

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Venice Tech Concierge located at 295 Outer Dr E in the City of Venice, Sarasota, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of June, 2026
William A Siegler II
June 12, 2026 26-01283S

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 Vivere Life Sarasota located at 5601 N. Honore Ave. in the City of Sarasota, Sarasota, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of June, 2026
Sodalis Operations Sarasota, LLC
Thomas Stallard
June 12, 2026 26-01322S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/26/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 GRAT mobile home bearing vehicle identification number 4EG5712M2N7940 and all personal items located inside the mobile home. Last Tenant: Rogelio Gonzalez Ciprian and Ernesto Lantigua. Sale to be held at: Palm Terrace, 3223 North Lockwood Ridge Road, Sarasota, Florida 34234, 941-529-7005.
June 12, 19, 2026 26-01327S

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 JG maintenance located at 1059 32nd St in the City of Sarasota, Sarasota, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of June, 2026
Joshua Greene
June 12, 2026 26-01306S

FIRST INSERTION
Notice of Public Sale :
The Lockup Self Storage
5260 S Tamiami Trail
Sarasota FL 34231
Will sell the contents of the following units to satisfy a lien to the highest bidder on June 26th at 10 AM at www.storage-treasures.com . All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit # 3309 - Carolyn Luker - boxes, bins, luggage, household items.
June 12, 19, 2026 26-01284S

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes,
that Longboat Key Roofing Inc., desiring to engage in business under the fictitious name of "Longboat Key Roofing", located at 1125 Central Avenue, Sarasota, Florida, in the County of Sarasota, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated June 9, 2026
Longboat Key Roofing Inc.
June 12, 2026 26-01325S

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 BROOKDALE DEER CREEK SARASOTA located at 8450 MCINTOSH ROAD in the City of SARASOTA, Sarasota, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of June, 2026
BROOKDALE SENIOR LIVING COMMUNITIES, INC.
CHAD C. WHITE
June 12, 2026 26-01320S

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 Lavender Cabinetry located at 7900 Umbrella Pine Way in the City of Sarasota, Sarasota, FL 34241 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of June, 2026
Jacob Lavender
June 12, 2026 26-01307S

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 Subway 5396 located at 5349 Fruitville Road in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of June, 2026
Sub Tenn LLC
June 12, 2026 26-01292S

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 Subway 3283 located at 8408 N. Lockwood Ridge Road in the City of Sarasota, Sarasota, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of June, 2026
Sub Tenn LLC
June 12, 2026 26-01302S

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 Lavender Carpentry located at 7900 Umbrella Pine Way in the City of Sarasota, Sarasota, FL 34241 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of June, 2026
Jacob Lavender
June 12, 2026 26-01310S

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 ACES located at 4425 Ashton Road in the City of Sarasota, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of June, 2026
ASAP DYNAMIC INTERNATIONAL INC
Joseph Castoro
June 12, 2026 26-01316S

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 CAMPBELL CABINETRY DESIGNS located at 1245 COURT STREET in the City of CLEARWATER, Pinellas, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of June, 2026
CAMPBELL CD, LLC
DARRIN CAMPBELL, as Manager
June 12, 2026 26-01321S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/26/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 OAKL mobile home bearing vehicle identification number 1W9B-K02R9H1046241 and all personal items located inside the mobile home. Last Tenant: James Alexander Macphail, All Unknown Beneficiaries, Heirs, Successors, and Assigns of James Alexander Macphail and Unknown Party or Parties in Possession. Sale to be held at: Palm Terrace, 3223 North Lockwood Ridge Road, Sarasota, Florida 34234, 941-529-7005.
June 12, 19, 2026 26-01331S

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 White Wool Works located at 4484 Boeing Ln in the City of North Port, Sarasota, FL 34287-3200 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of June, 2026
Esperanza Paulino
June 12, 2026 26-01313S

