@spanskilaw.com April 24; May 1, 2026 26-00944S

FOURTH INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION

CASE NO. 2025 CA 005853 SC DIVISION H CIRCUIT

FRANCESCO GRECO and LILLIAN GRECO, husband and wife, Plaintiffs,

MYRNA COHEN, individually, and if deceased, THE ESTATE OF MYRNA COHEN; MORRIS COHEN, if living, and if deceased, THE ESTATE OF MORRIS COHEN; and ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SAID DEFENDANTS OR OTHERWISE CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, Defendants,

TO THE DEFENDANTS: MYRNA COHEN, individually, and if deceased, THE ESTATE OF MYRNA COHEN; MORRIS COHEN, if living, and if deceased, THE ESTATE OF MORRIS COHEN; and ALL PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, OR AGAINST MYRNA COHEN OR MORRIS COHEN, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, who may claim an interest in the real property which is subject of this action.

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following real property in Sarasota County, Florida has been filed against you:

Lots 1 and 2, Block 1825, Thirty-Seven Addition to Port Charlotte Subdivision, according to the Plat thereof recorded in Plat Book 16, Pages 4 through 4H, of the Public Records of Sarasota County, Florida. Common Address: 2055 Bewley Street, North Port, Florida 34287. Last known address for Defen-

dants is: MYRNA COHEN, 2055 Bewley Street, North Port, FL 34287. MORRIS COHEN, 2055 Bewley Street, North Port, FL 34287. THE ESTATE OF MYRNA COHEN, 2055 Bewley Street, North Port, FL 34287. THE ESTATE OF MORRIS COHEN, 2055 Bewley Street, North Port, FL 34287.

ANY AND ALL UNKNOWN HEIRS DEVISEES GRANT-EEES ASSIGNEES LIENORS CREDITORS TRUSTEES OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST SAID DEFENDANTS OR OTHERWISE CLAIMING ANY RIGHT TITLE OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, 2055 Bewley Street, North Port, FL 34287.

YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Sarasota County, Florida, at 2000 Main Street, Sarasota, Florida 34237, and to serve a copy upon the Plaintiff's attorney, Irina Pelly, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, shellenel@spearinglaw.com, on or before May 11, 2026. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

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

DATED this 31 day of March, 2026. KAREN E. RUSHING Clerk of the Circuit Court By: G. Kopinsky Deputy Clerk Apr. 10, 17, 24; May 1, 2026 26-00765S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 05/14/2026 at 10:00am Alexander Kozachuk - clothes

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 24; May 1, 2026 26-00867S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Drive, Sarasota FL 34238 on 5/14/2026 at 10:00AM Christine McFee Household items

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 24; May 1, 2026 26-00902S

FOURTH INSERTION

NOTICE OF ACTION

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

Case No. 26-CA-1659-NC FUBAR ASSETS, a Florida limited liability company, Plaintiff, v.

CECIL J. BLAIR and GLORIA M. BLAIR, Defendants. STATE OF FLORIDA

To: Cecil J. Blair and Glorinda M. Blair YOU ARE NOTIFIED that an action to partition the following property in Sarasota County, Florida:

Lot 6 Blk 2100 45th Add to Port Charlotte Parcel ID: 1131-21-0006

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before 5-11-2026 upon Vestalial Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 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.

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 25 day of March, 2026. KAREN E RUSHING, CLERK CLERK OF THE COURT (SEAL) By: G. Kopinsky Deputy Clerk

Apr. 10, 17, 24; May 1, 2026 26-00766S

FOURTH INSERTION

Notice of Action

In The Circuit Court Of The Twelfth Judicial Circuit In And For Sarasota County, Florida Case No. 2025-CA-006584-NC

Kenneth J. Heald, Plaintiff, v. Adeline Teeter Hoff, et al.; Defendants.

To:

Table with 4 columns: Name, Description of interest. Rows include Adeline Teeter Hoff, Beverly Bills Perry, Connie Smeatin, Harvey Smeatin, Jerry Teeter, Loraine Smeatin, Shirley Ann Teeter, and various parties claiming by, through, under or against her/him.

A partition lawsuit in the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, involving real property more specifically described as: Legal Description: Lot 45, Block 5, Eastwood Oaks Subdivision - Unit No. 5, the plat thereof recorded in Plat Book 16, Page 1, Public Records of Sarasota County, Florida.

Property Address: 3896 Hawkeye Circle, Sarasota, Florida 34232-1541 Property Record Information No: 2033140019 (the "property")

against the Defendants named in the caption above; Case Number 2025-CA-006584-NC, is pending in the Circuit Court for Sarasota County, Florida, Civil Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address of the Plaintiff's attorney is set forth below.

You are hereby notified that a Complaint involving the above-described real property has been filed against you, and you are required to serve a copy of your answer or pleading to said Complaint on Plaintiff's attorney of record, Matthew C. Frey, Campione & Hackney, P.A., 2750 Dora Avenue, Tavares, Florida 32778, and file the original answer or pleading in the Office of the Clerk of the Circuit Court, Twelfth Judicial Circuit, 2000 Main Street, Sarasota, FL 34237, Sarasota County, Florida, on or before May 11, 2026 following the date of the first publication of this Notice of Action. If you fail to do so, a Judgment by Default will be taken against you for the relief demanded in said Complaint.

This notice shall be published once a week for four (4) consecutive weeks. 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 April 2, 2026 KAREN E RUSHING, CLERK G. Kopinsky As Deputy Clerk

Campione & Hackney, P.A. Attorneys for Plaintiff /s/ Matthew C. Frey Matthew C. Frey Florida Bar No. 106359 2750 Dora Avenue Tavares, Florida 32778 Telephone: 352-343-4561 Telefacsimile: 352-343-7456 Primary Email: mfrey@campionehackney.com Secondary Email: legalassistant@campionehackney.com April 10, 17, 24; May 1, 2026 26-00781S

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN
AND FOR SARASOTA
COUNTY, FLORIDA
FILE NO.: 2026-CP-1976 NC
PROBATE DIVISION
IN RE: ESTATE OF
WILLIAM E. GEENEN,
Deceased.

The administration of the Estate of WILLIAM E. GEENEN, Deceased, whose date of death was February 16, 2026, File No.: 2026-CP-001976-NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division,

the address of which is Sarasota County Clerk of Court, North County, Probate Division, 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-

TER THE TIME OF SERVICE OF A COPY OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is April 24, 2026.

Personal Representative:
ALLISON G. GEENEN
3365 Markridge Rd.
Sarasota, Florida 34231
Attorney for Personal Representative:
JENNIFER A. MCCLAIN, ESQUIRE
Florida Bar No.: 0446830
DENT & MCCLAIN, CHARTERED
3415 Magic Oak Lane
Sarasota, FL 34232
Phone: (941) 952-1070
Fax: (941) 952-1094
E-Mail: jmcclain@dentmcclain.com
April 24; May 1, 2026 26-00940S

SECOND INSERTION

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

CASE NO.: 2025-CA-003965
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
ERIN PERRY, et al.,
Defendants.

