

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 Serena's Best Cleans located at 830 S BROADWAY in the City of Englewood, Sarasota, FL 34223 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of May, 2026
Serena D. Mcvay
June 5, 2026 26-01251S

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 Kathleen Moore DBA Summit Closing Coordination located at 4908 Old Oakleaf Drive in the City of Sarasota, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of May, 2026
Kathleen Moore
June 5, 2026 26-01250S

FIRST INSERTION
RE: GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC.
SARASOTA County, Florida
Non-Judicial Timeshare foreclosure process
NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, dated February 5, 1996 and recorded as Instrument Number 2026026261 in the Official Records of Sarasota County, Florida, I will sell, to the highest and best bidder for cash, at **GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION Resort Manager's Office, 3008 Gulf of Mexico Drive, Longboat Key, FL 34228, on the 18th day of JUNE, 2026, 2025 at 11:30 am**, the following described real property located in Sarasota County, Florida, to-wit:

Unit Numbers and Week Numbers as set forth below in GULF TIDES OF LONGBOAT KEY, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1446, Page 429, of the Public Records of Sarasota County, Florida, and all amendments thereto, and as per Plat thereof recorded in Condominium Book 17, Page 7 of the Public Records of Sarasota County, Florida, together with an undivided share in the common elements appurtenant thereto.

Unit Number:	Week Number:	Unit Number:	Week Number:
101	37	107	02, 21
202	40	204	42
206	50	209	32

TO: Owner(s)
Address:
Unit /Week Number(s)
Amount due:
Lorri L Rinchart
7349 Brushwood Drive
Camby, IN 46113
101/37
\$2,677.46 with a per diem amount of \$1.32 from December 9, 2025
Dewey Clifford McCraw and Barbara Corn McCraw
1508 E Downing Street
Hendersonville, NC 28792
107/02
\$3,029.31 with a per diem amount of \$1.49 from December 9, 2025
Robert Donaldson and Laura Donaldson
342 Vanderbilt Blvd
Oakdale, NY 11769
107/21
\$3,012.54 with a per diem amount of \$1.49 from December 9, 2025
Dennis Edward Ecuver, Dennis Christopher Ecuver & Patricia Anne Ecuver
Old Post House Old Post Office Lane
South Ferriby, N Lincs DN186HH Great Britian
202/40
\$2,619.95 with a per diem amount of \$1.29 from December 9, 2025
204/42
\$2,619.95 with a per diem amount of \$1.29 from December 9, 2025
Mary Anne Amato
1592 Tanglewood Circle
Sebring, FL 33872
206/50
\$3,029.31 with a per diem amount of \$1.49 from December 9, 2025
Kenneth A Lenoff and Larisa Lenoff
5 Azalea Road
Newark, DE 19711
209/32
\$3,029.31 with a per diem amount of \$1.49 from December 9, 2025
The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.
You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below.
THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 26th day of MAY, 2026.
THOMAS L AVRUTIS
THOMAS L AVRUTIS, AS TRUSTEE FOR GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC
201 Fletcher Street, Second Floor
Sarasota, FL 34237
Telephone (941) 955-7300
Facsimile (941) 953-7625
Email: john@timesharenjf.com
June 5, 12, 2026 26-01227S

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 Fancy Pants Dog Bathing located at 5656 Bronx 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 29th day of May, 2026
Tiffany Chin-Yee
June 5, 2026 26-01247S

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:
5109 Fruitville Rd Sarasota, FL 34232 on 06/25/2026 at 10:00am
Ricardo Galatzen
Household Goods/Furniture
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 5, 12, 2026 26-01253S

FIRST INSERTION
NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A142 - hillard, Jeannetta; A153 - Schraut, Dawn; B126 - Miller, Valerie; B139 - White, Aaneschia; B170 - Walsh, Jennifer; B187 - Hill, Brian; B251 - Head, Dillan; C133 - reeves, Ryan; C157 - Johnson, Lindsey; C165 - Quezada, Stephanie; C176 - Blakely, Crystal; C182 - Rodriguez, Noel; D117 - Blissett, Melvin; D121 - Spikes, Javon; E108 - Tapp, Charles; F137 - Heller, Jeanne
PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
E005 - Clausen, Lauren; GK04 - childers, Kendra; GL04 - Skelding, Jill
PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
1074 - Lawhun, Olivia; 2036 - Kjolrien, Alex; 2157 - Amos, Jesse
PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1145 - Hardy, Howard; 1153 - Ettinger, Thomas; 2014 - Anderson, Kent; 2140 - Henry, James; 2227 - Rightnour, Sara Beth; 3040 - Holt, Mark; 3097 - Grimes, Michael; 3135 - Snyder, Amy; 3164 - Saxton, Joshua; 3188 - Rightnour, Wendy
PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
2008 - WATSON, MARJORIE JEAN; 6005 - balisciano, Dennis
PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1136 - ibarra, Victor; 3110 - Hanlin, Heather Lee; 3191 - KELLOGG, COLLIN
PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
C183 - ReBox Innovations Schofield, Jason; D207 - Holman, Jonathon; E233 - Hanshaw, Kimberly; E251 - Williams, Jameriah; E275 - Gonzales, Daniel; E280 - Crosby, Dalton; E332 - schulze, Kevin; E379 - Madey, De; E425 - Michelon, Bill; E460 - Distefano, Rosario; E467 - Belle, Megan; E587 - conde, Angelo; E626A - profitit, Amanda
PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1042 - Kavka, Michael; 1105 - Drayton, Lawanda; 2119 - Kuzmin, Oleksandr; 2314 - Palmquist, Joel; 2507 - purner, amy; 2613 - Reynolds, Patrick; 4005 - Allen, Richard; 5012 - Valencia, Luz Eliana Hernandez; 7003 - Gallery Properties International Nutt, Christopher; 7008 - VanVreeswyk, Travis
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1005 - Camacho, Juan; 3006 - Raulerson, Donna; 3007 - Raulerson, Donna; 6018 - Valera, Mayra; 6030 - Smith, Lanard; 6122 - Taylor, Latoya; 6134 - Kelley, Mary; 6157 - Judge, Christopher; 6174 - Jessie's Boutique The Closet of Hope Martin, Marsha; 6242 - Cieslak, Martin; 6271 - Martin, Marcelina; 7018 - Pupo, Ruben; 7104 - Laura, Jasmine; 7233 - Albrecht, Anthony; 9101 - Riley, Tionne; 9125 - Dorociak, Rich
PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
2045 - Nebel, Kelly Jo; 2059 - Palonis, Rick; 2127 - Mobley, Bridget; 3007 - Sanchez, Aicerg
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
June 5, 12, 2026 26-01232S

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 Maximum Output located at 4507 Powell Ave in the City of North Port, Sarasota, FL 34287 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of May, 2026
Maximum Ventures LLC
Max Barbare
June 5, 2026 26-01246S

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 300 North Tamiami Trail, Osprey, FL 34229, 06/25/2026 10:00AM
Kassie Reach
whole house, misc household items
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 5, 12, 2026 26-01235S

FIRST INSERTION
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
City of North Port, Florida

Notice is hereby given that the Lakeside Plantation Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to aferguson@gms-tampa.com and csmith@gmsfcfl.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit a written proposal AND a PDF file on a flash-drive no later than July 6, 2026, at 11:00 a.m. (EST) to Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Clayton Smith and Amanda Ferguson. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the day of the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Clayton Smith at csmith@gmsfcfl.com and Amanda Ferguson at aferguson@gms-tampa.com.

