

# Public Notices

## SARASOTA COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage, 2201 Fruitville Rd. Sarasota, FL 34237, 7/09/2026 10:00AM  
JUAN MORALES  
Household Goods/Furniture  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01341S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5005 Englewood Road, Venice, FL 34293 Date: 07/09/2026 Time: 10.30am  
Grant Pogan  
Household Goods  
Brandie Bupp  
Beach Chair, Beach Wagon, Beach Umbrella  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01339S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5005 Englewood Road, Venice, FL 34293 Date: 07/09/2026 Time: 10.30am  
Nancy Shoupe  
household items  
James Conway  
2013 Toyota Prius running  
Tnayo Turner  
Tools hand battery saws air compressor  
Elevay MCG  
Tools hand battery saws air compressor  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01340S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE THE SALE; the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.  
Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00 AM EST. Property will be sold to the highest bidder.

**7002 - 335 South Beneva Rd, Sarasota, FL 34233 - 941-732-1753:** Shane Eagan-Boxes, Tool Boxes, Wooden Shelf, Shop Vac, Portable Pressure Washer, Totes, Crystal Glasses, Metal Industrial Shelf, Bucket with Tie Downs, Pill Box; Holly Bright- Wall Art, Cleaning Supplies, Suitcases, Lamps, Totes, Boxes, Crock Pots, Immersion Blender, Cooler, Shoes, Water, Area Rug, Kitchen Bowls;

**7101 -7600 Claxstrausa Dr, Sarasota, FL 34240 - 941-213-5391:** David assip-Holiday Decorations Signs, Spools of Holiday Light wires & Fixtures, Large Plastic Totes, Holiday Lights, Plastic Tote Lids.

**7005 - 2590 17th St., Sarasota, FL 34234 - 941-842-0532:** Hunter Null-Brulle- Ryobi Pressure Washer, Shoes/Sneakers, Food, Box, Backpack, Blanket, Bags; Asia Lamb- Clothes, Full Mattress, Bags, Plastic Storage Rack, Tote, Books, DVD Rack and DVD's, TV Stand w/TV Bracket, Vaporizer, Foot Massager, Dumb Bell, Rack, Garbage Pail, Kids Stuffed Animals, Shoes, Exercise Step, Storage Units, Tennis Racket, Boxes; Robert Kirkwood- Two Tool Boxes, Sneakers, Seat; Stephen Hixon- 25 Gal Mobile Tool Box, Sack, Multiple Luggage, Clothes, Shoes, ASST Hats, Beauty Supplies, Bags, Duffel Bag, Cart, Hard Hat; Natalie Mays- Lg Flat Screen TV, Clothes, Laundry Baskets, Back Pack, Luggage, Bags, Comforter, Pillows, Kids Walker, Kids Clothes.  
June 19, 26, 2026 26-01398S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
997 Center Rd. Venice, FL 34293 07/09/26 - 10:00am  
Kaleb Monk  
Household Goods  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property  
June 19, 26, 2026 26-01344S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4029 Bee Ridge Road Sarasota, FL 34233, on 07/09/2026 at 10:00am  
Gary Wilke  
-Household Goods/Furniture  
Allias Harrison  
-Dirtbikes, powerwheels, parts, bumpers, wheels, tires.  
Jennifer Rottger  
-Boxes, Household Items  
Brett Thomas  
-Yard Stuff, Furniture  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01343S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage  
2255 N. Washington Blvd.  
Sarasota, FL 34234  
Auction 07/09/2026 at 10:00 AM  
-Asia Odom  
2br apartment furnishings  
-Shameka Haygood  
Party supplies  
-Timothy Kelly  
Clothesbasket- 3-4 boxes -diapers in boxes- no furniture - small appliances - bags -books - kitchen  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property  
June 19, 26, 2026 26-01349S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Facility Address 8400 Fruitville Rd Sarasota FL 34240  
Phone Number 941-263-3695  
Time of Sale 07/09/2026 10:00am  
Nicholas Hays- bed couch toys bikes  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01342S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
19430 Times Cir  
Venice, FL 34292  
07/09/2026 at 11:00 AM  
Francis Costello  
Art work boxes  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01338S

**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 Sarasota Direct Primary Care located at 405 Interstate Blvd Unit C in the City of Sarasota, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of June, 2026  
Irina Danilova  
June 19, 2026 26-01334S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Sippin' Gecko located at 5194 Desoto Parkway 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 15th day of June, 2026  
Leanna Lewis  
June 19, 2026 26-01396S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Legacy Bay Partners located at 2512 Jefferson Cir in the City of Sarasota, Sarasota, FL 34239 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of June, 2026  
Nicholas Miessmer  
June 19, 2026 26-01395S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME**  
TO WHOM IT MAY CONCERN:  
Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Heart Care at Englewood under which (we are) engaged in business at 601 Medical Dr in Englewood, FL 34223-3976. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Englewood, Sarasota County, Florida, on 6/8/2026, Sarasota County, Englewood, Florida  
June 19, 2026 26-01332S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Facility Address 8400 Fruitville Rd Sarasota FL 34240  
Phone Number 941-263-3695  
Time of Sale 07/09/2026 10:00am  
Nicholas Hays- bed couch toys bikes  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01342S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
19430 Times Cir  
Venice, FL 34292  
07/09/2026 at 11:00 AM  
Francis Costello  
Art work boxes  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01338S

