

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC 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 Science Scholars of Sarasota located at 14501 Eagle Branch Dr in the City of Nokomis, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of May, 2026
Autumn Kunitz
May 22, 2026 26-01127S

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 Life & Domicile located at 5077 Fruitville Rd. Ste 109-208 in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of May, 2026
Christina Guerrero
May 22, 2026 26-01147S

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 Legacy Bay Partners located at 677 N Washington Blvd 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 7th day of May, 2026
Nicholas Miessler
May 22, 2026 26-01119S

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 CASEY KEY FISH HOUSE & TIKI located at 801 BLACKBURN POINT ROAD in the City of OSPREY, Sarasota, FL 34229 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of May, 2026
CK FISH & TIKI, LLC
May 22, 2026 26-01131S

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 Maestrovio located at 995 Scherer Way in the City of Osprey, Sarasota, FL 34229 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of May, 2026
Aardjay Labs LLC
Renaud Lecoeuche
May 22, 2026 26-01140S

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that RISK & TAX MITIGATION SOLUTIONS, INC., owner, desiring to engage in business under the fictitious name of INCOME CARE PLAN AGENCY LOCATED AT 10217 MORNING MIST LANE, SARASOTA, FLORIDA 34241 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 22, 2026 26-01157S

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 Kyma Advisors located at 2937 Bee Ridge Rd Unit 9-57 in the City of Sarasota, Sarasota, FL 34239 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 7th day of May, 2026
John DeGrandpre
May 22, 2026 26-01138S

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 Kunitz Consulting Services located at 14501 Eagle Branch Dr in the City of Nokomis, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of May, 2026
Autumn Kunitz
May 22, 2026 26-01128S

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 Cora Physical Therapy - North Port located at PO Box 150 in the City of Lima, OH 45802 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of May, 2026
CORA HEALTH SERVICES, INC.
May 22, 2026 26-01136S

FIRST INSERTION
Notice of public sale pursuant to Florida Statute Section 677-210 ---
Notice is hereby given that public sale of the following property / vaults will be held at 11:00a.m.(ET) on Tuesday, June 16, 2026 on behalf of All My Sons of Tampa LLC d/b/a All My Sons of Sarasota --- Auction will be conducted online only - internet bidding with live audio - www.stamplerauctions.com --- Place of assets: 7155 16th Street E # 114 - Sarasota FL 34243 --- All of personal property remaining on the premises, including, but not limited to household items, furniture, clothing, tools & more of the following vaults: Rex Larson - 7 vaults / Nick Turner - 1 vault --- AUCTIONEER: STAMPLER AUCTIONS / 5412 STIRLING ROAD - DAVIE, FL 33314 / 954.921.8888 --- AB196 - AU295
May 22, 29, 2026 26-01117S

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 16th day of June, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1011 E Price Blvd, North Port, FL, 34288. Carter, Rory Ladders, Power Tools, Bicycle, Sale is subject to cancellation in the event of settlement between owner and obligated party.
May 22, 29, 2026 26-01118S

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chrissyedee located at 3343 Savage Rd, in the County of Sarasota, in the City of Sarasota, Florida 34231 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Sarasota, Florida, this 18th day of May, 2026.
CHAI CONNECTIONS COACHING AND CONSULTING LLC
May 22, 2026 26-01152S

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 Sunzout Sarasota located at 7901 4th Street North 300 in the City of St. Petersburg, Sarasota, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of May, 2026
MZBR Ventures, LLC
May 22, 2026 26-01139S

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 Elite Guardian located at 4825 Camphor ave in the City of Sarasota, Sarasota, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of May, 2026
Miruna Miron
May 22, 2026 26-01137S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
19430 Times Cir
Venice, FL 34292
06/11/2026 at 11:00 AM
Michael Dey
Household Goods
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.
May 22, 29, 2026 26-01122S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5005 Englewood Road, Venice, FL 34293 Date: 06/11/2026 Time: 10.30am
Kelly Blevins
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.
May 22, 29, 2026 26-01121S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale; the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.
Bidding: All bidding will take place online at StorageTreasures.com on **June 12, 2026**, at 11:00 AM EST. Property will be sold to the highest bidder.

FIRST INSERTION
7002 - 335 South Beneva Rd, Sarasota, FL 34233 - 941-732-1753: Patricia Moses- Printer, Vacuum Cleaner, Plastic Bags, Lamp, Various Food Oils, Body Lotion, Sugar, Industrial Cookie Sheets, Metal Cooling Rack, Shelves, Plastic Totes, Broom, Tina Anne Klein-Rosario- Suitcase, Clothing, Bags Wall Art, Boxes, Coats, Totes, Nicole Renee McManaman. Totes, Electric Boiler, Samurai Sword, Boxes, Toys, Collectibles, Boxes, Beach Chairs, Clothing, New Lawn Hose, Small Plastic Drawers, Wall Art. Abigail Heil- Holiday Decorations, Clothing, Cast Net, Clothing, Dishes, Child's Desk & Chairs, Coolers, CD's, End Tables, Totes, Boxes, Child's Toys, Pillows, Suitcases, Shoes. Abigail Heil- Tool Boxes, Fishing Poles, Cast Net, Suitcases, Ladders, Fishing Equipment, Speakers, Blower, Plastic Totes, Bicycle, Bicycle Parts, Tools, Industrial Level, Small Statues, Wall Art, Tripod, Curtail Rods, Snake (Cable). Robert Albrect- Lighted Curio Cabinet, Lounge Chair, Side Table, Fishing Rod, Foot Locker, Wall Mirror, Inflatable Sail Board, Books, DVD's, Holiday Decor, Totes, Boxes.

FIRST INSERTION NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakewood Ranch Stewardship District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Pursuant to Section 99.061(3), candidates must qualify for the office of Supervisor with the Florida Department of State, Division of Elections, Bureau of Election Records, R.A. Gray Building, Room 316, 500 South Bronough Street, Tallahassee, Florida 32399-0250, Ph: (850) 245-6240. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Chapter 2005-338(5), Laws of Florida. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County or Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lakewood Ranch Stewardship District has one (1) seat up for election by the qualified electors thereof, specifically Seat 3. The seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Florida Department of State.
May 22, 2026 26-01120S

FIRST INSERTION NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WOODLANDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for Seats on the Board of Supervisors of The Woodlands Community Development District (the "District") will commence at noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026. Candidates may qualify for the Office of Board member of the District with the Sarasota County Supervisor of Elections located at 101 South Washington Boulevard, Sarasota, Florida 34236, (941) 861-8600, or in person at the following office locations:

SARASOTA OFFICE
Terrace Building
2001 Adams Lane
Sarasota, Florida 34237

VENICE OFFICE
Robert L. Anderson Administration Center
4000 S. Tamiami Trail, Rm 114
Venice, Florida 34293

NORTH PORT OFFICE
Biscayne Plaza
13640 Tamiami Trail
North Port, Florida 34287

All candidates shall qualify for individual Seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) Seats up for election, specifically **Seats 1, 2 and 3**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Sarasota County Supervisor of Elections or visit their website at www.sarasotavotes.gov.
May 22, 2026 26-01142S

FIRST INSERTION NOTICE OF PUBLIC SALE

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

4173 Clark Rd. Sarasota, FL 34233
6/11/2026 at 10:00 AM
Corey DeHart
Household items
John Keedy
Tools, personal items. Exercise equipment
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 22, 29, 2026 26-01148S

FIRST INSERTION NOTICE OF PUBLIC SALE

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

Extra Space Storage
2255 N. Washington Blvd.
Sarasota, FL 34234
Auction 06/11/2026 at 10:00 AM
-Thomas Bennett
5/10 / House hold items
-Lorraine Carter
2 tvs, king size mattress, freezer, 1 bed room items
-Karen Olalde
House goods
-Rodquita Jenkins
Sofa
-Brianna Hall
dresser, crib, bins, clothes, couch
-Curtis Macon
15 ft truck
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.
May 22, 29, 2026 26-01141S