All proposals will be publicly opened at a meeting of the District to be held at 11:00 a.m. (EST), July 6, 2026, at the offices of Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. A copy of the agenda for the meeting can be obtained from the District Office at Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by phone at 813-344-4844.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 813-344-4844, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Lakeside Plantation Community Development District
Amanda Ferguson, District Manager
June 5, 2026 26-01233S

PUBLISH YOUR LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



IV2026_V15

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

- 4029 Bee Ridge Road Sarasota, FL 34233, on 06/25/2026 at 10:00am
- Mariah Whittemore
- 4 beds 1 king, full, 2 twins, toddler bed, Bins, Dressers 3, Kids stiff, Boxes 30
- Revelow Austin
- Clothes, household items, personal items.
- Robert Miller
- Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 5, 12, 2026 26-01259S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY CIVIL DIVISION
Case No. 2025 CA 001580 NC
Division C

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff, vs. ALAN L. MILFORD, STATE OF FLORIDA, DEPARTMENT OF REVENUE, UNKNOWN SPOUSE OF ALAN L. MILFORD, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 8, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

BEGIN AT THE NE CORNER OF NW OF THESE OF THESE OF SECTION 25, TOWNSHIP 38 S, RANGE 18 E, THENCE WEST ALONG QUARTER QUARTER SECTION LINE 153.5 FT; THENCE SOUTH ALONG WEST BOUNDARY OF PALM AVE. 250 FT TO THE P.O.B.; THENCE CONTINUE SOUTH ALONG WEST BOUNDARY OF PALM AVE. 120 FT; THENCE WEST AND PARALLEL WITH SOUTH

LINE OF SAID SECTION 120 FT; THENCE NORTH AND PARALLEL WITH WEST BOUNDARY OF PALM AVE. 120 FT; THENCE EAST AND PARALLEL WITH SOUTH LINE OF SAID SECTION 120 FT, MORE OR LESS, TO P.O.B.

and commonly known as: 1217 TWIN LAKES AVE, NOKOMIS, FL 34275; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realestate.com, on July 28, 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 June 2, 2026
By /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
318000/2426726/CMP
June 5, 12, 2026 26-01282S

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 Elephant's Energy located at 5613 MAUNA LOA BLVD UNIT 206 in the City of Sarasota, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of June, 2026

JAMIE LYNN RICHARDS
ENTERPRISES, LLC
Jamie Richards

June 5, 2026 26-01274S

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:

- 4173 Clark Rd. Sarasota, FL 34233
- 6/25/2026 at 10:00 AM
- Blake Rolley
- Art & Collectibles
- Nicolle Tavares
- Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 5, 12, 2026 26-01255S

FIRST INSERTION

Lakewood Ranch Stewardship District Request for Proposals for Annual Audit Services

The Lakewood Ranch Stewardship District (the "District") hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional annual renewals. The District is a special-purpose form of local government established pursuant to and governed by provisions of Chapter 2005-338, Laws of Florida and Chapter 189, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Sarasota and Manatee Counties. The District currently has an annual operating budget of approximately \$15,317,091.00, exclusive of debt service. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposals packages, which include additional qualification requirements, evaluation criteria and instructions to proposers, are available from the District's Manager at the address and telephone number listed below.

Proposers must provide one (3) hard copies and one (1) electronic copy (flash drive) of their proposals to Lakewood Ranch Stewardship District c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, in an envelope marked on the outside "Auditing Services, Lakewood Ranch Stewardship District." Proposals must be received by 5:00 p.m. on **Thursday, July 2, 2026**, at the offices listed above. Please direct all questions regarding this Notice to the District Manager, who can be reached at (407) 723-5900.

Any protest regarding the terms of this Notice, or the proposal packages on file with the District Manager, must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding weekends) after publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package provisions.

PFM Management Services LLC
Jane Gaarlandt, District Manager
June 5, 2026

26-01264S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 11:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.

L033 - carpenter, Lesley; Q086 - carpenter, Lesley
PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.

1007 - Campbell, Latoya; 1093 - Thomas, Rebecca; 1121 - milgiaccio, giorgio; 1169 - Clark, Belinda; B26 - Corneau, Yvette; C02 - Bowman, Dalisha; C23 - Tedder, Terri; CC02 - Smith, Rod; D15 - Edelin, Bonnie; E17 - Elliot, Cory; E25 - Fonseca, Joao Vitor; E26 - Wijas, Monica; F06 - Lopez, Juan; F07 - Wypiszynski, David; F12 - Pierre, Kerby; F25 - carolina, sevilla; F33 - vallio, Matt; F34 - Davis, Stacie; F38 - Minnick, Ashley; F60 - Pina, Jessica; F64 - Fisher, Robert; G08 - Graham, Johnny; G12 - Pierce, Heather; G27 - Zimmerman, Ernest; H22 - Figueredo, Timothy; H32 - Taylor, Marquez; H34 - Kelson, Charles; L04 - a, Manny; XX15 - Rosier, Asia; XX35 - Williams, Sonia

PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.

B2005 - Diodati, Christopher; C3054 - Thomas, Elizabeth; E5002 - Cameron, Emily; E5005 - walsh, Peter; G0713 - Cuervo, John; G0718 - Inkawasi Arias, Jimmy; G0742 - martins, Catherine; H0810 - Jellema, Mark; H0830 - San Marco Plaza Condo Association Frudakis, Helene; H0855 - Thompson, Mary
PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.

1016 - Madey, Deborah; 116 - Gamble, Douglas; 2229 - Miller, Jay; 3001 - Byrd, Brady; 3018 - Hodges, Cicely; 3030 - Mannion, Rob; 3146 - Andrews, Kristen; 3311 - Helman, Michael; 3714 - Johnson, Jennifer
PUBLIC STORAGE # 00134, 1651 Sarasota Center Blvd, Sarasota, FL 34240, (941) 231-3228
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.

113 - Lumsben, Samuel
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
June 5, 12, 2026 26-01231S



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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

IV18237_V20

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002712 SC
Division South
IN RE: ESTATE OF
MARY C. KUBIK
Deceased.

The administration of the estate of Mary C. Kubik, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 48927, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 June 5, 2026.

Personal Representative:

Robert Kubik

1225 Lakeview Drive
Romeoville, IL 60446

Attorney for Personal Representative:

Renee E. Nesbit

E-mail Address:

RNesbit@Nesbit-Law.com

Florida Bar No. 75374

Renee E. Nesbit, Attorney At Law

8305 Laurel Lakes Way

Naples, Florida 34119

Telephone: (239) 249-1072

June 5, 12, 2026

26-01271S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002713 SC
Division South
IN RE: ESTATE OF
LISA M. KUBIK
Deceased.

The administration of the estate of Lisa M. Kubik, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 48927, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 June 5, 2026.

Personal Representative:

Robert Kubik

1225 Lakeview Drive
Romeoville, IL 60446

Attorney for Personal Representative:

Renee E. Nesbit

E-mail Address:

RNesbit@Nesbit-Law.com

Florida Bar No. 75374

Renee E. Nesbit, Attorney At Law

8305 Laurel Lakes Way

Naples, Florida 34119

Telephone: (239) 249-1072

June 5, 12, 2026

26-01270S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002313NC
IN RE: ESTATE OF
ERIC TEMPLE OWEN,
DECEASED.

The administration of the estate of ERIC TEMPLE OWEN, deceased, whose date of death was March 8, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 June 5, 2026.

Petitioner:

JASON OWEN

C/O TIMOTHY W. GENSNER, P.A.
2831 RINGLING BLVD. STE 202A

SARASOTA, FL 34237

Attorney for Petitioner:

TIMOTHY W. GENSNER, ESQ.

TIMOTHY W. GENSNER, P.A.

2831 RINGLING BLVD, STE 202A

SARASOTA, FL 34237

Telephone: 941-952-9377

Florida Bar No. 586242

tim@timgensner.com Email

June 5, 12, 2026

26-01248S

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-2687 NC
IN RE: ESTATE OF:
MARIE L. KRIEGER,
Deceased.

The administration of the estate of MARIE L. KRIEGER, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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

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 the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes. The written demand must be filed with the Court.

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: June 5, 2026.

DAVID M. EVANS, JR.

Personal Representative

2601 Cattlemen Road Suite 503

Sarasota, FL 34232

DAVE M. EVANS, JR., Esquire

Attorney for Personal Representative

Florida Bar No. 1013511

LEE & EVANS, P.A.

2601 Cattlemen Road, Suite 503

Sarasota, Florida 34232

Telephone: (941) 954-0067

Facsimile: (941) 365-1492

Email: devans@leeandevans.com

Secondary Email:

kristina@leeandevans.com

June 5, 12, 2026

26-01260S

FIRST INSERTION

NOTICE TO CREDITORS -
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002353 NC
IN RE: ESTATE OF
JOAN MARIE CROOK
Deceased.

The administration of the estate of JOAN MARIE CROOK, deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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 June 5, 2026.

Personal Representative:

KAREN ANN DODSON

10802 Crestwood Drive

Spotsylvania, Virginia 22553

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:

eflinchpau@berlinpatten.com

Secondary E-Mail:

probate@berlinpatten.com

June 5, 12, 2026

26-01257S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002504 NC
IN RE: ESTATE OF
GARY R. SLIGAR,
Deceased.

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

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

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

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

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

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

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

The date of first publication of this notice is June 5, 2026.

Personal Representative:

CALDWELL TRUST COMPANY

1561 Main Street

Sarasota, FL 34236-5802

Attorney for Personal Representative:

LORENZO A. FERNANDEZ

Florida Bar No. 1039984

Williams Parker Harrison

Dietz & Getzen

50 Central Avenue, Eighth Floor

Sarasota, FL 34236

Telephone: 941-366-4800

Designation of Email Addresses for

service: Primary:

lfernandez@williamsparker.com

Secondary:

pkehoe@williamsparker.com

June 5, 12, 2026

26-01263S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
REF: 2026-CP-001967-NC
IN RE: ESTATE OF
THOMAS E. DAVIS,
Deceased.