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 002412 NC LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CHRISTINA KING, et al. Defendant(s).
TO: CHRISTINA KING, UNKNOWN SPOUSE OF CHRISTINA KING, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 147, REPLAT OF CARVER PARK, UNIT NO. 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 4, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 13,

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 004093 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. VINCENT DANIEL SANCHEZ A/K/A VINCENT SANCHEZ; TAYLOR SANCHEZ; SOLAR MOSAIC LLC; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2.
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 16, 2026 in Civil Case No. 2025 CA 004093, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and VINCENT DANIEL SANCHEZ A/K/A VINCENT SANCHEZ; TAYLOR SANCHEZ; SOLAR MOSAIC LLC; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on July 15, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NEXTGEN POOL CARE located at 603 ELBA DRIVE in the City of NO-KOMIS, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of June, 2026
GULF BREEZE ENTERPRISES BY J&J, LLC
June 12, 2026 26-01311S

FIRST INSERTION
2026/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 3 day of June, 2026.
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
BY: GLEN KOPINSKY
DEPUTY CLERK
Robertson, Anshutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-396041
June 12, 19, 2026 26-01291S

FIRST INSERTION
LOT 12, BLOCK 856, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 8, SA THROUGH 8V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 9th day of June, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola Bosland, Esq.
FBN: 30330
Primary E-Mail: ServiceMail@aldridgepite.com
1184-2712B
June 12, 19, 2026 26-01328S

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 Smart Residential located at 871 Venetia Bay Blvd. #203` in the City of Venice, Sarasota, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of June, 2026
Smart Residential
Joshua Fidel
June 12, 2026 26-01312S

FIRST INSERTION
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2010 CA 012116 NC DIVISION: A
WELLS FARGO BANK, N.A., Plaintiff, vs. MILES CHRISTIAN HART, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 19, 2026, and entered in Case No. 2010 CA 012116 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Miles Christian-Hart, Anthony Garafolo, Sarasota County, Sarasota Springs Community Association, Inc., Barbara J. Christian-Hart, are defendants, the Sarasota County Clerk of the Circuit Court Karen E. Rushing will sell to the highest and best bidder for cash in/on online at www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the July 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:
LOT 253, UNIT 2, SARASOTA SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Salt & Palm Team, located at 8972 Silkwood Ct, in the City of Sarasota, County of Sarasota, State of FL, 34238, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 9 of June, 2026.
RS16 SOLUTIONS LLC
8972 Silkwood Ct
Sarasota, FL 34238
June 12, 2026 26-01317S

FIRST INSERTION
ED IN PLAT BOOK 8 AT PAGE 6, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 3439 BELMONT BLVD., SARASOTA, FL 34232-4905
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 08 day of June, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN - 10-52813
June 12, 19, 2026 26-01330S

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 007877- NC SARASOTA SANDS OWNERS ASSOCIATION, INC., Plaintiff, v. CAROL J. ELLIS, Defendant
NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case dated June 1, 2026, that I will sell the following property situated in Sarasota County, Florida described as:
Undivided 1/50th interest in and to Condominium Unit E259/260 Week 18 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 12, 19, 2026 26-01294S



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002508-SC
IN RE: ESTATE OF:
DALE MAURICE STAUFFER
a/k/a DALE M. STAUFFER,
Deceased.

The administration of the estate of DALE MAURICE STAUFFER, also known as DALE M. STAUFFER, deceased, whose date of death was February 17, 2026; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 South Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is: June 12, 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

June 12, 19, 2026

26-01296S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026CP2859
IN RE: ESTATE OF
NANCY RISBANO
Deceased.

The administration of the Estate of NANCY RISBANO, deceased, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, P. O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, 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 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 who have claims or demands against decedent's estate, in-

cluding unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 12, 2026.

Personal Representative:

JAIME A. HERNANDEZ

12641 Promenade Estates Blvd
Sarasota, FL 34238

Attorney for Personal Representative:

DAVID J. BOUZIANE, JR., ESQ.