NOTICE is hereby given that, Karen E. Rushing Clerk of the Circuit Court of Sarasota County, Florida, will on June 2, 2026, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit:

Lot 1, Block 2566, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 21, Pages 8, 8A through 8GG, inclusive, of the Public Records of Sarasota County, Florida, LESS AND EXCEPT the Westerly 57.03 feet of Lot 1.
Property Address: 1478 Hedgewood Circle, North Port, FL 34288

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 21st day of April, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
April 24; May 1, 2026 26-00939S

SECOND INSERTION

REQUEST FOR PROPOSALS (RFP)
Indoor Multi-Use Sports and boathouse Facility
Issued by: Nathan Benderson Park Conservancy
Issue Date: April 21, 2026
Proposal Due Date: May 22, 2026

1. Introduction and Purpose

Nathan Benderson Park Conservancy is seeking proposals from qualified construction firms for the construction of a new indoor multi-use sports and recreation facility. The intent of this Request for Proposals (RFP) is to identify a highly qualified firm with demonstrated experience delivering similar facilities, particularly large-scale indoor athletic complexes, in climates comparable to the project location. Selection will be based on a qualifications-driven evaluation process, with cost considered along with contractor fees

2. Project Overview

The proposed project consists of the construction of a new indoor sports and support facility that will include, at a minimum, (see Architectural drawings in file directory) the following components:

- Eight (8) full-size indoor basketball (16 Volleyball) courts, w baskets, nets. Etc.
- Concession, full kitchen and food service area(s)
- Multi-use / flexible programming space
- Boathouse facilities (including storage and support areas)
- Weight rooms and fitness training areas
- Administrative and office space
- Boardroom and VIP space
- Restrooms, locker rooms, and support spaces
- Technology – Digital signage, scoreboard, IT infrastructure
- Building systems, site coordination, and all associated infrastructure

The facility is intended to support year-round use for tournaments, training, community recreation, and administrative functions.

3. Project Location

The project will be located in Sarasota, Fl. Proposers should consider local climate conditions, permitting requirements, labor availability, and logistical considerations associated with construction in this region.

4. Scope of Services

The selected firm will be responsible for, at a minimum:

- Construction of all building, structural, mechanical, electrical, plumbing, and specialty systems
- Coordination with designers, consultants, and owner representatives
- Site logistics, safety management, and quality control
- Commissioning, closeout, and warranty services
- Site and Utility work is included

5. Proposal Requirements

Proposals shall be concise, well organized, and include the following information:

5.1 Firm Qualifications and Experience

- Company background, history, and years in business
- Description of the firm's experience constructing similar facilities, including but not limited to:
 - Indoor basketball or court-based athletic facilities
 - Multi-court or tournament-scale sports complexes
 - Facilities with fitness, concession, and office components
- boathouses
- For each relevant project, provide:
 - Project name and location
 - Size and scope
 - Construction cost
 - Delivery method
 - Owner reference and contact information

5.2 Climate and Environmental Experience

- Description of projects completed in climates similar to the project location
- Experience addressing climate-specific considerations such as:
 - Energy efficiency and building envelope performance
 - Indoor air quality and humidity control for athletic facilities
 - Wind (Hurricane) loads

5.3 Project Team

- Identification of key personnel proposed for this project
- Resumes highlighting relevant experience with comparable facilities
- Description of the firm's approach to project management, quality control, and safety

5.4 Cost Proposal

- Preliminary construction cost estimate or proposed fee structure, as applicable
- Description of cost control methods and value engineering experience
- Examples of successfully delivering projects within budget

5.5 Familiarity with the Local Area

- Experience working in Southwest Florida.
- Familiarity with local codes, permitting agencies, subcontractor markets, and suppliers
- Description of any existing relationships that may benefit the project

5.6 Business Health and Capacity

- Statement regarding the financial stability and overall health of the firm
- Disclosure of:
 - Current and projected workload
 - Outstanding or pending litigation
- Any defaulted or terminated contracts within the past five (5) years
- Evidence of bonding capacity and insurance coverage

5.7 Additional Relevant Experience

- Experience with public or private sports facilities
- Experience with fast-track or phased construction
- Experience coordinating with multiple stakeholders or community users
- Proven track record of on time and withing budget projects.

6. Evaluation Criteria

Proposals will be evaluated using the following criteria and relative weighting:

1. **Qualifications and Relevant Experience** – Similar facilities, complexity, and scale
2. **Climate-Specific and Technical Experience** – Demonstrated success in comparable environments
3. **Project Team and Management Approach** – Experience, organization, and proposed staffing
4. **Cost and Cost Control Approach** – Competitiveness, transparency, and budget management
5. **Familiarity with the Local Area** – Local knowledge and resources
6. **Business Health and Capacity** – Financial stability and ability to perform the work
7. **Completion on time and withing budget** – Proof of relevant experience of meeting deadlines.

Nathan Benderson Park Conservancy reserves the right to conduct interviews, request additional information, or negotiate with one or more proposers.

7. Proposal Submission Instructions

- Proposals shall be submitted electronically and/or in hard copy as specified below:
 - Number of copies: 3
 - Submission address or email: Nathan Benderson Park Conservancy
 - 5851 Nathan Benderson Circle, Sarasota, FL 34235:
 - Bpatneade@nathanbendersonpark.org
 - Proposals must be received no later than May 22, 2026 5:00pm. Late submissions may not be considered.

8. Schedule (Anticipated)

- RFP Issued: April 21, 2026
- Questions Due: April 30, 2026
- Responses to Questions Issued: May 5, 2026
- Proposals Due: May 22, 2026
- Interviews (if required): May 29, 2026
- Selection and Notice of Award: June 15, 2026
- Required Completion date 05/2028

9. General Conditions

- Nathan Benderson Park Conservancy reserves the right to reject any or all proposals
 - This RFP does not commit the Owner to award a contract or pay any costs incurred in proposal preparation
 - All submitted materials become the property of Nathan Benderson Park Conservancy

10. Contact Information

All communications regarding this RFP shall be directed to:
Courtney Kreilick, Nathan Benderson Park Conservancy,
CKreilick@nathanbendersonpark.org 941 358 7275

April 24; May 1, 8, 15, 2026

26-00945S

SECOND INSERTION

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

CASE NO. 2025 CA 000213 NC
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.
CAROL S GATES A/K/A CAROL
GATES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 30, 2025 in Civil Case No. 2025 CA 000213 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Carol S Gates a/k/a Carol Gates, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of May, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 12, Block 1937, 41st Addition to Port Charlotte Subdivision, ac-

cording to the map or plat thereof, as recorded in Plat Book 16, Page 42, of the Public Records of Sarasota County, Florida.