The administration of the estate of THOMAS E. DAVIS, deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Room 102, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

erty 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 June 5, 2026.

Personal Representative:

LINDA L. FIFE

225 West Seminole Blvd., #414

Sanford, Florida 32771

Attorney for Personal Representative:

JENNIFER L. TERRANA, P.A.

Jennifer L. Terrana, Esq.

Attorney for Personal Representative

Florida Bar Number: 77648

1262 Dr. Martin Luther King Jr. St. N.

St. Petersburg, FL 33705

Telephone: (727) 270-9004

E-Mail: terranalaw@gmail.com

June 5, 12, 2026

26-01243S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001638 SC
IN RE: ESTATE OF
BEVERLY ANN MILLER, a/k/a
BEVERLY A. MILLER,
Deceased.

The administration of the estate of BEVERLY ANN MILLER, A/K/A BEVERLY A. MILLER, deceased, whose date of death was February 22, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002321 NC
IN RE: ESTATE OF
DONALD ALEXANDER SINCLAIR,
Deceased.

The administration of the estate of DONALD ALEXANDER SINCLAIR, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

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

The personal representative has no duty to discover whether any property

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: June 5, 2026.

SALLY SINCLAIR-VINISKI
Personal Representative

3377 Orchid Cres
Walworth, NY 14568
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:
ntservice@hnh-law.com
June 5, 12, 2026 26-01276S

FIRST INSERTION

NOTICE TO CREDITORS -
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FL -
Case No. 2026-CP-000576-NC -
PROBATE DIV. -
IN THE ESTATE OF
JOAN S. LANGBORD,
Deceased -

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MOS. AFTER THE 1st PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other person who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MOS. AFTER THE 1st PUBLICATION

OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SEC. 733.702, FL STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER DECEDENT'S DEATH. The address of the court where this probate is pending is 2000 Main St., Sarasota, FL 34237. The date of death of the decedent is 12/3/2025. The date of 1st pub. of this notice is: 6/05/26.

Roy H. Langbord,
Personal Representative.

Zachary R. Dolchin,
Atty. for Personal Rep.,
Semanoff Ormsby Greenberg & Torchia, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006,
215.887.0200,
FL Bar #1001019
June 5, 12, 2026 26-01256S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
File No. 2026CP001819SC
Division Probate
IN RE: ESTATE OF
KENNETH R. FROMER
Deceased.

The administration of the estate of Kenneth R. Fromer, deceased, whose date of death was January 28, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 5, 2026.

Personal Representative:
Lynn Fromer

1178 Highland Greens Drive
Venice, Florida 34285
Attorney for Personal Representative:
J Cole Brewer
Florida Bar Number: 1002922
BERG, BREWER, KESSLER &
MOWRY, PLLC
124 N. Brevard Avenue
Arcadia, FL 34266
Telephone: (863) 494-4323
Fax: (863) 494-6790
E-Mail: Cole@bkmpllc.com
Secondary E-Mail:
Elizabeth@bkmpllc.com
June 5, 12, 2026 26-01277S

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-2482 NC
IN RE: ESTATE OF:
THOMAS F. WALSH,
Deceased.

The administration of the estate of THOMAS F. WALSH, deceased, whose date of death was November 3, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes. The written demand must be filed with the Court.

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: June 5, 2026.

LINDA J. WALSH
Personal Representative

9300 Clubside Circle, #1201
Sarasota, FL 34238
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
June 5, 12, 2026 26-01280S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP1923NC
Division PROBATE
IN RE: ESTATE OF
JEANNE PETRAGLIA,
Deceased.

The administration of the estate of Jeanne Petraglia, deceased, whose date of death was January 26th, 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 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 June 5, 2026.

Lorraine J. Porter
P.O. Address: 26 Concord Street
Sidney, NY 13838

Personal Representative

ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
June 5, 12, 2026 26-01229S

FIRST 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-001900-NC
IN RE: THE ESTATE OF
FREDERICK THEODORE
SUBER, JR.,
Deceased

The administration of the estate of Frederick Theodore Suber, Jr., deceased, whose date of death was February 18, 2026, is pending in the Circuit Court for Sarasota River County, Florida, Probate Division; File Number 2026-CP-001900-NC; the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative(s) and the personal representative's attorney are set forth below. The Fiduciary lawyer-client privilege in s. 90.5021 FLA. STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS June 5, 2026.

Personal Representative
Robert Weber

16601 SW 184 Street
Miami, Florida 33187
Attorney for
Personal Representative
Stuart A. Lones, Esq.
Florida Bar No.: 0884391
717 Ponce de Leon Blvd., Suite 227
Coral Gables, Florida 33134
Phone: 305-445-3557
June 5, 12, 2026 26-01230S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002356-NC
Division Probate
IN RE: ESTATE OF
RAYMOND ARMAND SCHULER,
Deceased.

The administration of the estate of RAYMOND ARMAND SCHULER, deceased, whose date of death was February 23, 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 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: June 5, 2026.

Signed on this 27 day of May, 2026.

CHERYLA A. BURSTEIN
Personal Representative

439 Bird Key Drive
Sarasota, FL 34236
Alice S. Bowman
Attorney for Personal Representative
Florida Bar No. 0978485
MacLeod McGinness & Bowman, P.A.
1800 Second Street, Ste. 971
Sarasota, FL 34236
Telephone: (941)954-8788
Email: alice@mandm-law.com
Secondary Email:
jenny@mandm-law.com
June 5, 12, 2026 26-01228S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002523 NC
IN RE: ESTATE OF
LOUIS STEPHEN CSEPES
Deceased.

The administration of the Estate of Louis Stephen Csepes, deceased, whose date of death was April 25, 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

and other persons having claims or demand 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 PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOT WITHSTANDING 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 June 5, 2026.

Personal Representative:
Eniko C. Boguszewski

354 Bob White Drive
Sarasota, FL 34236
Attorney for Personal Representative:
Cynthia A. Riddell, Esquire
Florida Bar No. 0051456
RIDDELL LAW GROUP
3400 S. Tamiami Trail, Suite 304
Sarasota, FL 34239
Tel : (941) 366-1300
June 5, 12, 2026 26-01266S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002179-NC
IN RE: ESTATE OF
ALAN SCOTT BUSHEY aka
A. SCOTT BUSHEY,
Deceased.

The administration of the estate of ALAN SCOTT BUSHEY aka A. SCOTT BUSHEY, deceased, whose date of death was February 28, 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 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 surviving spouse is property to which the Florida Uniform Disposition of Com-

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

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

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

The date of first publication of this notice is June 5, 2026.

Personal Representatives:
DEBORAH L. SMITH

6564 Glen Coe Drive
Brecksville, OH 44141
CYNTHIA L. DRUMMOND
5460 Salem Square Drive South
Palm Harbor, FL 34685
THE NORTHERN TRUST COMPANY
1515 Ringling Blvd., 11th Floor
Sarasota, FL 34236
Attorney for Personal Representatives:
ROSE-ANNE B. FRANO
Florida Bar No. 0592218
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service: Primary:
rfrano@williamsparker.com
Secondary:
mbussiere@williamsparker.com
June 5, 12, 2026 26-01265S

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-2262-NC
IN RE: ESTATE OF
JAN A. ROCCO,
Deceased.

The administration of the estate of JAN A. ROCCO, deceased, whose date of death was January 8, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 5, 2026.

Personal Representative:
Kenneth M. Windle

300 Ohio Drive
Hot Springs, AR, 71913
Attorney for Personal Representative:
Luke X. Johnston, Esquire
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: ljohnston@leeandevans.com
June 5, 12, 2026 26-01245S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002566 NC
IN RE: ESTATE OF
MINNIE COLEMAN,
Deceased.

The administration of the estate of MINNIE COLEMAN, deceased, whose date of death was January 27, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is June 5, 2026.