Florida Bar No. 58865

2812 Manatee Ave W

Bradenton, FL 34205

941-404-4940

June 12, 19, 2026

26-01308S

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000944 SC
Division Probate
IN RE: ESTATE OF
THOMAS MELCHIONNO
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 THOMAS MELCHIONNO, deceased, File Number 2026 CP 000944 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 November 23, 2025; that the total value of the estate is \$8,605.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
FLORENCE CAPORALE, Trustee of Thomas Melchionno Trust

987 Tanager Road

Venice, FL 34293

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 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 June 12, 2026

Person Giving Notice:

FLORENCE CAPORALE

987 Tanager Road

Venice, Florida 34293

Attorney for Person Giving Notice

ANTHONY G. MOWRY

Attorney

Florida Bar Number: 107374

Berg, Brewer, Kessler & Mowry, PLLC

1872 S. Tamiami Trail, Suite D

Venice, FL 34293

Telephone: (941) 493-0871

Fax: (941) 486-4106

E-Mail: tony@bkmpllc.com

Secondary E-Mail: jen@bkmpllc.com

June 12, 19, 2026 26-01323S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2026 CP 002608 NC
IN RE: ESTATE OF
BRENDA M. PRUTER
Deceased.

The administration of the estate of Brenda M. Pruter, deceased, whose date of death was on or about February 9, 2026, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

The personal representative or curator, if applicable, 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 applicable, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representatives:

Anne Ridings

P.O. Box 49375

Sarasota, FL 34230

Attorney for Personal Representative:

James L. Essenson, Esq.

(FBN 0359033)

100 Wallace Ave., Ste. 310

Sarasota, FL 34237

Phone (941) 954-0303

essenson@essensonlaw.com

bwelch@essensonlaw.com

June 12, 19, 2026

26-01285S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 2445 SC
Division Probate
IN RE: ESTATE OF
Gardner H. Morris
Deceased.

The administration of the estate of Gardner H. Morris, deceased, whose date of death was April 14th, 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 June 12, 2026

Sallijim Struble

P.O. Address:

227 Nokomis Avenue South

Venice, FL 34285

Personal Representative

JON R. FAHS, Jr.

KANETSKY, MOORE &

DEBOER, P.A.

ATTORNEYS AT LAW

Attorneys for Personal Representative

227 S. NOKOMIS AVE.

VENICE, FL 34285

Telephone: (941) 485-1571

Florida Bar No. 1025389

Email Addresses: jrf@kmdpa.com

June 12, 19, 2026

26-01318S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2026 CP 002116 NC
IN RE: ESTATE OF
DONNA GOODLIFFE,
Deceased.

The administration of the ESTATE OF DONNA GOODLIFFE, deceased, whose date of death was December 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 June 12, 2026.

Personal Representative:

GEORGE T. GOODLIFFE

c/o 1515 Ringling Blvd., 10th Floor

Sarasota, Florida 34236

Attorney for Personal Representative:

CAROLINA ARIAZ ZACCARI

Florida Bar No. 1015218

FERGESSON SKIPPER, P.A.

1515 Ringling Boulevard, 10th Floor

Sarasota, Florida 34236

(941) 957-1900

czaccari@fergessonkipper.com

services@fergessonkipper.com

June 12, 19, 2026

26-01298S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 001919 SC
Division: Probate
IN RE: ESTATE OF
MARIE R. THOMPSON
Deceased.

The administration of the estate of MARIE R. THOMPSON, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 12, 2026.

Personal Representative:

CHRISTOPHER REILLY

c/o Staas Law Group, P.L.L.C.

801 E. Venice Ave., Ste. 2

Venice, FL 34285

Attorney for Personal Representative:

JULIE A. COLLINS

Florida Bar Number: 0151483

Staas Law Group, P.L.L.C.