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

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

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: MRSservice@mccalla.com
Fla. Bar No.: 146803
24-10787FL
April 24; May 1, 2026 26-00942S

SECOND INSERTION

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

CASE NO. 2025 CC 007875- NC
SARASOTA SANDS OWNERS
ASSOCIATION, INC.,
Plaintiff, v.
SHAWN SHIVELY and KELLI
SHIVELY
Defendants.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case dated February 23, 2026 and Order on Motion to Reschedule Sale dated April 21, 2026, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit E 159/160 Week 34 and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on May 28, 2026. The highest bidder

shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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.

DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.

P. O. Box 671
Saluda, NC 28773

941-875-5853
Attorney for the Plaintiff

Florida Bar No. 0301817
email: doaksesq@comcast.net

Dates of Publication:
April 24; May 1, 2026 26-00941S

THIRD INSERTION

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

CASE NO.: 2026 CA 000494 NC
IN RE: ARTHUR P. JENTOFT
REVOCABLE TRUST, u/a/d August
30, 1994, as Amended and Restated,
and the Jentoft Family Trust created
thereunder

BANK OF AMERICA, N.A.,
as Trustee of the ARTHUR P.
JENTOFT REVOCABLE TRUST,
u/a/d August 30, 1994, as Amended
and Restated, and of the Jentoft
Family Trust created thereunder,
Plaintiff, v.
JACQUELINE JENTOFT
WOLTERS, individually and as
Trustee of the JOAN C. JENTOFT
TRUST, u/a/d August 30, 1994, as
Amended and Restated, and TODD
J. JENTOFT,
Defendants.

To: Todd J. Jentoft
Whose residence is unknown
YOU ARE NOTIFIED that an action has been filed against you in Sarasota County, Florida, by Bank of America, N.A., as Trustee of the Arthur P. Jentoft Revocable Trust, u/a/d August 30, 1994, as Amended and Restated, and of the Jentoft Family Trust created thereunder, (together, the "Trusts"), for a determination by the Court regarding the proper beneficiary of the assets of the Trusts, and to construe a term of the Revocable Trust. The action is pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida and is styled pursuant to the caption set forth above.

You are required to serve a copy of your written defenses, if any, to the action upon Bonnie Lee A. Polk, Williams

Parker Harrison Dietz & Getzen, Attorneys for the Plaintiff, whose address is 50 Central Ave., Eighth Floor, Sarasota, Florida 34235, on or before a date not less than 28 days or more than 60 days after the first publication of this notice and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you cannot afford an attorney, you may contact Legal Aid of Manastoa at (941)366-0038 or www.legalaiddofmanastoa.org, or Gulfcoast Legal Services at (800)230-5920 or <http://www.gulfcoastlegal.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800)342-8011 or <https://www.floridabar.org/public/lrs/>.

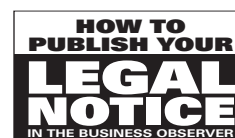
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least 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 on April 7, 2026.

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

April 17, 24; May 1, 8, 2026

26-00814S



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



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001624 SC
Division Probate
IN RE: ESTATE OF
JUDITH L. CORBIN
Deceased.

The administration of the estate of JUDITH L. CORBIN, deceased, whose date of death was November 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 April 24, 2026.

Personal Representative:
SAMUEL CIONE,
also known as SAM CIONE
6561 Palmer Park Cir., Suite C
Sarasota, Florida 34238

Attorney for 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
April 24; May 1, 2026 26-008875

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001703 NC
IN RE: ESTATE OF
DONNA MARIE AMODEO
Deceased.

The administration of the estate of DONNA MARIE AMODEO, deceased, whose date of death was January 13, 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.

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 April 24, 2026.

Personal Representative:
DANIELLE M. CAULFIELD
375 Stony Brook Lane
Bridgewater, New Jersey 08807

Attorney for Personal Representative:
JOSHUA P. PEREZ, ESQ.
Florida Bar Number: 1032209
BERLIN PATTEN EBLING PLLC
201 Center Road, Suite 210
Venice, Florida 34239
Telephone: (941) 955-9991
Fax: (941) 484-9992
E-Mail: jperez@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
April 24; May 1, 2026 26-009225

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001076 NC
Division Probate
IN RE: ESTATE OF
LILLIE MAY GEYER
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:
Mark Edward Geyer
7682 East Bates Drive
Denver, Colorado 80231

Attorney for Personal Representative:
John T. Griffin, Attorney
Florida Bar Number: 0674281
GRIFFIN & GRIFFIN
7077 S. Tamiami Trail
Sarasota, FL 34231
Telephone: (941) 966-2700
Fax: (941) 966-2722
E-Mail: john@griffinderlaw.com
Secondary E-Mail:
tish@griffinderlaw.com
April 24; May 1, 2026 26-009195

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1390 NC
Division Probate
IN RE: ESTATE OF
LAWRENCE R. SANSONE, JR.
Deceased.

The administration of the estate of Lawrence R. Sansone, Jr., 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 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 April 24, 2026.

Personal Representative:
Stephen A. Lorenz
2601 Hobblebrush Drive
North Port, Florida 34289

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
April 24; May 1, 2026 26-008845

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001946 NC
IN RE: ESTATE OF
VELVA DELORES SAULSBURY
Deceased.

The administration of the estate of VELVA DELORES SAULSBURY, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 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 April 24, 2026.

Personal Representative:
CAROL J. EBERHARD
4408 Sylvania Avenue
North Port, Florida 34286

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@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
April 24; May 1, 2026 26-008825

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File No. 2026 CP 001643 SC
Division Probate
IN RE: ESTATE OF
GRACE M. MARX
Deceased.

The administration of the estate of GRACE M. MARX, deceased, whose date of death was February 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. 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 §§732.216-732.228, Fla. Stat. applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211, Fla. Stat. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702, Fla. Stat., 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 April 24, 2026.

Personal Representative:
Rik Holmes
3724 Grain Run
Lakewood Ranch, Florida 34211

Attorney for Personal Representative:
Lindsey J. Segarra
Attorney for Personal Representative
Florida Bar Number: 1003292
Bach, Jacobs & Byrne, P.A.
2033 Main Street, Ste. 505
Sarasota, FL 34237
Telephone: (941) 906-1231
Fax: (941) 954-1185
E-Mail: lindsey@sarasotaelderlaw.com
Secondary E-Mail:
loretta@sarasotaelderlaw.com
April 24; May 1, 2026 26-008715

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001506 NC
Division Probate
IN RE: ESTATE OF
COYN V. RICHARDSON,
Deceased.

The administration of the estate of Coyn V. Richardson, deceased, whose date of death was February 25, 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 representatives 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 April 24, 2026.