Personal Representative:
VIVIAN MORELAND-SULLIVAN

2442 Shoreburn Ferry Drive
Buford, GA 30518
Attorney for Personal Representative:
GIANNA M. TOMEIO
Florida Bar No. 1049538
Williams Parker Harrison Dietz & Getzen
50 Central Avenue
Sarasota, FL 34236
Telephone: 941-329-6623
Designation of Email Addresses for service:
Primary: gtomeo@williamsparker.com
Secondary:
pkhoe@williamsparker.com
June 5, 12, 2026 26-01275S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026SC2129NC
JASON MORTON, Plaintiff, v. MUNGER INTELLECT LLC / TRISTEN LARSEN, Defendant.
TO: Munger Intellect LLC / Tristen Larsen
6517 Aberdour Circle
Windsor, CO 80550
YOU ARE NOTIFIED that an action has been filed against you for damages for non-performance of contracted services in the amount of \$725.00 plus court costs, and you are required to serve a copy of your written defenses, if any, to Jason Morton, 5730 Clark Rd, Sarasota, FL 34223, on or before 20 days after the final publication date

of this Notice. If you fail to do so, a default may be entered against you for the relief demanded in the Statement of Claim.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED on: March 05, 2026.
KAREN E. RUSHING,
Clerk of the Circuit Court & County Comptroller
Sarasota County, Florida
By: K LEGASP, Deputy Clerk
June 5, 12, 19, 26, 2026 26-01278S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2026 CC 001682 NC
DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. GERSON MACHADO, ALCIONE DE SIQUEIRA, and PETER ROBERT THIBODEAU, Defendants.
TO: PETER ROBERT THIBODEAU
Address Unknown
YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the County Civil Court, in and for Sarasota County and you are required to serve a copy of your written defenses, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral

Springs, Florida 33071, and file the original with the Clerk of Court at Sarasota County Historic Courthouse, 2000 Main St., Sarasota, FL 34237 on or before July 6, 2026, 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 for Declaratory Judgment.
This notice shall be published once each week for four consecutive weeks in The Business Observer.
Witness my hand and seal of this Court on this 28 day of May, 2026.
Karen E. Rushing
As Clerk of the Court
(SEAL)
By: Glen Kopinsky
As Deputy Clerk
McFARLANE LAW,
210 N. University Drive, 6th Floor,
Coral Springs, Florida 33071
June 5, 12, 19, 26, 2026 26-01225S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 004667 NC
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ROBERT LEON JACKSON A/K/A ROBERT JACKSON, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 28, 2026 in Civil Case No. 2025 CA 004667 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Robert Leon Jackson a/k/a Robert Jackson, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of July, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 96, Bradford Manor Townhomes, according to the map or

plat thereof, as recorded in Plat Book 46, Page(s) 30, of the Public Records of Sarasota County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12930FL
June 5, 12, 2026 26-01272S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025 CA 004925 NC
Regions Bank d/b/a Regions Mortgage, Plaintiff, vs. The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David P. Medina a/k/a David Phillip Medina, Deceased, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 CA 004925 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Regions Bank d/b/a Regions Mortgage is the Plaintiff and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David P. Medina a/k/a David Phillip Medina, Deceased; William Phillip Medina; J.K.M., a minor child by and through Parent and Natural Guardian, Virginia Renee Worley are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 2nd day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 3 AND 4, BLOCK 860, SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 15, 15A THROUGH 15H, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
TAX ID: 1135086003
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 1st day of June, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F02133
June 5, 12, 2026 26-01267S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 003096 NC
FIGURE LENDING LLC, Plaintiff, vs. AMY MAXWELL A/K/A AMY DENISE MAXWELL AND IAN MAXWELL A/K/A IAN CHARLES MAXWELL, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2026, and entered in 2025 CA 003096 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein FIGURE LENDING LLC is the Plaintiff and AMY MAXWELL A/K/A AMY DENISE MAXWELL; IAN MAXWELL A/K/A IAN CHARLES MAXWELL; ENGLEWOOD ISLES PROPERTY OWNERS ASSOCIATION, 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 23, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 69, ENGLEWOOD ISLES, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 27, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: 512 BOXWOOD LN, ENGLEWOOD, FL 34223
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 2 day of June, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-282444 - MIM
June 5, 12, 2026 26-01279S

TY, FLORIDA.
Property Address: 512 BOXWOOD LN, ENGLEWOOD, FL 34223
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 2 day of June, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-282444 - MIM
June 5, 12, 2026 26-01279S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA006506 NC
ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, v. ALICIA K. GASTON, et al., Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated May 28, 2026, issued in and for Sarasota County, Florida, in Case No. 2025CA006506 NC, wherein ATHENE ANNUITY AND LIFE COMPANY is the Plaintiff, and ALICIA K. GASTON, GARRY C. GASTON, AMERICAN EXPRESS NATIONAL BANK, HOMETAP HEI FUND IV SPV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY and TATUM RIDGE OWNERS ASSOCIATION, INC. are the Defendants.
The Clerk of the Court, KAREN RUSHING, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 01, 2026, at electronic sale beginning at 9:00 AM, at www.sarasota.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:
LOT 35, BLOCK J, TATUM RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK 40, PAGE 49, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: 7907 Kavanagh Court, Sarasota, FL 34240
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 28th day of May, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000497-1
June 5, 12, 2026 26-01242S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO: 2025 CC 8713
PARK FOREST OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. DAVID TUCKER; MARTHA TUCKER; AND UNKNOWN TENANT(S), Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Sarasota County, Florida, that Karen E. Rushing, Clerk of Court, will sell all the property situated in Sarasota County, Florida described as:
Lot 35, PARK FOREST, PHASE ONE, according to the Plat thereof as recorded in Plat Book 31, Page 46, of the Public Records of Sarasota County, Florida, and any subsequent amendments to the aforesaid.
Property Address: 422 Cypress Forest Drive, Englewood, FL 34223
at public sale, to the highest and best bidder, for cash, via Internet at www.sarasota.realforeclose.com at 9:00 A.M. on June 30, 2026
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE

SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail: Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 0023217
June 5, 12, 2026 26-01261S

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 007873- NC
SARASOTA SANDS OWNERS ASSOCIATION, INC., Plaintiff, v. BARBARA REPP, Defendant.
NOTICE IS given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case dated May 22, 2026, that I will sell the following property situated in Sarasota County, Florida described as:
Undivided 1/50th interest in and to Condominium Unit A115 Week 48 and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida
at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on July 6, 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
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: 941-875-5853
email: doaksesq@comcast.net
Dates of Publication:
June 5, 12, 2026 26-01240S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2025 CA 004810 NC
Division A
ARVEST BANK Plaintiff, vs. RAYMOND O GAY, MARIAN K GAY, COLONIAL OAKS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 27, 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 1608, COLONIAL OAKS, UNIT 23, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
and commonly known as: 2367 TALL

OAK CT, SARASOTA, FL 34232; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on August 13, 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 June 2, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
F327446/2531588/CMP
June 5, 12, 2026 26-01281S

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-4099**MATTHEW EWING, Plaintiff, v. ANTHONY J. CAPACCIONE, KELLIE VIERA, CAPITAL ONE N.A., Defendant.**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 18, 2026 and pursuant to a Court Order rescheduling Foreclosure Sale entered on May 29, 2026 in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, the Clerk of Court of Sarasota County, Florida will sell the property situated in Sarasota County, Florida, described as:

Lot 24, Block 22, SIESTA BEACH SUBDIVISION, according to the plat thereof, recorded in Plat Book 1, Page 167, of the Public Records of Sarasota County, Florida.

Property address: 4964 Commonwealth Drive, Sarasota FL 34241

at public sale, to the highest bidder, for cash, on July 6, 2026 at 9:00am.

The judicial sale will be conducted electronically online at the following website: www.sarasota.realforeclose.com

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of his 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.

Ivan Dimitrov Ivanov, Esq. Attorney for Plaintiff, Ewing 12651 N. Dale Mabry Highway P.O. Box 270241 Tampa FL 33688 Telephone: 813-563-6646 theivanovlawfirm@gmail.com By: /s/ Ivan D. Ivanov, Esq. Florida Bar Number 39023 June 5, 12, 2026 26-012625

FIRST INSERTION

SECOND AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**CASE NUMBER: 2025 CC 010182NC****LANDTECH L.L.C., a Florida limited liability company, Plaintiff, vs. DGC DEVELOPMENT CORP., a Florida corporation, AGGRESSIVE APPLIANCES & FINE FURNITURE INC., a Florida corporation a/k/a AGGRESSIVE APPLIANCES, and DANIEL JORGE OLIVEIRA, Defendants.**

NOTICE IS HEREBY GIVEN, in accordance with the Amended Final Judgment of Foreclosure dated February 11, 2026, and the Order on Plaintiff's Second Motion to Reschedule Clerk's Sale dated May 28, 2026, entered in Case No. 2025-CC-010182NC, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Landtech L.L.C., a Florida limited liability company is the Plaintiff and DGC Development Corp., a Florida corporation, Aggressive Appliances & Fine Furniture Inc., a Florida corporation a/k/a Aggressive Appliances and Daniel Jorge Oliveira are the Defendants, that Karen E. Rushing, Clerk of Court for Sarasota County, Florida will sell to the highest and best bidder for cash, in a public sale, by electronic sale at www.Sarasota.RealForeclose.com, the Clerk's website for online auctions, beginning at 9:00 AM, on July 6, 2026 the following described property as set forth in said

Order of Final Judgment, to wit:

Lot 57, Block 924, Twentieth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 8, of the Public Records of Sarasota County, Florida. Street Address: 1939 Alliance Avenue, North Port Florida 34286

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

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

DATED this 29th day of May, 2026.