801 E. Venice Ave., Ste. 2

Venice, FL 34285

Telephone: (941) 408-8555

Fax: (941) 408-8556

E-Mail: jcollins@staaslawgroup.com

Secondary E-Mail:

e-service@veniceelderlaw.com

June 12, 19, 2026

26-01301S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
File No. 2026CP002375SC
Division Probate
IN RE: ESTATE OF
DANIEL P. HUGHES Deceased.

The administration of the estate of Daniel P. Hughes, deceased, whose date of death was January 14, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 12, 2026.

Personal Representative:

Linda A. Joyce

1714 Shoals Ct.

Venice, Florida 34293

Attorney for Personal Representative:

J. Cole Brewer

Attorney

Florida Bar Number: 1002922

BERG, BREWER, KESSLER &

MOWRY, PLLC

124 N. Brevard Avenue

Arcadia, FL 34266

Telephone: (863)

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 002841 NC
IN RE: ESTATE OF
JORDYN ANTHONY KRUZEL
Deceased.

The administration of the estate of JORDYN ANTHONY KRUZEL, Deceased, whose date of death was August 3, 2024, 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 732.221.

The date of first publication of this notice is June 12, 2026.

STACY KRUZEL LISZEWSKI,
Personal Representative

Scott R. Bugay, Esquire
Attorney for the
Personal Representative
Florida Bar No. 5207
2501 Hollywood Blvd, Suite 206
Hollywood, FL 33020
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srbllawyers.com
Secondary Email:
angelica@srbllawyers.com
June 12, 19, 2026 26-013265

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 2503 NC
Division Probate
IN RE: ESTATE OF
Albert R. Pezzillo
Deceased.

The administration of the estate of Albert R. Pezzillo, deceased, whose date of death was April 8th, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO BOX 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is June 12, 2026

Erik R. Lieberman
P.O. Address:

227 Nokomis Avenue South
Venice, FL 34285

Personal Representative

JON R. FAHS, Jr.
KANETSKY, MOORE &
DEBOER, P.A.
ATTORNEYS AT LAW
Attorneys for Personal Representative
227 S. NOKOMIS AVE.
VENICE, FL 34285
Telephone: (941) 485-1571
Florida Bar No. 1025389
Email Addresses: jrf@kmdpa.com
June 12, 19, 2026 26-013295

FIRST INSERTION

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

CASE NO. 2025 CA 005629 NC
AMERIHOM MORTGAGE
COMPANY, LLC;
Plaintiff, v.

ANTHONY TODD JOHNSON,
SAMMANTHA J. JOHNSON,
UNKNOWN TENANT #1 IN
POSSESSION OF THE PROPERTY,
UNKNOWN TENANT #2 IN
POSSESSION OF THE PROPERTY,
ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated May 28, 2026, the Clerk of the Circuit Court for Sarasota County will sell to the highest and best bidder for cash beginning on July 2, 2026 at 09:00 AM via www.sarasota.realforeclose.com, the following described property:

LOT (S) 12952 AND 12953,
SOUTH VENICE, UNIT NO.
50, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
7, PAGE(S) 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 1791 FAUN ROAD, VENICE, FL 34293
ANY PERSON CLAIMING AN IN-

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

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

Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosi Law Group, PC,
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
June 12, 19, 2026 26-013155

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 3035 NC
IN RE: ESTATE OF
ANITA H. GARRETT
Deceased.

The administration of the estate of ANITA H. GARRETT, deceased, whose date of death was April 16, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 12, 2026.

Emlen S. Garrett
P.O. Address: 8303 Midnight Pass Rd.,
Sarasota, FL 34242

Tina M. Mroczkowski, Esq.
Bowman, George, Scheb & Chapman,
PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 0096629
tinam@bowmangeorge.com
Attorneys for Personal Representative
June 12, 19, 2026 26-012995

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH CIRCUIT IN AND FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000528 NC
IN RE: ESTATE OF
MARGARET A. IWANSKI
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 unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA 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 TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: MARGARET A. IWANSKI, File Number 2026 CP 000528 NC.