FIRST INSERTION NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 06/11/2026 at 10:00am
Melissa Conner
- Sectional, around 10-15 boxes unpacked.
Melissa Conner
-house hold, boxes
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.
May 22, 29, 2026 26-01123S

FIRST INSERTION Notice to Intent

City of North Port,
Sarasota County, Florida

To whom it may concern:

Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes, that Timothy and Judith Gleeson, the property owners, intend to petition the City of North Port to vacate two platted 6-foot side utility and drainage easements located along the common lot line between Lots 3 and 4, Block 336, 5th Addition to the Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 11, Pages 33 through 33R, of the Public Records of Sarasota County, Florida.
Property Address: TBD Thomas Lane, North Port, Florida
Parcel Identification Number: 0987033603
May 22, 29, 2026 26-01126S

7101 - 7600 Claxtrauss Dr, Sarasota, FL 34240 - 941-213-5391: Christopher Pullen- TV's, Video Game Controllers, Videos, Portable Generator, Lamps, Shelves, Golf Clubs, Fan, Suitcases, Wall Art, Baskets, Clothing, Bicycle, Bicycle Parts, Totes, Extension Cords, Shoes, Chairs, Boxes, Cable Boxes, Hand Weights, Cooler.

7005 - 2590 17th St., Sarasota, FL 34234 - 941-842-0532: Leon Pitts- Furniture, China Cabinet, Outside Chairs, Bags, Xmas Tree Stand, Plastic Storage Bins, Children Toys, Ironing Board, Microwave Oven, Clothes, Shoes, Glass Table, Quilts, Lg Bean Bag Chair, Small End Tables. Danica Lashone Phillips- Chain Saw, Floor Buffer, Wall Hanging Boat Steering Wheels, Wooden Checker Board Table, Totes, Hanging Pictures, Sneakers, Sound System, Sound Bar, Vanity Combo, Shelving, Coffee Table, Grand Father Clock, Dresser, Decorations, Ottoman.

7009 - 8901 S Tamiami Trail, Sarasota, FL, 34238, (941) 918-8905: Akila Hughes- Cookware, totes, boxes, electronics. Michael Ryan Shepler- Kayak, furniture, shelving, boxes, totes. Ivan Lara- Car top luggage carrier/tote, table, rug, boxes.
May 22, 29, 2026 26-01154S

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 001965 NC
IN RE: ESTATE OF Julius V. Combs A/K/A Julius Veon Combs, Deceased.

The administration of the estate of Julius V. Combs A/K/A Julius Veon Combs, deceased, whose date of death was April 1, 2020, File Number CP 001965 NC 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 name and address of the personal representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: May 22, 2026.
Signed on 5/5/2026
S/ Julius G. Combs, Personal Representative
S/ Dan Wolfington, Personal Representative
S/ KENNETH J. CLARKSON
Florida Bar No. 70718
Taft, Stettinius & Hollister, LLP
Attorney for Petitioners
27777 Franklin Road, Ste. 2500
Southfield, MI 48034
(248) 351-3000
Designation of Email address for service: klarkson@taftlaw.com
May 22, 29, 2026 26-01166S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001773 NC
IN RE: ESTATE OF
CARMEN JOHN BATTISTA,
Deceased.

The administration of the Estate of CARMEN JOHN BATTISTA, deceased, whose date of death was March 21, 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 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 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 May 22, 2026.

Personal Representative:
ANTHONY F. BATTISTA

11 Eason Drive
Ridge, NY 11961

Attorney for Personal Representative:
KEVIN PILLION ESQ.

Florida Bar No. 70288

Life Planning Law Firm

1671 Mound Street

Sarasota, FL 34236

Telephone: (941) 914-6000

Email: kevin@lifelawfirm.com

Alt. Email: service@lifelawfirm.com

May 22, 29, 2026

26-01135S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1626 SC
Division Probate
IN RE: ESTATE OF
David A. Johnson
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 22, 2026.

Kyle David Johnson

c/o Kanetsky, Moore & DeBoer, PA

P.O. Address:

227 Nokomis Avenue South

Venice, FL 34285

Personal Representative

JON R. FAHS, Jr.

KANETSKY, MOORE & DEBOER, P.A.

ATTORNEYS AT LAW

Attorneys for Personal Representative

227 S. NOKOMIS AVE.

VENICE, FL 34285

Telephone: (941) 485-1571

Florida Bar No. 1025389

Email Addresses: jrf@kmdpa.com

May 22, 29, 2026

26-01144S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001974-NC
Division Probate
IN RE: ESTATE OF
PAMELA S. IERULLI a/k/a
PAM S. IERULLI a/k/a
PAM IERULLI
Deceased.

The administration of the estate of PAMELA S. IERULLI a/k/a PAM S. IERULLI a/k/a PAM IERULLI, deceased, whose date of death was February 15, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 22, 2026.

Personal Representative:
NICHOLAS F. IERULLI

c/o Jenna Kyle Meltzer

802 11th Street West

Bradenton, Florida 34205-7734

Attorney for Personal Representative:

JENNA KYLE MELTZER

Attorney for NICHOLAS F. IERULLI

Florida Bar Number: 1028517

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Telephone: (941) 748-0100

E-Mail: jmeltzer@blalockwalters.com

Secondary E-Mail:

jschembri@blalockwalters.com

Alternate Secondary E-Mail:

mchapman@blalockwalters.com

May 22, 29, 2026

26-01168S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001901 NC
IN RE: ESTATE OF
ALICE ANN COMBS A/K/A
ALICE G. COMBS,
Deceased.

The administration of the estate of ALICE ANN COMBS A/K/A ALICE G. COMBS, deceased, whose date of death was November 5, 2025, File Number CP 001901 NC 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 name and address of the personal representatives and the personal representatives' attorney are set forth below.

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

FIRST 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-1108-NC
IN RE: ESTATE OF
THOMAS B. GREEN,
Deceased.

The administration of the estate of Thomas B. Green, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 22, 2026.

Julius G. Combs,
Personal Representative
Dan Wolfington,
Personal Representative

KENNETH J. CLARKSON
Florida Bar No. 70718

Taft, Stettinius & Hollister, LLP
Attorney for Petitioners

27777 Franklin Road, Ste. 2500
Southfield, MI 48034
(248) 351-3000

Designation of Email address for

service: kclarkson@taftlaw.com

May 22, 29, 2026

26-01155S

FIRST 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-1108-NC
IN RE: ESTATE OF
THOMAS B. GREEN,
Deceased.

The administration of the estate of Thomas B. Green, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 May 22, 2026.

Personal Representative:
Thomas S. Green

254 East Honey Hollow Rd.,
Earlton, NY 12058

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

May 22, 29, 2026

26-01133S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 2436 SC
Division Probate
IN RE: ESTATE OF
BOB BENNETT BADALAMENTI
Deceased.

The administration of the estate of Bob Bennett Badalamenti, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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. 732.221, 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 22, 2026.

Personal Representative:
/s/ Peter Badalamenti

Peter D. Badalamenti II

4673 Rainbow Road

Venice, Florida 34293

Attorney for Personal Representative:

Daniel Hooper Smith, Esq., Attorney

Florida Bar Number: 1006829

ADVOCATES IN AGING

WIESNER SMITH PLLC

328 N Rhodes Avenue

Sarasota, FL 34237

Telephone: (941)365-9900

Fax: (941) 365-4479

E-Mail: daniel@wiesnerlaw.com

Secondary E-Mail:

sherri@wiesnerlaw.com

Tertiary E-Mail:

rachel@wiesnerlaw.com

May 22, 29, 2026

26-01153S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 001964 NC
IN RE: ESTATE OF
RICHARD JEROME BENSHOOF
Deceased.