/s/ Bert J. Harris, III
Bert J. Harris, III
Florida Bar Number: 278629
SWAINE, HARRIS & WOHL, P.A.
401 Dal Hall Boulevard
Lake Placid, Florida 33852
Telephone: 863.465.2811
Telecopier: 863.465.6999
Email: Bert@HeartlandLaw.com
OfficeLP@HeartlandLaw.com
June 5, 12, 2026 26-012445

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**CIRCUIT CIVIL DIVISION CASE NO.: 2025 CA 004952 NC****U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO RAZQUIN A/K/A ORLANDO BERNARDO RAZQUIN, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated May 27, 2026, issued in and for Sarasota County, Florida, in Case No. 2025 CA 004952 NC, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and ORLANDO RAZQUIN, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO RAZQUIN A/K/A ORLANDO BERNARDO RAZQUIN, FLAVIO ORLANDO RAZQUIN, ANDREA JENNIFER ZAHZU and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE are the Defendants.

The Clerk of the Court, KAREN RUSHING, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes,

on July 01, 2026, at electronic sale beginning at 9:00 AM, at www.sarasota.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 27, RIDGEWOOD ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 66, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 3724 Lalani Boulevard, Sarasota, FL 34232

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 28th day of May, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road,
Suite 220

Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000103-2
June 5, 12, 2026 26-012375

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY CIVIL DIVISION**Case No. 58-2025-CA-001519 Division C MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY****Plaintiff, vs. BYRON M. MITCHELL A/K/A BYRON M. MITCHELL, SR., ROBIN BUILDERS, INC., UNKNOWN SPOUSE OF BYRON M. MITCHELL A/K/A BYRON M. MITCHELL, SR., AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 7, 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 6, BLOCK 1740, 34TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 18, 18-A THROUGH 18-M, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2497

NORDENDALE BLVD, NORTH PORT, FL 34288; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on July 7, 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: May 28, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to: Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2529074/wll
June 5, 12, 2026 26-012385

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA**CASE NO.: 2025 CA 003445 NC DIVISION: C****THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B,****Plaintiff, vs. WILFRED NAZARIO, et. al., Defendants.**

NOTICE IS GIVEN that, in accordance with the Consent Uniform Final Judgment of Mortgage Foreclosure entered on February 19, 2026 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on June 23, 2026 at 9:00 A.M., at www.sarasota.realforeclose.com, the following described property:

LOT 1720, LAKE SARASOTA, UNIT NO. 19 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 25, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: 4016 Palau Drive, Sarasota, FL 34241

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 28, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kkchurch@qpwblaw.com
Attorney for Plaintiff
FL-008795-25
June 5, 12, 2026 26-012415

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**CASE NO.: 2026-CA-002805 HB LAND HOLDINGS, LLC, a Florida Limited Liability Company, Plaintiffs, v.****KATHERINE E. MCCLELLAN, if living, and if dead, all unknown heirs, devisees, grantees, assignees, creditors, lienors, trustees, and all other parties claiming by, through, under, or against KATHERINE E. MCCLELLAN; and ALL UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY KNOWN OR UNKNOWN PERSON WHO IS NOT KNOWN TO BE DEAD OR ALIVE; and ALL PERSONS OR PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN AND TO THE EASEMENTS RESERVED IN THE PLAT OF MCCLELLAN PARK, as recorded in Plat Book 2, Pages 10 and 11, of the Public Records of Manatee County, Florida, and Plat Book A, Pages 20 and 21, of the Public Records of Sarasota County, Florida. Defendants.**

TO: KATHERINE E. MCCLELLAN, whose last known address at the time of her death in 1934 was: Sixth, Sarasota FL (information provided by sister, deceased); and all parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants; and ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Plaintiff, HB Land Holdings, LLC, A Florida Limited Liability Company, has filed an action against you in the Circuit Court for Sarasota County to Quiet the Title related to certain real property located and situated in Sarasota County, Florida, located at 2315 McClellan Parkway, Sarasota FL 34239, and described as follows:
Lot 10, less the South 15 feet

thereof, all of Lots 1 and Lot 11, Block F, McCLELLAN PARK, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Manatee County, Florida, and Plat Book A, Pages 20 and 21, Public Records of Sarasota County, Florida.
The Sarasota County Parcel Id. Number for the Property is 2038-07-0018.

The case is HB Land Holdings, LLC, a Florida Limited Liability Company v. Katherine E. McClellan et al., Case No. 2026 CA002805 NC, filed with the 12th Judicial Circuit Court of Sarasota County, Florida. You are required to serve a copy of your written defenses, if any, to it on Hunter G. Norton, Esquire, of Shumaker, Loop & Kendrick, LLP, P.O. Box 49948, Sarasota, Florida 34230, the Plaintiff's attorney, on or before thirty (30) days after the date of first publication of this Notice of Action in the Business Observer which will run for a period of 4 weeks (once a week for 4 consecutive weeks), and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated: May 28, 2026
KAREN E RUSHING, CLERK
Clerk of the Court, Sarasota County (SEAL) By: Glen Kopinsky
As Deputy Clerk
Hunter G. Norton, Esquire,
Shumaker, Loop & Kendrick, LLP,
P.O. Box 49948,
Sarasota, Florida 34230,
#39684178v1
June 5, 12, 19, 26, 2026 26-012265

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 007872- NC SARASOTA SANDS OWNERS ASSOCIATION, INC., Plaintiff, v. MAUREEN R. SHANNON Defendant.**

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case dated May 22, 2026, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit B122 Week 9 and Unit D257/258 Week 49 and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on July 6, 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
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: 941-875-5853
email: doakeseq@comcast.net
Dates of Publication:
June 5, 12, 2026 26-012395

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

8400 Fruitville Rd Sarasota FL 34240
Phone Number 941-263-3695
Time of Sale 06/18/2026 10:00am

John Dean- equipment

John Dean- 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 29; June 5, 2026 26-011725

SECOND 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 Friday the 19th day of June, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 3323 17th St, Sarasota, FL, 34235. Pino, Lisa BOXES, APPLIANCES, TOOLS, FURNITURE, HOUSEHOLD GOODS, TOYS; Dismuke, Sharlee 05192026 BOXES, ELECTRONICS, TOOLS, FURNITURE, HOUSEHOLD GOODS TOYS; Arteaga, Marisol CUT LOCK 51926 APPLIANCES, FURNITURE, CLOTHES Sale is subject to cancellation in the event of settlement between owner and obligated party.
May 29; June 5, 2026 26-011835

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on JUNE 18, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

NAME	UNIT	BALANCE
kevin mathis	2302	332.37
Reginaldo Aparecido	1621	489.9
PAUL BERRETTINI	1623	469.9
Reginaldo Aparecido	2223	479.9
jeffrey marden	2139	479.9
TIMOTHY DUGAN	2262	495.5
Jeffery Marden	2141	479.9

May 29; June 5, 2026 26-011695

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on JUNE 22, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

NAME	UNIT	BALANCE
Eva A Facey	E53	499.9
Rebecca Willett	C33	461.8
Christopher Sheehan	E26	129.9
Marc Athen	DD29	767.6
jacqueline Fiore	OS2	593.4
Randy Wagoner	F02	971.6
KENDRA Ginsberg	AA5	751.7
CHRISTINA Owings	B30	197.8
Marc Athens	BB11	1,078.90
ILYA FENIN	AA13	\$509.90

May 29; June 5, 2026 26-011705

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 6/18/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 2137	Jennifer Hastings	Boxes, Electronics, Furniture
Unit 3219	Tila Brownell	Bags, Totes
Unit 4044	Clayton Pelletier	Furniture, Electronics, Boxes, Art

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 893-1782.
May 29; June 5, 2026 26-011715

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS (Ancillary Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION **File No. 2026 CP 1365** **Division Probate** **IN RE: ESTATE OF Pamela M. Scramlin Deceased.**

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

You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of Pamela M. Scramlin, deceased, File Number 2026 CP 1365; by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota Florida; that the decedent's date of death was July 2, 2025; that the total value of the estate is \$ and that the names and address of those to whom it has been assigned by such order are:

NAME ADDRESS
Phillip A. Scramlin
15651 Schultz Street
Clinton Township, MI 48038
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

cedent 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 Ancillary Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 29, 2026.

Person Giving Notice:

Phillip A. Scramlin
15651 Schultz Street
Clinton Township, MI 48038
Attorney for Person Giving Notice:
Dana Laganela Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
May 29; June 5, 2026 26-01207S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION **File No. 2026-CP-002232-NC** **Division Probate** **IN RE: ESTATE OF THERESA H. ALGER, Deceased.**

The administration of the estate of THERESA H. ALGER, 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, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 29, 2026.

Signed on this 26 day of May, 2026.