Personal Representatives:
Susan E. Richardson
8132 Sanderling Road
Sarasota, FL 34242

Mark B. Richardson
1994 Sawnee Bean Road
Thetford Center, VT 05075

Attorney for
Personal Representatives:
DUNWODY WHITE & LANDON, P.A.
Daniel K. Capes, Esq.
Florida Bar Number: 106429
4001 Tamiami Trail North, Suite 200
Naples, FL 34103
Telephone: (239) 263-5885
Fax: (239) 262-1442
April 24; May 1, 2026 26-008935

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001793 SC
Division Probate
IN RE: ESTATE OF
LYNNE T. DOUPONT
Deceased.

The administration of the estate of LYNNE T. DOUPONT, deceased, whose date of death was February 20, 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 April 24, 2026.

Personal Representative:
PAUL A. DOUPONT
1188 Tuscany Blvd.
Venice, Florida 34292

Attorney for Personal Representative:
NICOLE S. PEET, ESQUIRE
Florida Bar Number: 1025612
Farr Law Firm P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 484-1996
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail:
jpainchaud@farr.com
April 24; May 1, 2026 26-009065

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP001518NC
Division Probate
IN RE: ESTATE OF
ERIC S. YUEH
Deceased.

The administration of the estate of ERIC S. YUEH, deceased, whose date of death was December 6, 2022, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:
MARY C. STRAIN
8735 Midnight Pass Road, #205B
Sarasota, Florida 34242

Attorney for Personal Representative:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
Wood, Seilt and Anderson, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
Secondary E-Mail:
group@wsa-law.com
April 24; May 1, 2026 26-009075

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**Business
Observer**

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 5792 SC
IN RE: ESTATE OF
MARY I. GORDON, ALSO KNOWN
AS MARY ISABELLE GORDON,
MARY M. GORDON, AND MARY
MILLER GORDON
Deceased.

The administration of the Estate of MARY I. GORDON, ALSO KNOWN AS MARY ISABELLE GORDON, MARY M. GORDON, AND MARY MILLER GORDON, deceased, whose date of death was August 10, 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 Representatives and the Personal Rep-

resentatives' attorney are set forth below.

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

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

Florida Statutes. The written demand must be filed with the clerk.

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

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

NOTWITHSTANDING THE TIME 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: April 24, 2026.

Signed on this day of 04/16/2026.

Personal Representative:
/s/ Mary Gordon

MARY ELLEN GORDON
7742 WILLIAMS AVENUE
SARASOTA, FL 34231
/s/ Patricia Gordon
PATRICIA JEAN GORDON
1919 NEPTUNE DRIVE
ENGLWOOD, FLORIDA 34223
/s/ Scott M Gordon
SCOTT MICHAEL GORDON
165 LITTLEWORTH ROAD
DOVER, NH 03820
/s/ M. Michelle Robles, Esq.
M. MICHELLE ROBLES, ESQ.
Attorney for Personal Representatives
Florida Bar Number: 283120
7729 Holiday Drive
Sarasota, FL 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
April 24; May 1, 2026 26-00892S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002105 SC
Division: H
IN RE: ESTATE OF
Christina Cay Coy,
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 Christina Cay Coy, deceased, File Number 2026 CP 002105 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 South Tamiami Trail, Venice, FL 34293; that the decedent's date of death was November 14, 2025; that the total value of the estate is \$2,980.29 (plus anticipated 2025 federal income tax refund estimated at \$0.00-\$1,000.00, final amount to be determined) and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Cory Lynn Sturgess

3910 Green Forest Parkway
Smyrna, GA 30082
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 April 24, 2026.

Person Giving Notice:
Cory Lynn Sturgess
csturgess87@gmail.com
3910 Green Forest Parkway
Smyrna, GA 30082

Attorney for Person Giving Notice:
N/A - Pro Se Petitioner
Florida Bar No.: N/A - Pro Se
April 24; May 1, 2026 26-00923S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002107-SC
IN RE: The Estate of:
EILEEN MCCORMACK,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of EILEEN MCCORMACK, deceased, whose date of death was March 4th, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, P.O. Box 3079, Sarasota, FL 34230; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 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 AND 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.L

PATRICIA MCCORMACK
Personal Representative
3198 Dover Drive
Duluth, GA 30096

Mark A. Creech, Esq.
Attorney for PR
1620 Placida Rd.,
Ste A
Englewood, Florida 34223
941-474-3721
FB#043615
April 24; May 1, 2026 26-00905S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2026 CP 001573 NC
IN RE: ESTATE OF
NORMAND M. MAILHOT,
Deceased.

The administration of the ESTATE OF NORMAND M. MAILHOT, deceased, File Number 2026 CP 001573 nC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Courthouse, Probate Division, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 24, 2026.

Personal Representative:
KAJ JENSEN
720 Serata St.
Venice, FL 34285

Attorney for Personal Representative:
JERREL E. TOWERY
JERREL E. TOWERY, P.A.
Fla. Bar #267351
304 W. Venice Ave. #220
Venice, FL 34285
Phone: (941) 485-3391
E-mail:
jerrel@towerylaw.comcastbiz.net
April 24; May 1, 2026 26-00872S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001607 SC
IN RE: ESTATE OF
JOHNNIE WILLIAMS, SR.,
Deceased.

The administration of the estate of JOHNNIE WILLIAMS, SR., deceased, whose date of death was February 7, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:
GEORGE A. KEY, JR.
619 North Brink Ave
Sarasota, FL 34237

Attorney for Personal Representative:
ELIZABETH P. COTTOM
Florida Bar No. 92847
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
ecottom@williamsparker.com
Secondary:
pkhoe@williamsparker.com
April 24; May 1, 2026 26-00933S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001779 SC
Division Probate South County
IN RE: ESTATE OF
JAMES PETER MARTIN,
Deceased.

The administration of the estate of JAMES PETER MARTIN, deceased, whose date of death was March 6, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: April 24, 2026.

Signed on this 21st day of April, 2026.

/s/STEPHEN MARTIN
STEPHEN MARTIN
Personal Representative
12178 Wakulla Pl
Venice, FL 34293

/s/ Daniel P. Policastro, Esq.
Daniel P. Policastro, Esq.
Law Office of Dan Policastro, P.L.
Florida Bar No. 0100788
dan@danpolicastro.com
355 W. Venice Ave.
Venice, FL 34285
Phone: (941) 882-4367
Fax: (941) 485-8163
Resident Agent
April 24; May 1, 2026 26-00938S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2026 CP 001814 NC
IN RE: ESTATE OF
DIANA K. CABLE,
Deceased.

The administration of the ESTATE OF DIANA K. CABLE, deceased, whose date of death was March 7, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is April 24, 2026.

Personal Representative:
FREDERICK E. EMRICH, III
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representative:
MATTHEW B. MAYER
Florida Bar No. 0956820
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
mmayer@fergesonskipper.com
services@fergesonskipper.com
April 24; May 1, 2026 26-00937S

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 003737 NC
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.
JERRY C JORDAN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2026 in Civil Case No. 2025 CA 003737 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Jerry C Jordan, 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 21st day of May, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5, Block 2636, Fifty-Second Addition to Port Charlotte Subdivision, a Subdivision, accord-

ing to the plat thereof, as recorded in Plat Book 21, Page 13, 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
25-11923FL
April 24; May 1, 2026 26-00943S

SECOND INSERTION

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

CASE NO.: 2025 CA 003816 NC
TRUIST BANK, as successor by
merger to SUNTRUST BANK,
Plaintiff, vs.