The address of the court where this probate is pending is: Circuit Court for Sarasota County, Florida, 2000 Main St. Rm:102, Sarasota, FL, 34237.

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

Date of death of the decedent is: 10/28/2025.

The date of first publication of this notice is: June 12, 2026

The second week of publication is June 19, 2026

Personal Representative(s):
Andrew E. Iwanski

Attorney for the representative(s):
By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
June 12, 19, 2026 26-012875

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002329-SC
Division: Probate
IN RE: ESTATE OF
SEAN ALLEN CHALIFOUX,
Deceased.

The administration of the Estate of Sean Allen Chalifoux, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 48927, Sarasota, FL 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Ann Chalifoux

780 Tamiami Trail S.
Unit 5281
Venice, Florida 34285
Attorney for Personal Representative:
Aglae S. Van den Bergh
Attorney
Florida Bar Number: 1031166
STELLAR LAW PLLC
12800 University Drive, Unit 320
Fort Myers, Florida 33907
Telephone: (239) 251-1051
Fax: (239) 448-9560
E-Mail: aggie@stellarlawpllc.com
June 12, 19, 2026 26-013045

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 2033 NC
IN RE: ESTATE OF
ORWYNT. BELLERJEAU**Deceased.**

The administration of the estate of ORWYNT. BELLERJEAU, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur-

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
MICHAEL P. JONES, the

Vice-President and Trust
Relationship Manager for FIRST
HORIZON BANK, a Tennessee
Banking Corporation
4385 Poplar Avenue
Memphis, Tennessee 38117
Attorney for Personal Representative:
M. MICHELLE ROBLES, ESQ.
Florida Bar Number: 283120
ROBLES LAW, P.A.
7729 Holiday Drive
Sarasota, Florida 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
June 12, 19, 2026 26-013005

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 002691 NC
IN RE: ESTATE OF
DAVID A. BELLILES,
Deceased.

The administration of the estate of DAVID A. BELLILES, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, 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 sur-

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representatives:
DAVID B. BELLILES

2001 N Street, Apt. No. 421
Lincoln, NE 68510
MATTHEW G. WALSH
1090 Bogey Lane
Longboat Key, FL 34228
Attorney for Personal Representatives:
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@williamsarker.com
Secondary: spark@williamsarker.com
June 12, 19, 2026 26-013095

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 2466 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is June 12, 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
June 12, 19, 2026 26-013035

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

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or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V28

--- ACTIONS / SALES ---

FIRST INSERTION

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

Clerk Case Number:
2025 CC 007510 NC

COUNTRY MEADOWS OF SARASOTA HOMEOWNERS' ASSOCIATION, INC., Plaintiff(s), vs. RICHARD A. RILEY, ET AL, Defendant(s).

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered on February 24, 2026 in the above-styled case in the County Court of Sarasota County, Florida, KAREN E. RUSHING, the Clerk of the Circuit Court of Sarasota County, will sell the property situated in Sarasota County, Florida, described as:

Lot 39, Block A, COUNTRY MEADOWS SUBDIVISION, according to the plat thereof as recorded in Plat Book 30, at page 48, of the Public Records of Sarasota County, Florida.
Parcel ID No: 0039100040
Property Address: 2014 Country Meadows Lane, Sarasota, FL 34235

at public sale, to the highest and best bidder, for cash, online at www.sarasota.realforeclose.com, at 9:00 a.m. EST on June 30, 2026.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 3rd day of June 2026.
Respectfully submitted,
PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
/s/ Daniel P. Lewis
DANIEL P. LEWIS, ESQ.
Florida Bar No. 086085
236 Pedro Street
Venice, FL 34285
Email: dlewis@flgovlaw.com
Tel. (941) 306-4730/
Fax (941) 306-4832
Counsel for Plaintiff
June 12, 19, 2026 26-012885

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

CASE NO.: 2025-CA-005688

VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. CARLOSA A. PENA, et al., Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on July 14, 2026, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit:

Lot 19, Block 409, 9TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded at Plat Book 12, Page 21, in the Public Records of Sarasota County, Florida.