DIANN ALGER
Personal Representative
4725 Lark Ridge Circle
Sarasota, FL 34233
Alice S. Bowman
Attorney for Personal Representative
Florida Bar No. 0978485
MacLeod McGinness & Bowman
1800 Second Street, Ste. 971
Sarasota, FL 34236
Telephone: (941)954-8788
Email: alice@mandm-law.com
Secondary Email:
jenny@mandm-law.com
May 29; June 5, 2026 26-01208S

SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT OF THE 12TH JUDICIAL IN AND FOR SARASOTA COUNTY, FLORIDA **File No. 2026-CP-2311** **Probate Division** **IN RE: ESTATE OF MARGUERITE R. TRECO, Deceased.**

The administration of the estate of MARGUERITE R. TRECO, deceased, whose date of death was March 17, 2026, is pending in the Clerk of Courts - Probate, the address of which is 2000 Main St., Downtown Sarasota 34237. The names and addresses of the personal representative and of 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 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 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is May 29, 2026.

Cheryl A. Gadbois,
Personal Representative
10 Oakwood Terrace, # 15
New Windsor, NY 12553
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
May 29; June 5, 2026 26-01205S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA, PROBATE DIVISION **FILE NO. 2026 CP 001675 NC** **IN RE: ESTATE OF CHRISTINA H. ST. PIERRE, Deceased**

The administration of the estate of CHRISTINA H. ST. PIERRE, deceased, whose date of death was February 13, 2026, and whose social security number is XXX-XX-XXXX, 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 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 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 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 or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is May 29, 2026.

Raphael E. St. Pierre, III,
Pers. Rep.
13777 Vadini St.
Venice, FL 34293
William A. Lee, III, Esq., Attorney
Florida Bar No. 245569
O'Donnell Lee Marden Dubord PA
325-E Kennedy Memorial Dr., Unit 1
Waterville, ME 04901
Telephone: (207) 872-0112
May 29; June 5, 2026 26-01210S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION **File No. 2026-CP-002891 SC** **IN RE: ESTATE OF RONALD L. ASHTON JR Deceased.**

The administration of the estate of Ronald L. Ashton Jr, deceased, whose date of death was February 22, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 29, 2026

Personal Representative:
Scott A. Martin
2228 Bonanza Ln
North Port, Florida 34286
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic, Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
May 29; June 5, 2026 26-01213S

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION **File No. 2026 CP 001384 SC** **Division Probate** **IN RE: ESTATE OF PAMELA L. CLARK 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 PAMELA L. CLARK, deceased, File Number 2026 CP 001384 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230; that the decedent's date of death was January 6, 2026; that the total value of the estate is \$48,153.71 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JOHN P. MCCOOK, Trustee of
Pamela L. Clark Revocable Living
Trust
11125 Pinehurst Dr., Apt. C
Austin, TX 78747

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 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 29, 2026.

Person Giving Notice:
JOHN P. MCCOOK
11125 Pinehurst Dr., Apt. C
Austin, Texas 78747
Attorney for Person Giving Notice
ANTHONY G. MOWRY, Attorney
Florida Bar Number: 107374
Berg, Brewer, Kessler & Mowry, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: tony@bkmpllc.com
Secondary E-Mail: jen@bkmpllc.com
May 29; June 5, 2026 26-01216S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION **File No. 2026CP002601NC** **Division PROBATE** **IN RE: ESTATE OF TIMOTHY HANRAHAN Deceased.**

The administration of the estate of TIMOTHY HANRAHAN, deceased, whose date of death was March 31, 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, 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 29, 2026.

Personal Representative:
COLLEEN ACKERMAN
6234 Tripletail Court
Lakewood Ranch, Florida 34202
Attorney for Personal Representative:
JONATHAN T. ANDERSON, Attorney
Florida Bar Number: 0188530
Wood, Seilt and Anderson, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
Secondary E-Mail:
group@wsa-law.com
May 29; June 5, 2026 26-01209S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION **File No. 2026-CP-002675-NC** **IN RE: ESTATE OF DAVID A. RAU Deceased.**

The administration of the estate of DAVID A. RAU, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 5/29/26.

CLAIRE RAU,
Personal Representative
1850 Arroya Street
Colorado Springs, CO 80906
ALYSSA L. TIEBOUT
BakerHostetler
Attorney for Personal Representative
200 South Orange Avenue, Suite 2300
Orlando, FL 32801
Telephone: 407-649-4031
Florida Bar No. 1003179
Email addresses:
atiebout@bakerlaw.com
kdurkin@bakerlaw.com;
iwalker@bakerlaw.com
May 29; June 5, 2026 26-01194S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION **CASE NO. 2026 CP 000391 NC** **IN RE: ESTATE OF JAMES J. BUSSARD, Deceased.**

The administration of the estate of James J. Bussard, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 29, 2026.

Vincent Longo
202 Pine Knoll Cir.
Hockessin, DE 19707
Personal Representative
Tonya Willis Pitts, Esq.
Florida Bar No. 0489050
Pitts Law Firm
6160 State Road 70 E., Suite 107
Bradenton, FL 34203
Attorney for Personal Representative
May 29; June 5, 2026 26-01204S

SECOND INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY **CASE NO. 2025DP000207NC** **IN THE INTEREST OF: A.G. DOB: 8/9/2010, MINOR CHILD**

TO: Naika Fuentes
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.G. born on 8/9/2010. You are hereby commanded to appear on July 15, 2026, at 9:30 AM

before the Honorable Maria Ruhl at the Sarasota County Courthouse, 2002 Ringling Blvd. Courtroom 6B Sarasota, Florida 34237, for an ADVISORY HEARING.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU

FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD O NAMED IN THIS NOTICE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this day of 5/20/2026.
Karen E. Rushing,
Clerk of Circuit Court
Sarasota County, Florida
(SEAL) By:
Deputy Clerk
May 29; June 5, 12, 19, 2026
26-01191S

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 2154 SC
Division Probate
IN RE: ESTATE OF
William L. Cline
Deceased.

The administration of the estate of William L. Cline, deceased, whose date of death was March 17th, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 29, 2026

Janet Lee Cline
c/o Kanetsky, Moore & DeBoer, PA
P.O. Address:
222 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 29; June 5, 2026 26-01203S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002788-NC
Division PROBATE
IN RE: ESTATE OF
GARY LEE COX
Deceased.

The administration of the estate of Gary Lee Cox, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 5/29/26

Personal Representative:
Kathleen M. DeWeese
920 Orchard Dr.
Rossford, Ohio 43460
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 0021453
TERESA K BOWMAN PA
3277 Fruitville Rd., Suite D-2
SARASOTA, FL 34237
Telephone: (941) 735-5200
Fax: (941) 234-0604
E-Mail: tkbowman@tkbowmanpa.com
Secondary E-Mail:
liz@tkbowmanpa.com
May 29; June 5, 2026 26-01190S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 004426 NC
IN RE: ESTATE OF
TED MCGREGOR SHERMAN,
Deceased.

The administration of the estate of TED MCGREGOR SHERMAN, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:
SUSAN W. SHERMAN
97 Sunset Drive, #402
Sarasota, FL 34236
Attorney for Personal Representative:
JEFFREY T. TROIANO
Florida Bar No. 0031557
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
jtroiانو@williamsparker.com
Secondary: spark@williamsparker.com
May 29; June 5, 2026 26-01192S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002826 NC
IN RE: ESTATE OF
STEVE UGLINICA
Deceased.

The administration of the estate of Steve Uglinica, deceased, whose date of death was April 5, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 29, 2026

Personal Representative:
Steven P. Uglinica
4780 Hahn's Peak Drive #206
Loveland, Colorado 80538

Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
May 29; June 5, 2026 26-01189S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002109-NC
IN RE: ESTATE OF:
FLORENCE E. FLETT,
Deceased.

The administration of the estate of FLORENCE E. FLETT, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34231. 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 29, 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 29; June 5, 2026 26-01188S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 002472 NC
Division PROBATE
IN RE: ESTATE OF
HUGH JAMES FISHER, Deceased.

The administration of the estate of HUGH JAMES FISHER, deceased, whose date of death was February 18, 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 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 29, 2026.

KATHLEEN F. MCKOWN
Personal Representative
5539 America Dr
Sarasota, FL 34231
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 29; June 5, 2026 26-01187S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 005915 NC
Division PROBATE
IN RE: ESTATE OF
Gloria V. Ferrick, Deceased.

The administration of the estate of Gloria V. Ferrick, deceased, whose date of death was October 3rd, 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 29, 2026.