ANGELA W. EDWARDS,
UNKNOWN SPOUSE OF ANGELA
W. EDWARDS, THE SERENOA
COMMUNITY ASSOCIATION,
INC., UNKNOWN TENANT #1,
UNKNOWN TENANT #2, and
all unknown parties claiming an
interest by, through, under or
against any defendant, or claiming
any right, title, and interest in the
subject property,
Defendants,

NOTICE is hereby given pursuant to the Uniform Final Judgment of Mortgage Foreclosure, entered April 15, 2026, and entered in Case Number: 2025 CA 003816 NC of the Circuit Court in and for Sarasota County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and ANGELA W. EDWARDS, and THE SERENOA COMMUNITY ASSOCIATION, INC., are the Defendants, the Sarasota County Clerk of the Court, Karen E. Rushing, will sell to the highest and best bidder for cash, by electronic sale on-line at www.sarasota.realforeclose.com, beginning at 9:00 o'clock A.M. on the 2nd day of June, 2026 the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit:

Property Address: 7433 Myrica Dr, Sarasota, FL 34241
Property Description:
Lot 68, SERENOA, PHASE II, according to the plat thereof as recorded in Plat Book 36, Page 7, Public Records of Sarasota County, Florida.

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.

/s/ Arthur Barksdale
Arthur S. Barksdale, IV, Esq.
Florida Bar No.: 0040628
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
jdlaw@orlando-law.com
Attorneys for Plaintiff
April 24; May 1, 2026 26-00877S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA,
IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2024-CA-005598
Division NC

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS INDENTURE
TRUSTEE WITH RESPECT TO
CIM TRUST 2023-R1
Plaintiff, vs.

ANITA M. LEACH A/K/A
ANITA LEACH, JENNIFER
N. LEACH, CHRISTOPHER
A. LEACH, ELIZABETH M.
LEACH, UNKNOWN SPOUSE OF
ANITA M. LEACH A/K/A ANITA
LEACH, UNKNOWN SPOUSE OF
JENNIFER N. LEACH, UNKNOWN
SPOUSE OF CHRISTOPHER A.
LEACH, UNKNOWN SPOUSE
OF ELIZABETH M. LEACH, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 15, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 5, BLOCK 56, VENICE BYWAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 61, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH THAT

CERTAIN 2006 FLEETWOOD MOBILE HOME, VIN(S) FL-FL670A32948LF31A & FL-FL670A32948LF31B

and commonly known as: 205 PORTIA ST S, NOKOMIS, FL 34275; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on June 2, 2026 at 9:00 A.M..

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

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

Dated: April 20, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
320250/2426334/wll
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
April 24; May 1, 2026 26-00909S

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001771-NC
IN RE: ESTATE OF
BARBARA SUE SMITH,
Deceased.

The administration of the estate of BARBARA SUE SMITH, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001801 NC
IN RE: ESTATE OF
ARLON RAY BROWN,
Deceased.

The administration of the estate of ARLON RAY BROWN, deceased, whose date of death was March 13, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is: April 24, 2026.

JOHN J. WASKOM
Personal Representative
John J. Waskom, Esq.
Attorney for Personal Representative
Florida Bar No. 0962181
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
8470 Enterprise Cir Ste 201
Lakewood Ranch, FL 34202
Telephone: 941-907-0006
Email: jwaskom@icardmerrill.com
Secondary Email:
kcapp@icardmerrill.com
April 24; May 1, 2026 26-00920S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-1557-SC
IN RE: ESTATE OF
FREDERICK D. OLSEN
Deceased.

The administration of the estate of FREDERICK D. OLSEN, deceased, whose date of death was February 27, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 April 24, 2026.
Personal Representative:
Darlene E. Bonsall
107 2nd St.
Belleair Beach, FL 33786
Attorney for Personal Representative:
Luke X. Johnston, Esquire
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattleman Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: ljohnston@leeandevans.com
April 24; May 1, 2026 26-00883S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001822 NC
IN RE: ESTATE OF
ETHEL H. ALTER,
Deceased.

The administration of the estate of ETHEL H. ALTER, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 April 24, 2026.

Personal Representative:
THE NORTHERN TRUST COMPANY
Andrew F. Ibrahim
1515 Ringling Blvd., 11th Floor
Sarasota, FL 34236
Attorney for Personal Representative:
FLETCHER H. RUSH
Florida Bar No. 0100586
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-552-2563
Designation of Email Addresses for service:
Primary: frush@williamsparke.com
Secondary: ncarson@williamsparke.com
April 24; May 1, 2026 26-00908S

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 April 24, 2026.

Personal Representative:
Lori Gaetano
c/o Christopher A. Likens, Esq.
1800 Second Street, Suite 971
Sarasota, FL 34236
Attorney for Personal Representative:
Christopher A. Likens
Florida Bar Number: 0981303
CHRISTOPHER A. LIKENS, P.A.
1800 Second Street, Suite 971
Sarasota, FL 34236
Telephone: (941) 365-7838
eservice@calikens.com
April 24; May 1, 2026 26-00885S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001616 NC
Division PROBATE
IN RE: ESTATE OF
DEBORAH S. DENNISON,
Deceased.

The administration of the estate of DEBORAH S. DENNISON, deceased, whose date of death was December 21, 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 de-

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001577-SC
IN RE: ESTATE OF
THOMAS F. KEEGAN,
Deceased.

The administration of the Estate of THOMAS F. KEEGAN, Deceased, whose date of death was January 14, 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.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001613 NC
Division Probate
IN RE: ESTATE OF
BARBARA JANE SPERLING,
Deceased.

The administration of the estate of BARBARA JANE SPERLING deceased, whose date of death was March 14, 2026, 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001664-NC
IN RE: ESTATE OF
MICHAEL A. SILKEY
Deceased.

The administration of the estate of MICHAEL A. SILKEY, deceased, whose date of death was January 22, 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 representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

SECOND INSERTION

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

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.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No.: 2026 CP 761 SC
IN RE: ESTATE OF
Beverly A. Stallworth
Deceased.

The administration of the Estate of Beverly A. Stallworth, deceased, File Number 2026 CP 761 SC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trl. Venice, FL 34293. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 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 SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

Petitioner:
Angela Delong
PO Box 380984
Murdoch, FL 33938
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdoch, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
April 24; May 1, 2026 26-00875S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001764 NC
Division Probate
IN RE: ESTATE OF
LOUIS STRAZZERE a/k/a
LOU STRAZZERE,
Deceased.

The administration of the estate of Louis Strazzer a/k/a Lou Strazzer, 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 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is April 24, 2026.