Property Address: 3041 Wyola Avenue, North Port, FL 34286
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.

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

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

SUBMITTED on this 4th day of June, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
June 12, 19, 2026 26-012955

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025 CA 005073 NC LONGBRIDGE FINANCIAL, LLC Plaintiff, vs. SUSAN K. REESE AKA SUSAN KAYE REESE, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025 CA 005073 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and SUSAN K. REESE AKA SUSAN KAYE REESE, et. al., are Defendants, Clerk of Circuit Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com, on July 28, 2026 at 09:00 AM, the following described property:

LOT 414, OVERBROOK GARDENS, SECTION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 42, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

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

DATED this 9th day of June, 2026.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: /s/ Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-001741-01 / 34407.2185 / Jean Schwartz
June 12, 19, 2026 26-013245

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**CIVIL DIVISION CASE NO. 2026 CC 153 VENICE ISLE HOME OWNERS, INC., a Florida corporation not for profit Plaintiff, vs. JOHN C. TAYLOR, if living and if deceased, ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JOHN C. TAYLOR, DECEASED, Defendant(s).**

TO: JOHN C. TAYLOR, if living and if deceased, ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JOHN C. TAYLOR, DECEASED.

The property herein described is as follows:

Unit #23 of VENICE ISLE, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 2925, Pages 2868-2926, of the Public Records of Sarasota County, Florida,
Last Known Address: 203 Roma Road, Venice, Florida 34285-4323

YOU ARE HEREBY NOTIFIED that a Complaint for foreclosure of Claim of Lien has been filed and commenced in this court by VENICE ISLE HOME OWNERS, INC., and you are required

to serve a copy of your written defenses, if any, to it on Douglas G. Christy, Esquire, attorney for Plaintiff, whose address is 6000 Cattlebridge Drive, Suite 300, Sarasota, Florida 34232, and file the original with the clerk of the above-styled court within thirty days from the first date of publication or July 13, 2026; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.

This Notice shall be published once each week for two consecutive weeks in THE BUSINESS OBSERVER.

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 4 day of June, 2026.

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

Attorney for Plaintiff:
Douglas G. Christy, Esquire
Anderson, Givens & Fredericks, P.A.
6000 Cattlebridge Drive, Suite 300
Sarasota, FL 34232
(941) 866-4348
dchristy@andersongivens.com
June 12, 19, 2026 26-012935

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2025 CA 005065 NC LOANDEPOT.COM, LLC, Plaintiff, v. TREVAHN HALE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 28, 2026 and entered in Case No. 2025 CA 005065 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein TREVAHN HALE and SPENCER COVER HOMEOWNER'S ASSOCIATION, INC., 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 2, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 43, OF SPENCER COVE, ACCORDING TO THE PLAT RECORDED IN BOOK 56, PAGES 13 THROUGH 17, INCLUSIVE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 17115 BLOWFISH DR, NOKOMIS, FL 34275 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60

DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 12, 19, 2026 26-012895

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**CASE NO.: 2026 CA 001043 NC PACIFIC LIFE INSURANCE COMPANY, Plaintiff, v. TDL DEVELOPMENT LLC; et al, Defendant(s).**

To the following Defendant(s):
GUSTAVO OLIVEIRA
(Last Known Address: 2912 BARRYMORE COURT, ORLANDO, FL 32835)

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

LOT 24, BLOCK 920, TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 8, 8K, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 2153 CINCINNATI ST, NORTH PORT, FL 34286

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

defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 7-13-2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 3 day of June, 2026.