The administration of the Estate of Richard Jerome Benshoof, deceased, whose date of death was March 7, 2026 is pending in the Circuit Court for Sarasota County, 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 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2026 CP 001875 NC
IN RE: ESTATE OF
SUZANNE P. PAYNE,
A/K/A SUZANNE ELOISE PAYNE,
Deceased.

The administration of the ESTATE OF SUZANNE P. PAYNE, A/K/A SUZANNE ELOISE PAYNE, deceased, File Number 2026 CP 001875 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 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 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 unmatured, 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 May 22, 2026.

Personal Representative:
JAY A. Y. PAYNE

181 Massachusetts Ave., Apt. 3

Portland, ME 04102

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

May 22, 29, 2026

26-01124S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 002078 NC
IN RE: ESTATE OF
PHILLIP RAY LONG,
Deceased.

The administration of the estate of PHILLIP RAY LONG, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
File No. 2026 CP 002348 NC
Division Probate
IN RE: ESTATE OF
IRMGARD ENGELSON A/K/A
IRMY ENGELSON Deceased.

The administration of the estate of IRMGARD ENGELSON a/k/a IRMY ENGELSON, 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 P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 22, 2026.

Personal Representative:
Canandaigua National Trust
Company of Florida By: Sumner Kobata, Vice President, Trust Officer
1819 Main St., Suite 500
Sarasota, Florida 34236

Attorney for Personal Representative:
Sean M. Byrne, Attorney
Florida Bar Number: 0051988
Bach, Jacobs & Byrne, P.A.
2033 Main Street, Ste. 505
Sarasota, FL 34237
Telephone: (941) 906-1231
Fax: (941) 954-1185
E-Mail: sean@sarasoelderlaw.com
Secondary E-Mail:
loretta@sarasoelderlaw.com
May 22, 29, 2026 26-01161S

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-002522-NC
IN RE: ESTATE OF
DONALD H. CARLSON,
Deceased.

The administration of the estate of DONALD H. CARLSON, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 22, 2026.

Personal Representatives:
Brian E. Carlson
514 Salem Heights Dr.
Gibsonia, PA 15044

Attorney for Personal Representative:
Gregory S. Band, LL.M.
Attorney for Personal Representative
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 22, 29, 2026 26-01164S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1811 NC
IN RE: ESTATE OF
ADAIR HENDRICKSON
Deceased.

The administration of the estate of ADAIR HENDRICKSON, deceased, whose date of death was May 16, 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 May 22, 2026.

Personal Representative:
CRAIG D. HENDRICKSON
90 Appletree Lane
Portland, Connecticut 06480

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@elderlegalfll.com
Secondary E-Mail:
polly@elderlegalfll.com
May 22, 29, 2026 26-01165S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001435 CP
IN RE: ESTATE OF
JOANN P. KAIKKONEN,
Deceased.

The administration of the estate of JOANN P. KAIKKONEN, deceased, whose date of death was January 10, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 22, 2026.

Personal Representative:
GARTH GILBOE
1322 Langley Blvd
Clawson, Michigan 48017

Attorney for Personal Representative:
THOMAS M. VANNESS III, ESQ.
E-Mail Addresses:
Thomas@VanNess-Law.com
Ariana@VanNess-Law.com
Florida Bar No. 114141
VanNess Law PLLC
2101 NW Corporate Blvd, Suite 404
Boca Raton, FL 33431
Telephone: (561) 927-9027
May 22, 29, 2026 26-01143S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 853 SC
IN RE: ESTATE OF
BRUCE J. BYRNES
Deceased.

The administration of the estate of Bruce J. Byrnes, deceased, whose date of death was March 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 22, 2026.

Ancillary Personal Representative:
Barbara Byrnes
19 Bay View Road North
Southampton, NY 11968-1127

Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruselaw, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruse@gmail.com
May 22, 29, 2026 26-01145S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026CP002314SC
Division Probate
IN RE: ESTATE OF
JAMES C. OROZ
Deceased.

The administration of the estate of James C. Orosz, deceased, whose date of death was January 25, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 22, 2026.

Personal Representative:
Jeffrey M. Backo
13801 Tamiami Trail, Ste D
North Port, Florida 34287

Attorney for Personal Representative:
Jeffrey M. Backo, Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
May 22, 29, 2026 26-01156S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 000866 NC
Division Probate
IN RE: ESTATE OF
WILLIAM ERNEST HAUSMANN
A/K/A WILLIAM E. HAUSMANN
Deceased.

The administration of the estate of William Ernest Hausmann a/k/a William E. Hausmann, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for 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 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 22, 2026.

Personal Representative:
Karen Ann Origer
452 Seneca Falls Dr.
Apollo Beach, Florida 33572

Attorney for Personal Representative:
Mercedes Buntz, Esq.
Attorney for Personal Representative
Florida Bar Number: 139076
Mercedes Buntz Law, PLLC
918 Drew Street, Ste. A
Clearwater, Florida 33755
Telephone: (727) 474-0228
Fax: (888) 317-3513
E-Mail: Mercedes@MBuntzLaw.com
Secondary E-Mail:
service@lawsprt.com
May 22, 29, 2026 26-01159S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001781 NC
Division Probate
IN RE: ESTATE OF
BRANDON SOLOMON AUSTIN
Deceased.

The administration of the estate of Brandon Solomon Austin, deceased, whose date of death was February 26, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34236. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

living spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 22, 2026.

Personal Representatives:
Kirby Maitland Jones
2604 North Emerson Street
Portland, Oregon 97217

Eliza Brandon Parker
20 Caribbean Avenue
Virginia Beach, VA 23451
Attorney for Personal Representatives:
David M. Silberstein, Esq.
Florida Bar Number: 0436879
BCS - Wills, Trusts and Estates Attorney
BCS - Tax Law
SILBERSTEIN LAW FIRM, PLLC
1515 Ringling Blvd. #860
Sarasota, FL 34236
Telephone: (941) 953-4400
Fax: (941) 953-4450
E-Mail: david@silbersteinlawfirm.com
May 22, 29, 2026 26-01158S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002385 NC
IN RE: ESTATE OF
RITA DIANE BEAUREGARD
A/K/A RITA D. BEAUREGARD
Deceased.

The administration of the estate of RITA DIANE BEAUREGARD, a/k/a RITA D. BEAUREGARD, 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 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 May 22, 2026.

Personal Representative:
NATALIE TWIGG
5874 Meriwether Place
Sarasota, Florida 34232

Attorney for Personal Representative:
EMILY M. FLINCHPAUGH, ESQ.
Florida Bar Number: 1058216
BERLIN PATTEN EBLING PLLC
3700 South Tamiami Trail
Sarasota, Florida 34239
Telephone: (941) 954-9991
Fax: (941) 954-9992
E-Mail:
eflinchpaugh@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
May 22, 29, 2026 26-01160S

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878-V28

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002125
Division PROBATE
IN RE: ESTATE OF
Robert Stein, Deceased.

The administration of the estate of Robert Stein, deceased, whose date of death was August 28th, 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 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 22, 2026.

Helen Stein

P.O. Address:

13360 Campanile Court,
Venice, FL 34293

Personal Representative

Comprehensive Estate Planning, PLLC
2477 Stickney Point Road, Suite 215 B
Sarasota, FL 34231

Telephone: (941) 953-9600

Florida Bar No. 987026

Email Addresses:

jwest@johnwestiii.com

May 22, 29, 2026

26-01167S

FIRST INSERTION

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

CASE NO. 2025 CA 004347 NC
LAKEVIEW LOAN SERVICING,

LLC;

Plaintiff, v.

STEVEN A. BARNES, STACY L.