Craig Frieler
Personal Representative
315 43rd St Blvd NE
Bradenton, FL 34208
Thomas W. Harrison
Attorney for Personal Representative
Florida Bar Number: 334375
DYE HARRISON KNOWLES
HAMRICK KIRKLAND PRATT
DePaOLA & JOHNSON, PLLC
410 43rd St W, Suite N
Bradenton, FL 34209
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: twh@dye-harrison.com
April 24; May 1, 2026 26-00918S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001821 NC
Division: North County
IN RE: ESTATE OF
DOUG MANSFIELD A/K/A
HAROLD D. MANSFIELD
Deceased.

The administration of the estate of Doug Mansfield a/k/a Harold D. Mansfield, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079 Sarasota, FL 34230. The names and addresses of the co-personal representatives and the co-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 co-personal representatives have

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

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

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

The date of first publication of this notice is April 24, 2026.

Co-Personal Representatives:
Clark Balsinger
3150 Ewing Drive
Venice, FL 34292
Nikki Mansfield
918 Boulevard of the Arts, Unit 9
Sarasota, Florida 34236
Attorney for
Co-Personal Representatives:
Andrew J. Britton, Esq.
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail: legal@andrewbrittonlaw.com
April 24; May 1, 2026 26-00890S

-- ACTIONS / SALES --

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE-PROPERTY
IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO: 2026-CA-00517-NC
A.A.D.A. INC.; ALECAR HOLDING, LLC; CAROLINA RESOURCES, LLC; CMHF URBAN INVESTMENTS, LLC; DAV-ROD, LLC; LUIS GONZALEZ; HEPA LLC; HERSAB HOLDINGS, LLC; JMG HOLDINGS LLC; KIMBO 20, LLC; KRISTEN REAL ESTATE LLC;

PATRICIA LARRIEU-JIMENEZ; MIA LARRIEU; MCM-ROD'S LLC; MIRA HOLDINGS LLC; RIVERA INVESTMENT LLC; GERARDO SANCHEZ; FELIX SANCHEZ; THE MARIA L. SANTAYANA LIVING TRUST; STDA HOLDINGS LLC; TEMARO INVESTMENTS LLC; MIGUEL VIVANCO; and WEKWIT INC, Plaintiffs, v. REVOCABLE FAMILY TRUST LLC, a Florida Limited Liability Company; SARAH WILSON; and JOHN DOE AND ALL OTHERS IN POSSESSION,

Defendants.
TO: SARAH WILSON
Whose last known address is:
19002 Apian Way
Lutz, FL 33558
YOU ARE HEREBY NOTIFIED that an action to Foreclose Mortgage Non-Homestead concerning the following property in Sarasota County, Florida:
LOT 44, NEWTOWN FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS THAT PART OF THE ABOVE-DESCRIBED PROPERTY BEING 80 FEET X 100 FEET IN THE SOUTHEAST CONER OF THE ABOVE-DESCRIBED TRACT.
IT IS SPECIFICALLY UNDERSTOOD THAT THE 80 FEET AS DESCRIBED ABOVE LIES ALONG THE WEST SIDE OF BUTLER AVENUE.
A/K/A: 3831 BUTLER AVENUE, SARASOTA, FL 34234
A/K/A Parcel ID: 0026-16-0016
has been filed against you and you are required to serve a copy of your

written defenses, if any, to DANIEL J. MENDEZ, Esq., the Plaintiffs' attorney, whose address is Law Offices Mendez & Mendez, P.A., 7400 S.W. 57 Court, Suite 202, South Miami, Florida 33143 on or before May 26 2026 and file the original with the clerk of this court either before service on plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
A Verified Return of Non-Service on Defendant, SARAH WILSON, was filed on March 31, 2026, DIN 21.

KAREN E RUSHING,
CLERK
Clerk of the Court
By: G. Kopinsky
(SEAL) Deputy Clerk

LAW OFFICES OF
MENDEZ & MENDEZ, P.A.
7400 SW 57th Court, Suite 202
South Miami, FL 33143
Phone (305) 667-0112
By: /s/ Daniel J. Mendez
Daniel J. Mendez, Esq.
Florida Bar Number 112086
daniel@mendezandmendezlaw.com
April 24; May 1, 2026 26-00873S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CA 004436 NC
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ELLINA VERATTI; V-PROJECT LLC; Defendants
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated April 16, 2026, and entered in Case No. 2025 CA 004436 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and ELLINA VERATTI; V-PROJECT LLC, are defendants. Karen E. Rushing, Clerk of the Circuit Court for SARASOTA County, Florida will sell to the highest and best bidder for cash via the Internet at www.sarasota.realforeclose.com at 9:00 a.m., on the 21ST day of MAY, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 1620, THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 17, 17A THROUGH 17N, 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.
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
Si u se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si leu gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
Dated this 20th day of April, 2026.
VAN NESS LAW FIRM, PLLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Bar Number: 695734
FN20997-25RM/sap
April 24; May 1, 2026 26-00934S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CA-000920-NC
GREEN PRAIRIES LLC, a Nevada limited liability company, Plaintiff, vs. CAR WASH SOLUTIONS OF FLORIDA, INC., fka Dynamic Car Wash Services, Inc. and as fka Car Wash Medics, Inc.; VENICE CAR WASH & DETAIL CENTER, LIMITED LIABILITY COMPANY, aka Venice Car Wash, LLC, a/k/a Venice Car Wash, Limited Liability Company; ENGLEWOOD CAR WASH, INC.; JOHN N. HAMILL, an individual; DEPARTMENT OF REVENUE, STATE OF FLORIDA; UNKNOWN TENANT in possession of 700 South Tamiami Trail South; UNKNOWN TENANT in possession of 287 South Indiana Avenue; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED
Defendants.
NOTICE is hereby given that, pursuant to the Stipulated Final Judgment of Foreclosure entered on April 16, 2026 in the above-referenced matter pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen E. Rushing, the Clerk of this Court will sell the following described property situated in Sarasota County, Florida:

Parcel 2:
Commence at NW corner of Section 31, Township 40 South, Range 20 East; thence S 00° 42' 11" W along the West boundary of Section 31, 1948.44 feet; thence S 88° 28' 49" E, 50 feet to the Easterly R/W of said Indiana Ave.; thence N 00° 42' 11" E along the Easterly R/W of Indiana Ave., 200 feet for a P.O.B.; thence S 88° 28' 49" E, 290 feet; thence N 00° 42' 11" E, 100 feet; thence N 88° 28' 49" W, 290 feet to the Easterly right-of-way of