KAREN RUSHING
As Clerk of the Court
(SEAL) By G. Kopinsky
As Deputy Clerk
June 12, 19, 2026 26-013055

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**CASE NO.: 2025 CA 005247 NC TH MSR HOLDINGS LLC, Plaintiff, vs. EDWARD R. FARLEY III; EDWARD R. FARLEY III, AS TRUSTEE OF THE EDWARD R. FARLEY III REVOCABLE TRUST UNDER AGREEMENT DATED NOVEMBER 20, 2023; HANCOCK WHITNEY BANK; CITY OF SARASOTA, FLORIDA; SARASOTA COUNTY FLORIDA; STATE OF FLORIDA, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 28, 2026 in Case No.: 2025 CA 005247 NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein TH MSR HOLDINGS LLC is Plaintiff and EDWARD R. FARLEY III; EDWARD R. FARLEY III, AS TRUSTEE OF THE EDWARD R. FARLEY III REVOCABLE TRUST UNDER AGREEMENT DATED NOVEMBER 20, 2023; HANCOCK WHITNEY BANK; CITY OF SARASOTA, FLORIDA; SARASOTA COUNTY FLORIDA; STATE OF FLORIDA are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m., online at <https://sarasota.realforeclose.com> on the 14th day of July 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 1 & 2, AND THE EAST 30 FEET OF LOT 3, BLOCK 25, REVISED PLAT OF SIESTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 243, OF THE PUBLIC RECORDS

OF MANATEE COUNTY, FLORIDA, AND ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY TO THE SOUTH OF SAID PROPERTY AS DEPICTED ON SCHEDULE "A" OF THAT BOUNDARY LINE AGREEMENT IN INSTRUMENT #2000052436

Also known as: 266 OGDEN ST, SARASOTA, FL 34242

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

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

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

Dated the 8th day of June, 2026.

SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.,
Bar No: 52874
Matter No.: 25-02357
June 12, 19, 2026 26-013145

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 005740 NC Division A****USF FEDERAL CREDIT UNION Plaintiff, vs. NORMAN A. WEISGARBER, JR. A/K/A NORMAN A. WEISGARBER, JOYCE T WEISGARBER A/K/A JOYCE T. WEISGARBER AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 29, 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:

UNIT NO. 77, VILLAGE IN THE PINES, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE AMENDED DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1789, PAGES 993 THRU 1072, INCLUSIVE, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1794, PAGES 2671 THRU 2751, SAID PROPERTY FORMERLY DESCRIBED AS UNIT 77, VILLAGE IN THE PINES, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CON-

DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 967, PAGES 1862 THRU 1874, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGE 43 AND 43A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 6227 GREEN VIEW CIRCLE #77, SARASOTA, FL 34231; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on September 24, 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: June 9, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
037050/253211/wll
June 12, 19, 2026 26-013195

FIRST INSERTION

AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**CASE NO: 2025 CC 007015 NC CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. DONNA L ATKINS; UNKNOWN SPOUSE OF DONNA L ATKINS; 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:

Unit 108, Building 2, CENTRAL PARK, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2552, Page 376, et seq., and as it may be amended of the Public Records of Sarasota County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Property Address: 835 South Osprey Avenue #108, Sarasota, FL 34236
at public sale, to the highest and best bidder, for cash, via Internet at www.sarasota.realforeclose.com at 9:00 A.M.

on July 10, 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 12, 19, 2026 26-012905

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTION ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 997 Center Rd. Venice, FL 34293
 06/25/26- 10:00am
 Kaleb Monk
 Household Goods
 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 26-01254S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 4173 Clark Rd. Sarasota, FL 34233
 6/25/2026 at 10:00 AM
 Blake Rolley
 Art & Collectibles
 Nicole 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

THIRD INSERTION

NOTICE OF ACTION
 TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY CASE NO. 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 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