BARNES, ET.AL;

Defendants

NOTICE IS HEREBY GIVEN THAT, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated April 16, 2026, the Clerk of the Circuit Court for Sarasota County will sell to the highest and best bidder for cash beginning on June 16, 2026 at 09:00 AM via www.sarasota.realforeclose.com, the following described property:

LOT 38, BLOCK 254, 7TH ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 19, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 1146 WOODCREST LN, NORTH PORT, FL 34286

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

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias, FBN: 89501

Attorneys for Plaintiff

Marinosi Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (401) 262-2110

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

MLG No.: 25-04670

May 22, 29, 2026

26-01162S

FIRST INSERTION

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

CASE NO. 2026 CA 000863 NC
CROSSCOUNTRY MORTGAGE,

LLC,

Plaintiff, vs.

YOVANY MARTINEZ, et al.,

Defendant(s),

TO: YOVANY MARTINEZ,

UNKNOWN SPOUSE OF YOVANY

MARTINEZ,

whose residence is unknown and all

parties having or claiming to have any

right, title or interest in the property

described in the mortgage being

foreclosed herein.

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property:

LOT 15, BLOCK 36, LESS THE

SOUTHERLY 30 FEET, COR-

RECTED PLAT OF BAY POINT,

ACCORDING TO THE PLAT

THEREOF, RECORDED IN

PLAT BOOK 3, PAGE 66, OF

THE PUBLIC RECORDS OF

SARASOTA COUNTY, FLOR-

IDA.

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 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before June 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.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 15 day of May, 2026.

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

BY: GLEN KOPINSKY

DEPUTY CLERK

Robertson, Anshutz, Schneid, Crane &

Partners, PLLC

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

25-378494

May 22, 29, 2026

26-01151S

FIRST INSERTION

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

CASE NO.: 2025-CA-006246
PENNYMAC LOAN SERVICES,

LLC,

Plaintiff, v.

RENA JENIFER NEWELL, et al.,

Defendants.

TO: Corey McKensy Williams

1762 22nd Street

Sarasota, FL 34234

Corey McKensy Williams

1550 21st Street E, Apt. 56

Bradenton, FL 34208

Corey McKensy Williams

4507 9th St. W, Apt. C6

Bradenton, FL 34210

Corey McKensy Williams

4880 50th St., Apt. 2201

Bradenton, FL 34210

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following described property in Sara-

sota County, Florida:

Lot 8, Block 6, together with that

part of the North 1/2 of vacated

alley abutting said Lot 8, South

Side Addition to Newtown, ac-

ording to the plat thereof re-

corded in Plat Book 1, Page 30,

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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 15 day of May, 2026.

Karen E. Rushing

as Clerk of the Circuit Court of

Sarasota County, Florida

(SEAL) By: G. Kopinsky

DEPUTY CLERK

May 22, 29, 2026

26-01149S

FIRST INSERTION

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

CASE NO. 2025 CC 007870- NC
SARASOTA SANDS OWNERS

ASSOCIATION, INC.,

Plaintiff, v.

JOHN TAYLOR

Defendant.

NOTICE is given that pursuant to the

Final Judgment of Foreclosure and

Damages entered in the above noted

case dated May 6, 2026, that I will sell

the following property situated in Sara-

sota County, Florida described as:

Undivided 1/50th interest in and

to Condominium Unit D 558

Week 30 and their undivided re-

spective share in those common

elements appertaining thereto in

accordance with and subject to the

covenants, conditions, terms,

restrictions and other provi-

sions of a certain Declaration of

Condominium of SARASOTA

SANDS, a resort condominium

hotel, as recorded in Official Re-

records Book 1364 at Page 1165 et

seq. of the public records of Sara-

sota County, Florida, and as per

Condominium Plat recorded in

Condominium Book 14 at Pages

4 through 4B inclusive of the

public records of Sarasota Coun-

ty, 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 June 17, 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:

May 22, 29, 2026

26-01125S

FIRST INSERTION

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

CIVIL DIVISION

CASE NO: 2025 CA 005062 NC

JOAN ENGELBACH,

Plaintiff, v.

LINDSAY J. KETCHUM A/K/A

LINDSAY KETCHUM; UNKNOWN

SPOUSE OF LINDSAY J.

KETCHUM A/K/A LINDSAY

KETCHUM; MIDLAND CREDIT

MANAGEMENT, INC., UNKNOWN

PARTIES IN POSSESSION

#1, UNKNOWN PARTIES IN

POSSESSION #2,

Defendants.

NOTICE is hereby given pursuant to a

Uniform Final Judgment of Mortgage

Foreclosure entered on April 15, 2026,

in case number 2025 CA 005062 NC,

of the Twelfth Judicial Circuit in and

for Sarasota County, Florida wherein

JOAN ENGELBACH, is the Plaintiff

and LINDSAY J. KETCHUM A/K/A

LINDSAY KETCHUM; UNKNOWN

SPOUSE OF LINDSAY J. KETCHUM

A/K/A LINDSAY KETCHUM; MID-

LAND CREDIT MANAGEMENT, INC.,

UNKNOWN PARTIES IN POS-

SESSION #1, UNKNOWN PARTIES

IN POSSESSION #2, are the Defen-

dants. The Clerk of Court shall sell

to the highest bidder for cash via the

foreclosure sales conducted via internet

at www.sarasota.realforeclose.com on

the 16th day of June, 2026, beginning

at 9:00 a.m., the following described

property in Sarasota County, Florida,

as set forth in the said Final Judgment,

to wit:

The South

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LINDA ROMANOWIZ will, on May 28, 2026, at 10:00 a.m., at 5314 Sudbury Place, Lot #264, Sarasota, Sarasota County, Florida 34233; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 SCHU MOBILE HOME,
VIN: S202165A,
TITLE NO.: 0041794018, and

VIN: S202165B,
TITLE NO.: 0041794017
and all other personal
property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#3326-1042)
May 15, 22, 2026 26-01070S

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000163 NC
IN RE: ESTATE OF
EDWARD PEREZ,
Deceased.**

The administration of the estate of EDWARD PEREZ, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: May 15, 2026.

**AURA M. PEREZ
Personal Representative**
5566 Carmona Place
Sarasota, FL 34238

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
May 15, 22, 2026 26-01110S

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-002354-NC
IN RE: ESTATE OF
CHERYL E. MOORE,
Deceased./**

The administration of the estate of CHERYL E. MOORE, deceased, whose date of death was April 8, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 15, 2026.

**Personal Representative:
Robert M. Ohanesian**
723 Benjamin Franklin Dr.
Sarasota, FL 34236

Attorney for Personal Representative:
Gregory S. Band, LL.M.
Attorney for Personal Representative
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 15, 22, 2026 26-01115S

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
SARASOTA COUNTY, FLORIDA
File No. 25 CP 4971
Division: Probate
IN RE: ESTATE OF**

**RICHELLE G. FREGNAN, a/k/a
RICHELLE GAY FREGNAN, a/k/a
SHELLIE FREGNAN, Deceased.**

The administration of the estate of Richelle G. Fregnan, deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Clerk, 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. 732.221, 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 15, 2026.

Personal Representative
/s/ Anne Claire Chauffour-Fregnan
Anne Claire Chauffour-Fregnan
7019 Oriole Avenue
Springfield, VA 22150

Attorney for Personal Representative
/s/ Peter J. Pike Peter J. Pike
Florida Bar No. 38833
Pike Law Firm, PA
4901 26th Street West, Suite B
Bradenton, FL 34207
Telephone: 941-312-2580
E-Mail: peter@pikerelaw.com
Secondary E-Mail: pat@pikerelaw.com
May 15, 22, 2026 26-01106S

THIRD INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 2349 NC
IN RE: ESTATE OF
DOUGLAS DYALL,
Deceased.**

TO: Family Members of Douglas Dyall
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 Petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher

Avenue, Suite B, Tampa, FL 33612, 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 service 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.