Indiana Ave.; thence S 00° 42' 11" W along said Easterly right-of-way of Indiana Ave., 100 feet to the Point of Beginning. The Southerly boundary of which lies Northerly of and adjacent to that certain land conveyed to Yust in deed recorded in O.R. Book 1010, Page 697, Public Records of Sarasota County, Florida.
Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.
For Informational Purposes Only:
Property Address Parcel 2: 287 Indiana Avenue S, Englewood, FL 34223
at public sale, to the highest and best bidder, for cash, on June 2, 2026, beginning at 9:00 a.m., conducted electronically online at the following website: <http://www.sarasota.realforeclose.com>.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
/s/ Lara Roeske Fernandez
LARA ROESKE FERNANDEZ
Florida Bar No.: 0088500
lfernandez@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
101 East Kennedy Boulevard,
Suite 2700 Tampa, Florida 33602
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorneys for Green Prairies LLC
April 24; May 1, 2026 26-00924S

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CA 006214 NC
Honorable Judge: Hunter Carroll
PLANET HOME LENDING, LLC Plaintiff, vs. ANNA GRITSAYENKO; UNKNOWN SPOUSE OF ANNA GRITSAYENKO; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; Defendants,
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 15, 2026, in the above-styled cause, Karen E. Rushing, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 A.M. on June 16, 2026, the following described property:

LOT 6, LILLY'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN DEED BOOK 250, PAGE 84, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
LESS AND EXCEPT:
LAND CONVEYED TO EDNA MAE WATSON IN DEED BOOK 228, PAGE 410 DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE NORTHEAST CORNER OF LOT 6, LILLY'S SUBDIVISION, THENCE WEST 112 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 6, A DISTANCE OF 110 FEET TO A POINT IN SAID LOT 6; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 6, A DISTANCE OF 58 FEET; THENCE NORTH PARALLEL

TO THE EAST LINE OF LOT 6, A DISTANCE OF 110 FEET TO A POINT ON THE NORTH LINE OF LOT 6; THENCE EAST, A DISTANCE OF 58 FEET TO THE POINT OF BEGINNING.
LESS THE NORTH 12 FEET THERETO AND LESS THAT PORTION CONVEYED TO SARASOTA COUNTY FOR RIGHT OF WAY PURPOSES AND DESCRIBED IN OFFICIAL RECORDS BOOK 2888, PAGE 2599.
TAX ID # 0383120011.
COMMONLY KNOWN AS: 732 HIDERBURG ST, NOKOMIS, FL 34275

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.
Respectfully submitted this April 17, 2026.

/s/Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office, PLLC
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
mattw@wasingerlawoffice.com
April 24; May 1, 2026 26-00928S

SECOND INSERTION

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

CASE NO.: 2025 CA 005228 NC
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS9, Plaintiff, vs. DOROTHY MAE BOWENS A/K/A DOROTHY BOWENS; CITY OF SARASOTA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated April 15, 2026, entered in Civil Case No.: 2025 CA 005228 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS9, Plaintiff, and DOROTHY MAE BOWENS A/K/A DOROTHY BOWENS; CITY OF SARASOTA, FLORIDA, are Defendants.

KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the 13th day of August, 2026, the follow-

ing described real property as set forth in said Judgment, to wit:

LOT 14 AND THE EASTERLY 14.00 FEET OF LOT 13, BLOCK B, SEVILLA SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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.

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 366-1746 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

Dated: April 16, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-52901
April 24; May 1, 2026 26-00881S

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025-CA-001463
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST, Plaintiff, v. GARY ANDREW BARSHAW, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 15, 2026 and entered in Case No. 2025-CA-001463 in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein GARY ANDREW BARSHAW, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at <https://www.sarasota.realforeclose.com> on June 16, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 149 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE NORTHERLY ALONG THE 1/4 SECTION LINE 180 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ON SAID LINE 86.4 FEET; THENCE E. AND PARALLEL TO THE SOUTH LINE OF SAID SW 1/4 OF THE SW 1/4 OF THE SE 1/4, 515.6 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SW 1/4 OF THE SE 1/4, 86.4 FEET; THENCE WEST 515.9 FEET TO THE POINT OF BEGINNING; LESS THE WEST 25 FEET FOR ROAD EASEMENT AND SOUTH 20 FEET FOR ROAD EASEMENT,

OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 1018 GUN CLUB RD, SARASOTA, FL 34232 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59455
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
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FL Bar No.: 81855
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fcpleadings@ghidottiberger.com
April 24; May 1, 2026 26-00880S

SECOND INSERTION

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

CASE NO. 2026 CA 001542 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF FINANCE OF AMERICA RMF MASTER TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL A. COLLINS F/K/A CAROL A. ESCHENBACH, DECEASED. et al, Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANT-EEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL A. COLLINS F/K/A CAROL A. ESCHENBACH, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
COMMENCE AT THE SE CORNER LOT 41, PHILLIPPI COVE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 0 DEGREES 08'12" W, 502.4

FEET; THENCE N 89 DEGREES 47'34" W, 120 FEET FOR A POB; THENCE CONTINUE N 89 DEGREES 47'34" W, 90 FEET; THENCE N 0 DEGREES 08'12" E, 102.32 FEET; THENCE S 89 DEGREES 48' 50" E, 90 FEET; THENCE RUN S 0 DEGREES 08'12" W, 102.35 FEET TO THE POB; BEING A PART OF LOT 8, BLOCK 4, SARASOTA VENICE COMPANY'S RIVER SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 71, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF LORDS AVENUE, EXTENDED, AND GRAND CAYMAN STREET AS SHOWN AND DESCRIBED IN OFFICIAL RECORDS BOOK 342, PAGE 506, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before May 26, 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.

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 14 day of April, 2026
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
BY: GLEN KOPINSKY
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@rasfl.com
26-388650
April 24; May 1, 2026 26-00874S

-- ACTIONS / SALES --

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025-CA-002607-NC TH MSR HOLDINGS, LLC, Plaintiff, vs.

KARA L. HAWLEY A/K/A KARA LAURYN HAWLEY, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure sale entered on April 7, 2026, and the Final Judgment of Foreclosure entered on February 19, 2026 in Case No.: 2025-CA-002607-NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein TH MSR HOLDINGS, LLC is Plaintiff, and, KARA L. HAWLEY A/K/A KARA LAURYN HAWLEY, RALPH CARMEN DIXON JR., U.S. BANK NATIONAL ASSOCIATION, and GLEN OAKS MANOR HOME OWNERS ASSOCIATION, INC., are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. on-line at <https://sarasota.realforeclose.com> on the 15th day of June 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 93, GLEN OAKS MANOR HOMES, PHASE I, A HOMES ASSOCIATION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED

AT PLAT BOOK 26, PAGE 13, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Also known as 3752 GLEN OAKS MANOR DR, SARASOTA, FL 34232 (the "Property").

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

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

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

Dated this 7th day of April 2026

Sokolof REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@floridalitlaw.com
Counsel for Plaintiff

April 24; May 1, 2026 26-009255

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2025 CA 004004 NC DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-ARI, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-ARI, Plaintiff, vs.