John W. West III
P.O. Address:
2477 Stickney Point Road,
Suite 215B, Sarasota, FL

Personal Representative
Comprehensive Estate Planning, PLLC
Attorneys for Personal Representative
2477 Stickney Point Road, Suite 215 B
Sarasota, FL 34231
Telephone: (941) 953-9600
Florida Bar No. 987026
Email Addresses:
jwest@johnwestiii.com
May 29; June 5, 2026 26-01174S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE TWELFTH CIRCUIT
COURT FOR SARASOTA COUNTY,
FLORIDA
File No. 2026 CP 2039 NC
Division PROBATE
IN RE: ESTATE OF
JUDITH A. MELANDER
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 Judith A. Melander, deceased, File Number 2026 CP 2039 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was March 30, 2025; that the total value of the estate is \$35,082.28 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Canandaigua National Trust
Company of Florida, as Trustee
of the Melander Family Trust
dated May 31, 2016
1819 Main Street, Suite 500
Sarasota, Florida 34236
Febo Frank Troilo, III
29 Newlyn Gardens, Penketh,
Warrington, Cheshire, United
Kingdom WA5 2UX
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.

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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 29, 2026.

Personal Giving Notice:
Canandaigua National Trust
Company of Florida, as Trustee
1819 Main Street, Suite 500
Sarasota, Florida 34236
Attorney for Person Giving Notice
Sean M. Byrne, Esquire
Attorney
Florida Bar Number: 0051988
Bach, Jacobs & Byrne, P.A.
2033 Main Street, Suite 505
Sarasota, FL 34237
Telephone: (941) 906-1231
Fax: (941) 954-1185
E-Mail: sean@sarasotaelderlaw.com
Secondary E-Mail:
deedee@sarasotaelderlaw.com
May 29; June 5, 2026 26-01184S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000547 NC
Division: Probate
IN RE: ESTATE OF
KARL E. FRAEDRICH
(AKA KARL EMIL FRAEDRICH),
Deceased.

The administration of the estate of Karl E. Fraedrich (AKA Karl Emil Fraedrich), deceased, whose date of death was September 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representatives and the personal 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 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 29, 2026.

Personal Representatives:
Timothy K. Fraedrich
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, FL 34285
Bryan C. Fraedrich
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, FL 34285
Attorney for Personal Representatives:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
Oksana Melnichenko, Esq.,
FL Bar No. 1059375
Email: oksana@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941)256-3965
Fax: (941)866-7514
2nd Email:
probate@LedbetterLawFL.com
May 29; June 5, 2026 26-01181S

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 004439 NC LOANDEPOT.COM, LLC,

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

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 16, 2026 and entered in Case No. 2025 CA 004439 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein DEAN EBERT AND CARRIE SMITH, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on July 10, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

BEGIN AT A POINT WHICH IS 2812.81 FEET WEST AND 2595.78 FEET SOUTH FROM THE NE CORNER OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 20 EAST; THENCE S. 52 DEGREES 08' 38" EAST, 220 FEET THENCE S. 37 DEGREES 51' 22" WEST, 150 FEET MORE OR LESS, TO THE INTERSECTION WITH A CANAL; THENCE NORTHWESTERLY MEANDERING SAID CANAL, 220 FEET MORE OR LESS, TO THE INTERSECTION WITH A LINE BEARING S. 37 DEGREES 51' 22" WEST, FROM THE POINT OF BEGINNING; THENCE N. 37 DEGREES 51' 22" EAST, ALONG SAID LINE, 160 FEET MORE OR LESS, TO THE POINT OF BEGINNING. LYING AND BEING IN SARASOTA COUNTY, FLORIDA and commonly known as: 673 S

MOON DR, VENICE, FL 34292 (the "Property").

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

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

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christophal Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 Jimmy Edwards, Esq.
 FL Bar No.: 81855
 Rebecca E. Smith, Esq.
 FL Bar No.: 1069865
 Spencer Gollahon, Esq.
 FL Bar No.: 647799
 Paris Roach, Esq.
 FL Bar No.: 1028751
 fpleadings@ghidottiberger.com
 May 29; June 5, 2026 26-011865

SECOND INSERTION

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

CASE NO. 2026 CA 000061 NC PHH MORTGAGE CORPORATION, Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANN D. DUBATS AKA JOANN DOLORES DUBATS AKA DOLORES JOAN DUBATS, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANN D. DUBATS AKA JOANN DOLORES DUBATS AKA DOLORES JOAN DUBATS, DECEASED 5811 SANDY POINTE DRIVE, SARASOTA, FL 34233
 GERALD DAVID DUBATS 760 ORION RD APT 232, LAKE ORION, MI 48362
 160 MANITOU LANE APT 1-B, LAKE ORION, MI 48362
 160 MANITOU LN APT 14B, LAKE ORION, MI 48362
 326 SHAGBARK DRIVE, ROCHESTER, MI 48309
 UNKNOWN SPOUSE OF GERALD DAVID DUBATS 760 ORION RD APT 232, LAKE ORION, MI 48362
 160 MANITOU LANE APT 1-B, LAKE ORION, MI 48362
 160 MANITOU LN APT 14B, LAKE ORION, MI 48362
 326 SHAGBARK DRIVE, ROCHESTER, MI 48309
 SANDRA KIM SHEARER 3640 DEVONSHIRE STREET, STERLING HEIGHTS, MI 48310
 2597 COLUMBIA RD, BERKLEY, MI 48072
 1055 ALBRITTON AVE, SARASOTA, FL 34232
 UNKNOWN SPOUSE OF SANDRA KIM SHEARER 3640 DEVONSHIRE STREET, STER-

LING HEIGHTS, MI 48310
 2597 COLUMBIA RD, BERKLEY, MI 48072
 1055 ALBRITTON AVE, SARASOTA, FL 34232

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida:
 LOT 341, GROVE POINTE, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before June 29, 2026, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 21 day of May 2026.

Karen E. Rushing
 As Clerk of said Court
 (SEAL) By: Glen Kopinsky
 As Deputy Clerk
 Prepared by: Greenspoon Marder, LLP
 (954) 491-1120;
 gmforeclosure@gmlaw.com
 (36615.0386 / 25-003132)
 May 29; June 5, 2026 26-012025

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025 CA 004696 NC MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY,

Plaintiff, vs. MICHAL ZIVCAK, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2026 in Civil Case No. 2025 CA 004696 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Florida, wherein MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY is Plaintiff and Michal Zivcak, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of June, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 166, OAKS I, SINGLE FAMILY, PLAT OF OAKS, according to the map or plat thereof, as re-

corded 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.

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 25-12921FL
 May 29; June 5, 2026 26-011855

SECOND INSERTION

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

CASE NO. 2026 CA 000476 NC KATHERINE VENUTI, as Successor Trustee of the Revocable Living Real Estate Trust u/a/d 09/08/1966, as amended 02/12/1996,

Plaintiff, vs. EASY SOLUTION PROPERTIES, LLC, a Florida limited liability company; JQA FIDU, INC., a Florida corporation, as Trustee under a Trust Agreement dated June 6, 2022, known as Trust No. 725722; SARASOTA COUNTY, FLORIDA; ANY UNKNOWN PARTY CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in the above-referenced case on May 27, 2026, that Karen E. Rushing, Clerk of the Circuit Court, will sell the following property situated in Sarasota County, Florida described as:

A strip of land 75 feet North and South by 132 feet East and West in the Southwest corner of Lot 9, Citrus Park Subdivision, as per plat thereof recorded in Plat Book 2, Page 50, of the Public Records of Sarasota County, Florida, together with a 15 foot ingress and egress easement along the West 15 feet of said Lot 9.
 a/k/a 700 Forest Street, Nokomis, Florida 34275
 at public sale, to the highest and best bidder for cash, via the internet: www.sarasota.realforeclose.com on July 1, 2026, at 9:00 a.m.
 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 27, 2026.
 s/David A. Altier
 David A. Altier, Esq.
 Florida Bar No. 0151459
 daltier@altierlaw.com
 DAVID A. ALTIER, P.A.
 1432 First Street
 Sarasota, Florida 34236
 (941) 954-7750
 Attorney for Plaintiff
 May 29; June 5, 2026 26-012235

SECOND INSERTION

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

CIVIL DIVISION:

CASE NO.: 2025 CA 004453 NC LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. BENJAMEN T. LEVY A/K/A BENJAMEN LEVY; STONEYBROOK AT VENICE COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MICHELLE A. LEVY A/K/A MICHELLE LEVY; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court for SARASOTA County shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at 9:00 AM on the 18 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1381, OF STONEYBROOK AT VENICE, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE (S) 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
 PROPERTY ADDRESS: 2160 WEAVER BIRD LANE, VENICE, FL 34292

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 THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Dated this 26 day of May 2026.