Signed on this 30 day of April, 2026.
KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By: Glen Kopsinsky
As Deputy Clerk
May 8, 15, 22, 29, 2026 26-01006S

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 004596 NC
Division PROBATE
IN RE: ESTATE OF
KRISTOPHER DOUGLAS REED,
Deceased.**

The administration of the estate of KRISTOPHER DOUGLAS REED, deceased, whose date of death was October 21, 2023, 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.

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 15, 2026.

**JENNIFER MICHELE REED
Personal Representative**

4550 47th Street W, Unit 615
Bradenton, FL 34210
MARY LYNN DESJARLAIS
Attorney for Personal Representative
Florida Bar No. 0347469
Desjarlais Law & Title
2750 Stickney Point Rd, #201
Sarasota, FL 34231
Telephone: 941-923-3388
Email:
mldesjarlais@attorneydesjarlais.com
May 15, 22, 2026 26-01105S

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001925 NC
IN RE: ESTATE OF
CHRI RAE COLLINS, Deceased.**

The administration of the estate of CHRI RAE COLLINS, Deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2071 Ringling Blvd., 12TH, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

**JAMES PAUL COLLINS,
Personal Representative**

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305)945-2905
Primary Email:
scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
May 15, 22, 2026 26-01107S

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 000486 SC
Division Probate
IN RE: ESTATE OF
VICTOR HAROLD VARNER
Deceased.**

The administration of the estate of Victor Harold Varner, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 South 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. 732.221, 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 15, 2026.

**/s/Larry K. Varner
Larry K. Varner
Personal Representative**

4890 Ageman Avenue
North Port, FL 34288
/s/Mark Martella
Mark Martella
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865
May 15, 22, 2026 26-01108S

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
CASE NO. 2026 CP 002126 NC
IN RE: ESTATE OF
PHYLLIS ANN RUBINOVITZ,
Deceased.**

The administration of the ESTATE OF PHYLLIS ANN RUBINOVITZ, deceased, whose date of death was March 2, 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

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

The date of the first publication of this Notice is May 15, 2026.

**Personal Representative:
ROBERT N. RUBINOVITZ**
c/o 1217 S. Tamiami Trail
Sarasota, Florida 34239
Attorney for Personal Representative:
/S/J. ALLISON ARCHBOLD
J. ALLISON ARCHBOLD
Florida Bar Number: 115088
Archbold Law Firm, P.A.
1217 S. Tamiami Trail
Sarasota, FL 34239
Telephone: (941) 960-8825
Fax: (941) 313-8456
Primary Email: jaa@archbold.law
Secondary Email:
service@archbold.law
May 15, 22, 2026 26-01101S

THIRD INSERTION

**NOTICE OF ACTION
FOR StepParent Adoption
IN THE CIRCUIT COURT OF THE
12th JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA
Case No.: 25DR6702SC**

**Edward Michael Morales,
Petitioner and
James Joseph Corr,
Respondent.**
TO: James Joseph Corr
8410 155th Ave Howard Beach NY
11414

YOU ARE NOTIFIED that an action for Adoption has filed against you and that you are required to serve a copy of your written defenses, if any, to it on Edward Michael Morales, whose address is 13141 Steinhatchee Loop Venice FL 34293 on or before 06-09-2026, and file the original with the clerk of this Court at KAREN E. RUSHING, CLERK 4004 S TAMIAMI TRAIL, VENICE, FL 34293, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 05-05-2026.

KAREN E. RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) By: Deputy Clerk
May 8, 15, 22, 29, 2026 26-01050S



Are there different types of legal notices?

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

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

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

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legal@businessobserverfl.com

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2026 CP 001178 NC
IN RE: THE ESTATE OF
DAVID STAR,
Deceased.

The administration of the Estate of DAVID STAR, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court in and for Sarasota County, Florida, Probate Division, at File No. 2026 CP 001178 NC, the address of which is 2071 Ringling Blvd., Sarasota, FL 34237. The name and address of the Personal Representative and the attorneys for the Personal Representative are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 15, 2026.

ELEANOR HAINES,
Personal Representative
629 Victoria Avenue, Westmount,
Quebec, Canada H3Y 2R8
HINSHAW & CULBERTSON LLP
Attorneys for Personal Representative
201 East Las Olas Blvd, Suite 1450 Ft.
Lauderdale, FL 33301
Telephone: (954) 467-7900
Facsimile: (954) 467-1024
Email: rmanella@hinshawlaw.com
By: /s/ Ross H. Manella, Esquire
Ross H. Manella, Esquire
Florida Bar No. 288942
May 15, 22, 2026 26-01100S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001024-NC
IN RE: ESTATE OF
JUDITH E. HUNNIFORD,
Deceased.

The administration of the estate of JUDITH E. HUNNIFORD, deceased, whose date of death was January 10, 2026; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

DAVE M. EVANS, JR.
Personal Representative
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Dave M. Evans, Jr.
Attorney for Personal Representative
Email: DEvans@leeandevans.com
Secondary Email:
SKrauss@leeandevans.com
Florida Bar No. 1013511
Lee & Evans, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
May 15, 22, 2026 26-01073S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
Case No.: 2026 CP 001993 SC
IN RE: ESTATE OF
MARY JANE MCRAE
Deceased.

The administration of the estate of Mary Jane McRae, deceased, whose date of death was on or about February 7, 2026, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representative:
Kira Lynn Hvidsten
10178 Sweetgrass Circle #206
Naples, FL 34104
Attorney for Personal Representative:
James L. Essenson, Esq.
(FBN 0359033)
100 Wallace Ave., Ste. 310
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwehch@essensonlaw.com
May 15, 22, 2026 26-01065S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006358 SC
Division: Probate
IN RE: ESTATE OF
UNA MAE DAILEY
Deceased.

The administration of the estate of Una Mae Dailey, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34239-3079. 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 May 15, 2026.

Personal Representative:
Pamela Lackey
1951 Kilpatrick Road
Nokomis, Florida 34275
Attorney for Personal Representative:
/s/William Galarza
William Galarza, Esq. Attorney
Florida Bar Number: 0760501
6151 Lake Osprey Drive Suite 300
Sarasota, FL 34240
Telephone: (941) 487 8602
Fax: (941) 296 80117
E-Mail: wgalarza@galarzalaw.com
Secondary E-Mail:
galarzawilliam@gmail.com
May 15, 22, 2026 26-01074S

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002000 SC
Division: PROBATE
IN RE: ESTATE OF
JOHN S. MAUGERI Deceased.

The administration of the estate of JOHN S. MAUGERI, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 15, 2026.

Personal Representative:
DIANE V. MAUGERI
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. 2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. 2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: jcollins@staaslawgroup.com
Secondary E-Mail:
e-service@venicederlaw.com
May 15, 22, 2026 26-01075S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2026-CP-1937 NC
IN RE: ESTATE OF
JOHN M. HERR,
Deceased.

The administration of the ESTATE OF JOHN M. HERR, deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal 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 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 15, 2026.

Personal Representative:
DEBORAH HERR HOLDEN
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
May 15, 22, 2026 26-01080S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002157 SC
Division: Probate
IN RE: ESTATE OF
ELIZABETH MARY ARMOUR
a/k/a Elizabeth Brown Armour,
Deceased.

The administration of the estate of Elizabeth Mary Armour a/k/a Elizabeth Brown Armour, deceased, whose date of death was March 4, 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, 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 15, 2026.

Personal Representative:
Jeanne A. Armour
3632 Pitch Lane
Sarasota, FL 34232
Attorney for Personal Representative:
Charla M. Burchett
E-Mail Addresses:
cburchett@shutts.com
cmbcourt@shutts.com
Florida Bar No. 0813230
Shutts & Bowen LLP
1858 Ringling Blvd., Suite 300
Sarasota, FL 34236
Telephone: (941) 552-3500
May 15, 22, 2026 26-01071S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001090SC
IN RE: ESTATE OF
MURIEL A. GOLDSMITH A/K/A
MURIEL GOLDSMITH
Deceased.