JOHN P. VEDRAL A/K/A JOHN VEDRAL; UNKNOWN SPOUSE OF JOHN P. VEDRAL A/K/A JOHN VEDRAL; SARASOTA COUNTY, FLORIDA, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 14, 2026, and entered in Case No. 2025 CA 004004 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-ARI, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-ARI, is Plaintiff and John P. Vedral a/k/a John Vedral; Unknown Spouse of John P. Vedral a/k/a John Vedral; Sarasota County, Florida, 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 15th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 3039 AND 3040, SOUTH

VENICE, UNIT 10, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 4765 Neptune 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: 4/20/2026

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: 20-401280

April 24; May 1, 2026 26-009275

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2024 CA 000968 NC U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BUNGALOW SERIES IV TRUST, Plaintiff, v.

ROBERTA B. WILLIAMS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 14, 2024 and entered in Case No. 2024 CA 000968 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein ROBERTA B. WILLIAMS, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at <https://www.sarasota.realforeclose.com> on May 21, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 1727, THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 3 AND 3A THROUGH 3M OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 7530 LAMPLIGHTER AVENUE, NORTH PORT, FL 34287 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs an 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)861-8000, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
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April 24; May 1, 2026 26-009145

SECOND INSERTION

NOTICE OF SALE

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

FLORIDA CIVIL ACTION
Case No. 2025 CC 007829 NC SARASOTA SANDS OWNERS ASSOCIATION, INC., Plaintiff, v. BARBARA FLOOD and DARYL THOMASSON, Defendants.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case on April 14, 2026, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit H228, Week 22, and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on May 28, 2026. The highest bidder shall immediately post with the Clerk,

a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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.

DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.
P. O. Box 671
Saluda, NC 28773
941-875-5853
Attorney for the Plaintiff
Florida Bar No. 0301817
email: doakeseq@comcast.net
Dates of Publication:
April 24; May 1, 2026 26-009105

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NUMBER: 2025 CC 010182NC LANDTECH L.L.C., a Florida limited liability company, Plaintiff, vs.

DGC DEVELOPMENT CORP., a Florida corporation, AGGRESSIVE APPLIANCES & FINE FURNITURE INC., a Florida corporation a/k/a AGGRESSIVE APPLIANCES, and DANIEL JORGE OLIVEIRA, Defendants.

NOTICE IS HEREBY GIVEN, in accordance with the Amended Final Judgment of Foreclosure dated February 11, 2026, and the Amended Order on Plaintiff's Motion to Reschedule Clerk's Sale dated April 17, 2026, entered in Case No. 2025-CC-010182NC, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Landtech L.L.C., a Florida limited liability company is the Plaintiff and DGC Development Corp., a Florida corporation, Aggressive Appliances & Fine Furniture Inc., a Florida corporation a/k/a Aggressive Appliances and Daniel Jorge Oliveira are the Defendants, that Karen E. Rushing, Clerk of Court for Sarasota County, Florida will sell to the highest and best bidder for cash, in a public sale, by electronic sale at www.Sarasota.RealForeclose.com, the Clerk's website for online auctions, beginning at 9:00 AM, on May 21, 2026 the following described property as set forth in said

Order of Final Judgment, to wit:

Lot 57, Block 924, Twentieth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 8, of the Public Records of Sarasota County, Florida.
Street Address: 1939 Alliance Avenue, 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 WITHIN 60 DAYS AFTER THE SALE.

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

DATED this 17th day of April, 2026.
/s/ Bert J. Harris, III
Bert J. Harris, III
Florida Bar Number: 278629
SWAINE, HARRIS & WOHL, P.A.
401 Dal Hall Boulevard
Lake Placid, Florida 33852
Telephone: 863.465.2811
Telecopier: 863.465.6999
Email: Bert@HeartlandLaw.com
OfficeLP@HeartlandLaw.com
April 24; May 1, 2026 26-009135

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2025 CA 002791 NC U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR RANCH SERIES IV TRUST, Plaintiff, v. DAVID A. MERCHANT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 16, 2026 and entered in Case No. 2025 CA 002791 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein TRACEY J. MERCHANT AND DAVID A. MERCHANT, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at <https://www.sarasota.realforeclose.com> on July 14, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 45 OF WARM MINERAL SPRINGS, UNIT 87, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 82A-82E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
and commonly known as: 421 CALBIRA AVE, NORTH PORT, FL 34287 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
April 24; May 1, 2026 26-008765

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025 CA 004542 NC AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, vs. ALBERT J. OLIVER, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on April 16, 2026 in Case No.: 2025 CA 004542 NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC is Plaintiff, and, ALBERT J. OLIVER is Defendant, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. on-line at <https://sarasota.realforeclose.com> on the 2nd day of June 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK "D", OF SUNNYBROOK ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 179, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Also known as 1388 43RD ST,

SARASOTA, FL 34234 (the "Property").
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 20th day of April 2026
Sokolof REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@floridalitlaw.com
Counsel for Plaintiff
April 24; May 1, 2026 26-009265

SECOND INSERTION

NOTICE OF SALE

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

CIVIL DIVISION
Case #: 2024 CA 006286 NC

DIVISION: A Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, vs.-

Amy Darr; Michael Dudash a/k/a Michael J. Dudash a/k/a Michael James Dudash; Unknown Spouse of Amy Darr; Unknown Spouse of Michael Dudash a/k/a Michael J. Dudash a/k/a Michael James Dudash; Titan Florida LLC, a Delaware limited liability company; Sarasota County, Florida; Kapitus Servicing, Inc. F/K/A Colonial Funding Network, Inc., as Servicing Provider for Direct Merchants Funding, LLC D/B/A Flash Advance; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024 CA 006286 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Amy Darr are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest

and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on May 22, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 417, LAKE SARASOTA UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 67, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-332264 FCOI CXE
April 24; May 1, 2026 26-009125

SECOND INSERTION

NOTICE OF SALE

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

CIVIL DIVISION
Case No. 2025-CA-002988-NC

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. CHRISTINA L POE, UNKNOWN SPOUSE OF CHRISTINA L POE, AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this case on April 16, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

BEGIN, AT THE SOUTHWESTERLY CORNER OF LOT 7 OF A REPLAT IN BAY POINT, AS RECORDED IN PLAT BOOK 6, PAGE 18, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 32 DEGREES, 08 MINUTES EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, 36 FEET; THENCE SOUTH 74 DEGREES, 11 MINUTES EAST 220.5 FEET, MORE OR LESS, TO THE WATERS OF DONA BAY; THENCE SOUTH 12 DEGREES, 53 MINUTES WEST ALONG THE WATERS OF SAID BAY, 60 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF

SAID LOT 7; THENCE NORTH 67 DEGREES, 52 MINUTES WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, 236 FEET FROM THE POINT OF BEGINNING.

and commonly known as: 114 MAGNOLIA AVE, NOKOMIS, FL 34275; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on June 2, 2026 at 9:00 A.M..

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

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

Dated: April 17, 2026
By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2530194/wll
April 24; May 1, 2026 26-009115