By: /s/ Lindsay Maisonet
 Lindsay Maisonet, Esq.
 Bar Number: 93156
 Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 25-03307
 May 29; June 5, 2026 26-012195

SECOND INSERTION

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

File No. 2026CP002176NC
Division: Probate
IN RE: ESTATE OF IRENE DOROTHY ANDRIOLE, Deceased.

The administration of the estate of Irene Dorothy Andriole, deceased, whose date of death was March 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.

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 29, 2026.

Personal Representative:
Peter A. Andriole
c/o The Payne Law Group, PLLC
 766 Hudson Avenue, Suite C
 Sarasota, FL 34236
 Attorney for Personal Representative:
 Teresa A. Monfils, Esq.
 Attorney for Personal Representative
 Florida Bar Number: 1019949
 PAYNE LAW GROUP PLLC
 766 Hudson Ave., Suite C
 Sarasota, FL 34236
 Telephone: (941) 487-2800
 Fax: (941) 487-2801
 E-Mail: tmonfils@lawnav.com
 Secondary E-Mail:
 srocha@lawnav.com
 May 29; June 5, 2026 26-011805

SECOND INSERTION

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

CASE NO. 2025 CC 010570 NC TORTUGA CLUB, INC., a Florida not-for-profit corporation,

Plaintiff, vs. ROBERT J. GROGAN, JR.; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on May 18, 2026, and entered in Case No. 2025 CC 10570 NC, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein is TORTUGA CLUB, INC., a Florida not-for-profit corporation Plaintiff and that ROBERT J. GROGAN, JR., TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION are Defendants, KAREN E. RUSHING, Sarasota County Clerk of Courts will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on July 2, 2026, the following described property set forth in said Final Judgment, to wit:

Unit 306, Building C, TORTUGA BEACH, A Condominium, according to the Declaration of Condominium recorded in the O.R. Book 1043, Pages 1849 thru 1882, inclusive, Amended in O.R. 1185, Page 663 as per plat thereof recorded in Condominium book 7, Page 41 thru 41YY, Amended in Condominium Book 9, Pages 37 thru 37J, inclusive, Public Records of Sarasota County, Florida.
 With an address of 8750 Midnight Pass Road #306, Bldg C, Sarasota, FL 34242.

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.

DATED THIS 21st DAY OF May, 2026.
 /s/ Michelle A. Rowe
 Michelle A. Rowe, ESQUIRE
 Florida Bar No. 036605
 The Law Offices of
 Lobeck & Rowe, P.A.
 2033 Main Street, Suite 403
 Sarasota, Florida 34237-6063
 (941) 955-5622
 Email: mrowe@lobeckrowe.com
 Secondary: carrieta@lobeckrowe.com
 Attorneys for Plaintiff
 May 29; June 5, 2026 26-011965

SECOND INSERTION

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

File No. 2026-CP-002542
Division: Probate
IN RE: ESTATE OF DIANE MICHELLE FULLER, Deceased.

The administration of the Estate of Diane Michelle Fuller, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The name and address of the personal representative and that of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE

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

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

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

The date of the first publication of this Notice is May 29, 2026.

Personal Representative
Cynthia Dubinski
 201 E. Wildwood Dr.
 San Antonio, TX 78212
 MINDRUP | SAMOLE
 Attorneys for Personal Representative
 Alex J. Mindrup, Esq.
 FBN: 1002009
 3030 N. Rocky Point Dr. W., Ste. 150
 Tampa, FL 33607
 Tel: (727) 697-7257
 Fax: (727) 499-6775
 May 29; June 5, 2026 26-012205

--- ACTIONS / SALES ---

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 2025 CA 004454 NC
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, vs.
CHRISTOPHER WALKER STERNS
AND DEBRA ANN STERNS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 16, 2026, and entered in 2025 CA 004454 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CHRISTOPHER WALKER STERNS; DEBRA ANN STERNS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 1112, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 2, OF THE PUBLIC RECORDS OF

SARASOTA COUNTY, FLORIDA
2341 SNUG ST, NORTH PORT,
FL 34286

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

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

Dated this 26 day of May, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & P
ARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-328484 - MaS
May 29; June 5, 2026 26-01218S

SECOND INSERTION

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

CIVIL DIVISION
Case #: 2025 CA 002592 NC
DIVISION: C
Nationstar Mortgage LLC
Plaintiff, -vs.-
Michelle Veronica Roder a/k/a
Michelle Roder a/k/a Michelle
Zita; Unknown Spouse of Michelle
Veronica Roder a/k/a Michelle
Roder a/k/a Michelle Zita; The Law
Offices of Christopher D. Edmonds;
Avanti at Waterside Homeowners
Association, Inc.; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 002592 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Michelle Veronica Roder a/k/a Michelle Roder a/k/a Michelle Zita are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM, AT 9:00 A.M. on June 19, 2026, the following

described property as set forth in said Final Judgment, to-wit:

LOT 25, AVANTI AT WATER-SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE(S) 400 THROUGH 409, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331754 FC01 CXE
May 29; June 5, 2026 26-01177S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 000629 NC
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
MICHAEL O. THORNBURG, et al,
Defendant(s).

To:
MICHAEL O. THORNBURG
Last Known Address:
3190 Horace Ave
North Port, FL 34286
Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida: LOT 34, BLOCK 708, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 16, 16A THROUGH 16L, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A 3190 HORACE AVE
NORTH PORT FL 34286
has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; 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 two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this 18 day of May, 2026.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-018325
May 29; June 5, 2026 26-01176S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002235 NC
Division Probate
IN RE: ESTATE OF
DONNA L. OLMSTEAD,
Deceased.

The administration of the estate of Donna L. Olmstead, deceased, whose date of death was February 1, 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 Com-

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:
Agnes Lee Anne Albritton
c/o TODD D. KAPLAN, ESQ.

E-Mail Addresses:
tkaplan@icardmerrill.com
cburke@icardmerrill.com
Icard Merrill Cullis Timm
Furen & Ginsburg, PA
8470 Enterprise Cir., Ste. 201
Lakewood Ranch, FL 34202
Telephone: (941) 907-0006

Attorney for Personal Representative
TODD D. KAPLAN, ESQ.
E-Mail Addresses:
tkaplan@icardmerrill.com
cburke@icardmerrill.com
Florida Bar No. 0613371
Icard Merrill Cullis Timm
Furen & Ginsburg, PA
8470 Enterprise Cir., Ste. 201
Lakewood Ranch, FL 34202
Telephone: (941) 907-0006
May 29; June 5, 2026 26-01211S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 2193 SC
Division Probate
IN RE: ESTATE OF
GOTTFRIED CARL QUOSS, JR.
Deceased.

The administration of the estate of GOTTFRIED CARL QUOSS, JR., deceased, whose date of death was January 31, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:
DIANE K. SKENTZOS

5085 Winter Rose Way
Venice, Florida 34293
Attorney for Personal Representative:
ANTHONY G. MOWRY, Attorney
Florida Bar Number: 107374
BERG, BREWER, KESSLER &
MOWRY, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: tony@bkmpllc.com
Secondary E-Mail:
phoebe@bkmpllc.com
May 29; June 5, 2026 26-01215S

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 001898 NC
IN RE: ESTATE OF
JUNE ANN REED, Deceased.

The administration of the estate of JUNE ANN REED, Deceased, whose date of death was February 13, 2026, 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 people 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 732.2211.

The date of first publication of this notice is May 29, 2026.

JULIUS WILL,
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 29; June 5, 2026 26-01217S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001653 SC
Division PROBATE
IN RE: ESTATE OF
JANE R. BROWN A/K/A
JANE BROWN
Deceased.

The administration of the estate of JANE R. BROWN A/K/A JANE BROWN, deceased, whose date of death was November 25, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 sur-

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

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

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

The date of first publication of this notice is May 29, 2026.

Co-Personal Representatives:
Kathleen Brown Martin
233 Rollingbrook
Windsor, CT 06095
Susan Brown Connor
337 Rainbow Road
Windsor, CT 06095

Attorney for Co-Personal Representatives:
FEDERICO MOJICA, ESQUIRE
Attorney for Co-Personal Representatives
Florida Bar Number: 0124187
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: federico@rossmojicalaw.com
Secondary E-Mail:
shawn@rossmojicalaw.com
May 29; June 5, 2026 26-01224S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 2072 SC
Division: Probate
IN RE: ESTATE OF
JEFFREY WALLACE HUBBARD,
Deceased.

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

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

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

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 29, 2026.

Personal Representative:
Rebecca Lynn Goode
c/o Ledbetter Cowan Law Group

229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterCowan.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterCowan.com
May 29; June 5, 2026 26-01212S

SECOND INSERTION

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: June 17, 2026
TIME: 12:00 p.m.
LOCATION: Icard Merrill
2033 Main Street, Suite 600
Sarasota, Florida 34237

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://gracewaterarasotadcd.net/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
May 29; June 5, 2026 26-01173S