SECOND INSERTION

NOTICE OF SALE

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

Case No. 2025 CC 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: doaksesq@comcast.net
 Dates of Publication:
 June 5, 12, 2026 26-01239S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 5109 Fruitville Rd Sarasota, FL 34232 on 06/25/2026 at 10:00am
 Ricardo Galatran
 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 Extra Space Storage
 2255 N. Washington Blvd.
 Sarasota, FL 34234
 Auction 06/25/2026 at 10:00 AM
 -Ronald Filipkowski
 Weight lifting equipment and flooring.
 -Jermeasha Williams
 Household items
 -William Ross
 furniture, household items, bed set,

dresser, China cabinets, boxes, clothes
 -Fatimah Stanley
 Household items
 -Lavern Williams
 Couch, mattress, platform bed, clothes.
 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 26-01236S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 4029 Bee Ridge Road Sarasota, FL 34233, on 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

SECOND 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 - Zinnermon, 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.
 1113 - 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 19430 Times Cir
 Venice, FL 34292
 06/25/2026 at 11:00 AM
 Kelly Blevins
 misc furt, boxes, clothes
 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 26-01252S

SECOND 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 Rinehart
 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 Ecuyer, Dennis Christopher Ecuyer & Patricia Anne Ecuyer
 Old Post House Old Post Office Lane
 South Ferris, N Lines DN186HH Great Britain
 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

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email legal@businessobserverfl.com

--- ESTATE ---

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is: 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:
ntserservice@hnh-law.com
June 5, 12, 2026 26-01276S

SECOND 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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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@bkmpplc.com
Secondary E-Mail:
Elizabeth@bkmpplc.com
June 5, 12, 2026 26-01277S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-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 732.221, 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

SECOND 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

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-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

SECOND 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.

CHERYL 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

SECOND 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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is 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

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

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

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

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

Personal Representative:
VIVIAN MORELAND-SULLIVAN

2442 Shadburn Ferry Drive
Buford, GA 30518
Attorney for Personal Representative:
GIANNA M. TOMEO
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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A

SARASOTA, FL 34237

Attorney for Petitioner:

TIMOTHY W. GENSMER, ESQ.

TIMOTHY W. GENSMER, P.A.

2831 RINGLING BLVD, STE 202A

SARASOTA, FL 34237

Telephone: 941-952-9377

Florida Bar No. 586242

tim@timgensmer.com Email

June 5, 12, 2026

26-01248S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
SARASOTA COUNTY
CIVIL DIVISION
Case No. 2025 CA 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 THE SE OF THE SE 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.realforeclose.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

26-012825

SECOND 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, Aanesha; 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 - proffitt, 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 - Moble, 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

26-012325

SECOND 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 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.

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

SECOND 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

26-01244S

SECOND INSERTION

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

**CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 004952 NC**

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST,
Plaintiff, v.**

**UNKNOWN HEIRS, SPOUSES,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF ORLANDO
RAZQUIN A/K/A ORLANDO
BERNARDO RAZQUIN, et al.,
Defendants.**

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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO RAZQUIN A/K/A ORLANDO BERNARDO RAZQUIN, 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 at 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

26-01237S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
SARASOTA COUNTY
CIVIL DIVISION
Case No. 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

26-01238S

SECOND INSERTION

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

**CASE NO.: 2025 CA 003443 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

--- ACTIONS / SALES ---

SECOND 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 34233, 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

SECOND 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

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 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

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 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

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 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: flmail@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

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 005559 NC
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LEANNA HERSHBERGER; UNKNOWN SPOUSE OF LEANNA HERSHBERGER; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 28, 2026 in Civil Case No. 2025 CA 005559 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 LEANNA HERSHBERGER; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.
The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on July 2, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 1979, FORTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 52, 52A THROUGH 52B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 29th day of May, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola Bosland, Esq.
FBN: 30330
Primary E-Mail: ServiceMail@aldridgepite.com
1184-2619B
June 5, 12, 2026 26-01258S

SECOND 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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION
Case No. 2025 CC 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

SECOND INSERTION

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