The administration of the estate of Muriel A. Goldsmith A/K/A Muriel Goldsmith, deceased, whose date of death was January 2, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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. 732.221, 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 15, 2026.

Personal Representative:
Eric Heicklen
15339 River Birch Court
Punta Gorda, Florida 33955
Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorrylaw.com
Secondary E-Mail:
allee@mccrorrylaw.com
May 15, 22, 2026 26-01088S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001424
IN RE: ESTATE OF
CYNDY LORRY, Deceased.

The administration of the estate of Cyndy Lorry, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

living spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 15, 2026.

Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@
anchortrustmanagement.com
drew@anchortrustmanagement.com
Attorney for Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@
anchortrustmanagement.com
drew@anchortrustmanagement.com
May 15, 22, 2026 26-01099S

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Business Observer

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000730 NC
Division: Probate
IN RE: ESTATE OF
STEPHEN J. SNINSKY (AKA STEPHEN JOHN SNINSKY)
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 Stephen J. Sninsky (aka Stephen John Sninsky), deceased, File Number 2026 CP 000730 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237; that the decedent's date of death was December 27, 2025; that the total value of the estate is \$17,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Stephen J. Sninsky, Jr.	22 Hopyard Road Stafford Springs, CT 06076

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 15, 2026.

Person Giving Notice:
Janette J. Marcoux

c/o Ledbetter Cowan Law Group
229 Pensacola Road Venice, FL 34285
Attorney for Person Giving Notice
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@Ledbettercowan.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@Ledbettercowan.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@Ledbettercowan.com
Oksana Melnichenko, Esq.,
FL Bar No. 1059375
Email: oksana@Ledbettercowan.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@Ledbettercowan.com
May 15, 22, 2026 26-01076S

THIRD INSERTION

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

Case No.: 2025 CA 006154 SC
DIVISION H CIRCUIT
MENDY RANDALL, individually and as assignee of Lynn Tropf, and LISA HOLLINGER, individually and as assignee of Lynn Tropf, Plaintiffs, v.
STEVEN TROPF, MICHAEL J. TROPF, SR., WILLIAM F. TROPF, JR., JOSEPH ANTHONY TROPF, Defendants.

TO: William Tropf
39 Calle Susana
Elk Grove, CA 95624
William F. Tropf, Jr
17700 Live Oak Ct.
Reno, NV 89508

YOU ARE NOTIFIED that an action for breach of fiduciary duty, constructive trust, and unjust enrichment has been filed against you in the above Court and you are required to serve a copy of your written defenses, if any, on Mandi Clay, Esq., Plaintiffs' attorney, whose address is Martinez Law, P.A., 18115 US Highway 41 N., Suite 600, Lutz, FL 33549 on or before June 15, 2026, and file the original with the Clerk of this Court located at 2000 Main St. Sarasota, FL 34237 either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once

a week for four (4) consecutive weeks in the Business Observer - Sarasota County.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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 30, 2026

KAREN E RUSHING

Clerk of the Court

(SEAL) By: Glen Kopinsky

As Deputy Clerk

Mandi Clay, Esquire
MARTINEZ LAW, P.A.
18115 US Highway 41 N., Suite 600
Lutz, FL 33549
Phone: (813) 803-4887
mclay@martinezlawfla.com
Attorneys for Plaintiffs
May 8, 15, 22, 29, 2026 26-01012S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location(s) indicated:
Auction Date:
06/04/2026

Multiple Facilities - Multiple Units
Extra Space Storage - 5311 34th St W Bradenton, FL 34210- (941)263-3625-@10:00AM

Jarrett Troupe- 2 bdr apt essentials
Prince Gehndyu- Mattresses, Couch, Clothes. Household goods.

Nicholas Mann- Living room and bedroom
James Garcia- Bedroom, living room king mattress, two dressers, televisions, desk and desk chair, clothes in bags

Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918-@10:00AM

Chloe Carnegie- 3 tvs Tv stand Dining room table 3 mattress Boxes Grill

Billy Wetherington- Household Goods
Sheila McDaniel- household items

Extra Space Storage - 5305 Manatee Ave W Bradenton, FL 34209- (561)288-4405- @9:30AM

Albert SIMKUS- Household Goods/Furniture
Marie Bither- Household/Furniture

Skyler Manfredi- household items
Extra Space Storage - 5717 14th St W Bradenton, FL 34207- (941)866-6675-@10:00AM

Charles Herbert Lee Laycock- household items
Jennifer Stieg- household items, clothes, purses

Timothy Lipppa- Household Goods
Aaron Long- Few totes and boxes, 4 or 5 total.

Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205- (941)292-2323- @10:00AM

Diego Garcia- Clothes, boxes, personal items
Extra Space Storage - 8400 Fruitville Rd Sarasota, FL 34240- (941)263-3695-@10:00AM

Kenneth Baker- king bed queen bed 2 dressers 2 night stands 10 boxes dining table
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed at the location indicated. The auction will be listed and advertised on www.storage-treasures.com. Purchase must be made with cash only and paid above referenced facility in order to complete the transaction.

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

May 15, 22, 2026 26-01064S

SECOND INSERTION

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

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.

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003813-NC
Division Probate
IN RE: ESTATE OF
DIANA STONE TREGLOWN,
Deceased.

The administration of the estate of DIANA STONE TREGLOWN, deceased, whose date of death was June 4, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002231 SC
Division Probate
IN RE: ESTATE OF
LYDIA ANN CHAPMAN
Deceased.

The administration of the estate of Lydia Ann Chapman, deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Tr., Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTICE OF ACTION TO QUIET TITLE TO REAL PROPERTY BASED ON FRAUDULENT CONVEYANCE UNDER SECTION 65.091, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO.: 2026-CA-002264 NC
FRANKLIN A. AGUILO,
Plaintiff, v.

RGO MARKETING LLC, an Arizona limited liability company, and UNKNOWN PARTIES,
Defendants.

To: RGO Marketing LLC, an Arizona limited liability company, Defendant's unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against defendants or parties or claiming to have any right, title, or interest in

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

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 15, 2026.

Personal Representative:
Cynthia Jane Crawford
c/o Ledbetter Cowan Law Group
229 Pensacola Rd.
Venice, FL 34285

Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: Steve@LedbetterCowan.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterCowan.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterCowan.com
Oksana Melnichenko, Esq.,
FL Bar No. 1059375
Email: oksana@LedbetterCowan.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterCowan.com
May 15, 22, 2026 26-01116S

SECOND INSERTION

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 15, 2026.

Signed on this 28 day of July, 2025.

SECOND INSERTION

AMENDED 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,
ASSIGNEE, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARK R. GLEASON, DECEASED; FOUNDATION FINANCE COMPANY LLC; PATRICIA LYN GLEASON; 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, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARK R. GLEASON, DECEASED; FOUNDATION FINANCE COMPANY LLC; PATRICIA LYN GLEASON; are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder

LORIE A. HANSON
Personal Representative
2785 50th Avenue West, Apt. 23
Bradenton, FL 34207

Alice S. Bowman
Attorney for Personal Representative
Florida Bar No. 0978485
MacLeod, McGinness & Bowman, PA
1800 Second Street, Ste. 971
Sarasota, FL 34236
Telephone: (941)954-8788
Email: alice@mandm-law.com
Secondary Email:
jenny@mandm-law.com
May 15, 22, 2026 26-01111S

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 13th day of May, 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, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-3808B
May 15, 22, 2026 26-01113S

THIRD INSERTION

the property described below, and all parties all parties having or claiming to have any right, title or interest in the property herein described

YOU ARE HEREBY NOTIFIED that an action has been commenced to quiet and confirm title of Plaintiff in and to lands located in Sarasota County, Florida.

YOU ARE HEREBY FURTHER NOTIFIED that the action seeks to quiet title, based on fraudulent conveyance under section 65.091, FS., to the following real property, lying and being situated in Sarasota County, Florida, more particularly described as follows:

Lot 15, Block B, Subdivision of Block B, Longboat Key Estates, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 11, Public Records of Sarasota County, Florida, together with that certain real property

of that portion of land located between Lot 15, Block B, Longboat Key Estates and the channel adjacent thereto.

Parcel Identification Number: 0002-11-0001
more commonly known as 557 Kingfisher Lane, Longboat Key, Florida 34228.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon George Pappas, Esquire, Williams Parker Harrison Dietz & Getzen, attorneys for Plaintiff, whose address is 50 Central Avenue, Eighth Floor, Sarasota, Florida 34236, within thirty (30) days after the 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.

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 29 day of April, 2026.

Karen E. Rushing
Clerk of
Circuit Court
(SEAL) By: G. Kopinsky
Deputy Clerk
May 8, 15, 22, 29, 2026 26-01007S

FOURTH INSERTION

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; 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

SECOND INSERTION

Notice of Public Sale:

The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following units to satisfy a lien to the highest bidder on May 29th, 2026 by 11am, at www.storage-treasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #3088- Robert O'Brien - Backpacks, suitcases, totes, and boxes with personal effects. Unit #3716 - Joseph Skopp - Vacuum, electric keyboard, side tables, luggage, fan, and boxes with personal effects.

May 15, 22, 2026 26-01086S

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CA 005395 NC
REGIONS BANK DBA REGIONS MORTGAGE
Plaintiff, v.
TANIA TRIANA; UNKNOWN SPOUSE OF TANIA TRIANA; CARLOS TRIANA, JR; RODOLFO TRIANA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CITY OF SARASOTA, FLORIDA, A MUNICIPAL CORPORATION
Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 28, 2026, in this cause, in the Circuit Court of Sarasota County, Florida, the office of Karen E. Rushing, Clerk of the Circuit Court, shall sell the property situated in Sarasota County, Florida, described as:
LOT 32, BLOCK 577, 18TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 6, 6A THROUGH 6V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 2449 DE VORE ST, NORTH PORT, FL 34291-5669
at public sale, to the highest and

best bidder, for cash, online at www.sarasota.realforeclose.com, on June 08, 2026 beginning at 09:00 AM.
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 at St. Petersburg, Florida this 8 day of May, 2026.
eXL Legal, PLLC
Designated Email Address: efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
100001114
May 15, 22, 2026 26-01085S

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CC 003608
SIESTA BREAKERS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SAID SINAI; CAROL SINAI; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION.
Defendants.
To: SAID SINAI and CAROL SINAI, and all others whom it may concern:
The property herein described is as follows:
Unit No. 408, together with storage area 88, of SIESTA BREAKS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1350, Page 1, and all exhibits and amendments thereto, and recorded in Condominium Plat Book 13, Page 35 of the Public Records of Sarasota County, Florida.
With an address of 6480 Midnight Pass Road, #408, Sarasota, FL 34242.
YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, SIESTA BREAKERS CONDOMINIUM ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if

any, to it on Michelle A. Rowe, Esquire, attorney for Plaintiff, whose address is Lobeck & Rowe, PA, 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for 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.
KAREN E. RUSHING
Clerk of the Circuit Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
Attorney for Plaintiff:
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 0036605
MICHELLE REVELT, ESQUIRE
Florida Bar No. 116054
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, FL 34237
Ph: (941) 955-5622
Email: mrowe@lobeckrowe.com
Secondary: mrevelt@lobeckrowe.com
Tertiary: carrieta@lobeckrowe.com
Attorneys for Plaintiff, SIESTA BREAKERS CONDOMINIUM ASSOCIATION, INC.
May 15, 22, 2026 26-01081S

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC
VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL- VENNEKER, DECEASED.
Defendants.
NOTICE is hereby given pursuant to the Final Judgment as to Count III entered in the above noted case that the following property will be sold in Sarasota County, Florida by the Sarasota County Clerk, described as:
Unit 107, Week No. 3, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and

amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.
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 the 27th day of May, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by wire transfer, cash, cashier's check, or money order payable to the Clerk of the Circuit Court.
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: May 11, 2026
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
By: Michael T. Hankin, Esquire
Florida Bar No. 0696961
Attorney For Plaintiff
May 15, 22, 2026 26-01090S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
CASE NO. 2026 CA 000075 NC
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
AMANDA BETH HANCOCK A/K/A AMANDA HANCOCK, et al.,
Defendant.
To the following Defendant(s):
Any and all unknown parties claiming by, through, under, and against estate of Nancy Miller a/k/a Nancy Ann Miller a/k/a Nancy A. Miller, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants
5469 Neon Ave., North Port, FL 34291
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described real property:
LOT 29, BLOCK 608, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 6, 6A THROUGH 6V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando,

FL 32801 and file the original with the Clerk of the above- styled Court on or before June 15, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a 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 the 8 day of May, 2026.
KAREN E. RUSHING
CLERK OF COURT
OF SARASOTA COUNTY
By G. Kopinsky
As Deputy Clerk
Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-14464FL
May 15, 22, 2026 26-01089S

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 002855 NC
FEDERAL HOME LOAN MORTGAGE CORPORATION, A TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN
Plaintiff, vs.
WILLIAM TRENTON SCHUMACHER, A MINOR, LINDSEY R. MYERS AKA LINDSEY MYERS AKA LINDSEY MYERS, TRACY L. HELMINK, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, LINEAR ROOFING & GENERAL CONTRACTORS, LLC,
Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 19, 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 13, BLOCK 215, SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 34, 34A THROUGH 34G, OF THE PUBLIC RE-

CORDS OF SARASOTA COUNTY, FLORIDA,
and commonly known as: 5498 BAYBERRY ST, NORTH PORT, FL 34286; 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 16, 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 this May 6, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2529075/CMP
May 15, 22, 2026 26-01061S

SECOND INSERTION

AMENDED NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CC 001659 NC
JEFFERSON CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ALICE GONZALES; MARIA HETTHEER; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; GUY BROTHERS ROOFING AND SIDING, INC, a Florida for-profit corporation,
Defendants.
TO: MARIA HETTIEER
The property herein described is as follows:
Unit 2-G, THE JEFFERSON CLUB CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 1325, pages 1840 through 1884, inclusive, and as amended, and as per Plat thereof recorded in Condominium Plat Book 13, pages 7 and 7A, of the Public Records of Sarasota County, Florida.
With a street address of 500 N. Jefferson Ave. #2 BLD G, Sarasota, FL 34237
YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory and Injunctive Relief has been filed and commenced in this court by the Plaintiff, JEFFERSON CLUB CONDOMINIUM ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Michelle Revelt, Esquire, attorney for Plaintiff, whose address is 2033 Main Street, Suite 403,

Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.
This Notice shall be published once each week for two consecutive weeks in the BUSINESS OBSERVER SARASOTA EDITION.
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 at Sarasota, Sarasota County, Florida on this 4 day of May, 2026.
KAREN E. RUSHING
Clerk of the Court
(SEAL) By: Glen Kopinsky
As Deputy Clerk
Attorneys for Plaintiff:
JEFFERSON CLUB CONDOMINIUM ASSOCIATION, INC.
MICHELLE A. ROWE, ESQ.
Florida Bar No. 0036605
MICHELLE REVELT, ESQ.
Florida Bar No. 116054
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622
Primary: mrowe@lobeckrowe.com
Secondary: mrevelt@lobeckrowe.com
Tertiary: carrieta@lobeckrowe.com
enicholson@lobeckrowe.com
May 15, 22, 2026 26-01059S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CA 000014 NC
MIDFIRST BANK
Plaintiff, v.
ALISON LACEY, ET AL.
Defendants.
TO: ALISON LACEY
Current residence unknown, but whose last known address was: 4720 VIGNETTE WAY, SARASOTA, FL 34240-2536
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida, to-wit:
LOT 581 OF ARTISTRY, PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 45, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or

before June 15, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 2000 Main Street, Sarasota, FL 34237, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury 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 the Court on this 4 day of May, 2026.
Karen E. Rushing
Clerk of the Circuit Court
(SEAL) By: Glen Kopinsky
Deputy Clerk
1000011310
May 15, 22, 2026 26-01060S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026-CA-000935
DAWN TROXEL,
Plaintiff, vs.
WAYLON M CLARK,
Defendant.
NOTICE is hereby given that a civil action commenced on or about February 13, 2026, and is now pending as case number 2026-CA-000935 in the Circuit Court in the State of Florida, County of Sarasota.
The name of the unserved party to the action is:
Waylon M. Clark, 202 Verona Street South, Nokomis, FL 34275
and the nature of the proceeding is a Partition of Real Property.
This notice shall be published once each week for two consecutive weeks in the Business Observer.
Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service

on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant 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.
WITNESS my hand and the seal of said court at Sarasota County, Florida on this 6 day of May 2026.
KAREN E. RUSHING
AS CLERK OF THE COURT
(SEAL) BY Glen Kopinsky
As Deputy Clerk
/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
May 15, 22, 2026 26-01057S

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CC 4076 NC
WOODSIDE TERRACE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
KENT W. MILLER; UNKNOWN SPOUSE OF KENT W. MILLER; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure as to Count I entered on May 4, 2026 in the above styled Case Number 2025-CC-4076 NC, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein WOODSIDE TERRACE CONDOMINIUM ASSOCIATION, INC., is Plaintiff and that KENT W. MILLER is Defendant. KAREN E. RUSHING, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on August 4, 2026, the following described property set forth in said Final Judgment, to-wit:
Unit 101, WOODSIDE TERRACE, a Condominium, PHASE I, according to the Declaration of Condominium recorded in O.R. Book 1502, Pages 2013 thru 2100, and according to plat recorded in Condominium Book 18, Pages 37, 37A thru 37E, of the Public Records of Sarasota County, Florida.
With a street address of 7133 Wood Creek Drive, #101, Sarasota, Florida 34231.
Any person or entity 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 with the Clerk no later than the date that the Clerk reports the funds are unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other records against the Plaintiff, Defendants or

their attorneys.
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 THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If 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.
MICHELLE A. ROWE, ESQ.
Florida Bar No. 0036605
JOHN PAUL JABRO, ESQUIRE
Florida Bar No. 1049661
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622
Email: mrowe@lobeckrowe.com
Email: jjabro@lobeckrowe.com
Attorneys for Plaintiff
May 15, 22, 2026 26-01077S

--- ACTION / SALES ---

SECOND INSERTION

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

CASE NO.: 2024 CC 005756 SC FOXWOOD CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v. ROSEMARIE SAPONARA, Defendant.

Notice is hereby given that pursuant to a Amended Final Judgment of Foreclosure entered on 04/24/2026 in the above-styled cause, in the County Court of Sarasota County, Florida, Karen E. Rushing, Clerk of Circuit Court, will sell the property situated in Sarasota County, Florida legally described as:

That certain condominium parcel composed of Unit 312, and the undivided shares in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of that Declaration of Condominium of FOXWOOD CONDOMINIUM a Condominium, as recorded in Official Record Book 1665, Page 467, of the Public Records of Sarasota County, Florida

and all subsequent amendments thereto; and the plan thereof, recorded in Condominium Book 22, Pages 7 thru 7F, of the Public Records of Sarasota County, Florida.

Commonly known as: 605 Linden Dr., Englewood, FL 34223. In an online sale at www.sarasota.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 09:00 a.m. on June 8, 2026.

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 11th day of May 2026.
May 15, 22, 2026 26-01102S

SECOND INSERTION

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

**CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs.**

ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF W.P. DISSEL, DECEASED; AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL-VENNEKER, DECEASED.

NOTICE is hereby given pursuant to the Final Judgment as to Count IV entered in the above noted case that the following property will be sold in Sarasota County, Florida by the Sarasota County Clerk, described as:

Unit 107, Week No. 4, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and

amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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 the 27th day of May, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by wire transfer, cash, cashier's check, or money order payable to the Clerk of the Circuit Court.

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: May 11, 2026
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
By: Michael T. Hankin, Esquire
Florida Bar No. 0696961
Attorney For Plaintiff
May 15, 22, 2026 26-01093S

SECOND INSERTION

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

**CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs.**

ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL-VENNEKER, DECEASED.

NOTICE is hereby given pursuant to the Final Judgment as to Count II entered in the above noted case that the following property will be sold in Sarasota County, Florida by the Sarasota County Clerk, described as:

Unit 108, Week No. 38, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page

6, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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 the 27th day of May, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by wire transfer, cash, cashier's check, or money order payable to the Clerk of the Circuit Court.

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: May 11, 2026
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
By: Michael T. Hankin, Esquire
Florida Bar No. 0696961
Attorney For Plaintiff
May 15, 22, 2026 26-01092S

SECOND INSERTION

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

**GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 000241 NC U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2, Plaintiff, vs.**

ANGELIKA U. CALLEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2025, and entered in 2024 CA 000241 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2 is the Plaintiff and ANGELIKA U. CALLEN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RBS CITIZENS, N.A.; JACARANDA WEST HOMEOWNERS' ASSOCIATION #1, INC. 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 June 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33145, UNIT 33, VENICE GARDENS, AS PER PLAT

THEREOF RECORDED IN PLAT BOOK 22, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. 1608 BOB O LINK DR, VENICE, FL 34293

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 11 day of May, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, LLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-139731 - NaP
May 15, 22, 2026 26-01103S

SECOND INSERTION

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

CASE NO. 2026 CA 000056 NC MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MILDRED E MERULLO, DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MILDRED E MERULLO, DECEASED Current Resident Unknown, but whose last known address was: 3466 LALANI BLVD, SARASOTA, FL 34232-5522

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

LOT 369, RIDGEWOOD ESTATES 9TH ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, 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 eXL Legal,

PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before June 15, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 2000 Main Street, Sarasota, FL 34237, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury 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 the Court on this 6 day of May, 2026.

Karen E. Rushing
Clerk of the Circuit Court
(SEAL) Glen Kopinsky
Deputy Clerk
1000011438
May 15, 22, 2026 26-01058S

SECOND INSERTION

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

**CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs.**

ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL-VENNEKER, DECEASED.

NOTICE is hereby given pursuant to the Final Judgment as to Count I entered in the above noted case that the following property will be sold in Sarasota County, Florida by the Sarasota County Clerk, described as:

Unit 110, Week No. 50, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page

6, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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 the 27th day of May, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by wire transfer, cash, cashier's check, or money order payable to the Clerk of the Circuit Court.

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: May 11, 2026
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
By: Michael T. Hankin, Esquire
Florida Bar No. 0696961
Attorney For Plaintiff
May 15, 22, 2026 26-01091S

SECOND INSERTION

AMENDED 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; 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; 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 13 day of May, 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, Esq.
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1395-840B
May 15, 22, 2026 26-01112S

SECOND INSERTION

AMENDED 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 MARION 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, Karen E. Rushing, the Clerk of Circuit Court in and for Sarasota County, 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 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 12th day of May 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 15, 22, 2026 26-01109S

SECOND INSERTION

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

**CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs.**

ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL-VENNEKER, DECEASED.

NOTICE is hereby given pursuant to the Final Judgment as to Count V entered in the above noted case that the following property will be sold in Sarasota County, Florida by the Sarasota County Clerk, described as:

Unit 107, Week No. 5, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and

amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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 the 27th day of May, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by wire transfer, cash, cashier's check, or money order payable to the Clerk of the Circuit Court.

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: May 11, 2026
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
By: Michael T. Hankin, Esquire
Florida Bar No. 0696961
Attorney For Plaintiff
May 15, 22, 2026 26-01094S