**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 TELUM SOLUTIONS located at 8096 Tepee Ave in the City of North Port, Sarasota, FL 34291-4050 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of June, 2026  
Thomas Dusseau  
June 19, 2026 26-01333S

**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 Sarasota Pride located at 1370 Blvd of the Arts, Unit C in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of June, 2026  
Project Pride SRQ, Inc.  
Justyn Hunter-Ceruti,  
Executive Director  
June 19, 2026 26-01391S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4173 Clark Rd. Sarasota, FL 34233 07/09/2026 at 10:00 AM  
Shaune Johnson  
Furniture, tools, clothes  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01371S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to E.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 1-Tom Plumber of Manasota, located at 1949 Barber Rd, in the City of Sarasota, County of Sarasota, State of FL, 34240, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 16 of June, 2026.  
AR PLUMBING SOLUTIONS, LLC  
1949 Barber Rd  
Sarasota, FL 34240  
June 19, 2026 26-01397S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5700 Anise Drive, Sarasota FL 34238 on 07/09/2026 at 10:00AM  
Daniel Harper  
Household items  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01370S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
757 Apex Road Sarasota, Florida 34240 on 07/13/2026 at 10:00 am  
Evan Chouinard  
quad 13 foot kayak toots  
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
June 19, 26, 2026 26-01372S

**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 CleanScape located at 2400 Waterfront Cir in the City of Sarasota, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 12th day of June, 2026  
Jeff Bradley  
June 19, 2026 26-01369S

**FIRST INSERTION**  
**NOTICE OF FICTITIOUS NAME**  
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes. NOTICE IS HEREBY GIVEN that GCR INVESTMENT PROPERTIES, LLC, a Florida limited liability company is desiring to engage in business under the name of GCR INVESTMENTS, located at 796 Blue Shell Loop, Sarasota, Florida 34240, in the City of Sarasota, Sarasota County, Florida intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
June 19, 2026 26-01350S

**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 Coco Nail 5 located at 4141 S Tamiami Trail #20 in the City of Sarasota, Sarasota, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 12th day of June, 2026  
Coco Nail 5 LLC  
Ngan Dam  
June 19, 2026 26-01368S

**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 FloridaCTO located at 14548 Eagle Branch Dr in the City of Nokomis, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of June, 2026  
Embark Companies LLC  
Randall Staats  
June 19, 2026 26-01392S

**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 BLACKBURN POINT MARINA located at 801 BLACKBURN POINT ROAD in the City of OSPREY, Sarasota, FL 34299 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of June, 2026  
CK FISH & TIKI, LLC  
June 19, 2026 26-01378S

**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 MyoBar Sleep & Airway located at 5342 Clark Rd, Suite 188 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 14th day of June, 2026  
EG DENTAL HOLDINGS, P.A.  
June 19, 2026 26-01367S

**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 Jorge Blanco Art located at 4333 Edenrose Way in the City of Sarasota, Sarasota, FL 34235 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 17th day of June, 2026  
Jorge Blanco  
June 19, 2026 26-01416S

**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 Laderman Associates located at 350 Three Lakes Ln Unit 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 16th day of June, 2026  
Hugh Laderman  
June 19, 2026 26-01394S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Via Varia located at 443 Wingfield Dr, in the County of Sarasota, in the City of Sarasota, Florida 34237 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota, Florida, this 15 day of June, 2026.  
KRC DESIGNS LLC  
June 19, 2026 26-01366S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mr. Gates MicroPress located at 4865 Nutmeg Ave, in the County of Sarasota, in the City of Sarasota, Florida 34231 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota, Florida, this 15th day of June, 2026.  
TERESA MICHAEL - AUTHOR LLC  
June 19, 2026 26-01388S

**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 EmbarkDev located at 14548 Eagle Branch Dr in the City of Nokomis, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of June, 2026  
Embark Companies LLC  
Randall Staats  
June 19, 2026 26-01393S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CASEY KEY FISH HOUSE located at 801 BLACKBURN POINT ROAD in the City of OSPREY, Sarasota, FL 34299 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of June, 2026  
CK FISH & TIKI, LLC  
June 19, 2026 26-01379S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Royal Experience located at 145 Beachwalk Shore Dr Ste 102 PMB 1101 in the City of St Johns, FL United States, Sarasota, FL 32259 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 11th day of June, 2026  
June 19, 2026 26-01352S

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

## FIRST INSERTION

**NOTICE OF TRUST**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA CIVIL DIVISION  
PROBATE DIVISION  
File No. 2026 - CP 3329  
IN RE: ESTATE OF  
SABINA ZOLTE,  
Deceased.

SABINA ZOLTE, a resident of Sarasota County, Florida, who died on 30TH DAY OF APRIL, 2026 was the grantor of a trust entitled: SABINA ZOLTE REVOCABLE TRUST UNDER AGREEMENT DATED THE 16TH DAY OF JUNE, 2017, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable

claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. Additionally, this Notice of Trust is provide under Section 736.0604 of the Florida Statutes regarding a limitation on an action contesting the validity of this Revocable Trust and any amendments thereto and will be barred unless action is taken within the statutory time frame.

The name of the trustee and the name and address of his counsel are set forth below.

The Clerk shall file and index this notice of trust in the same manner as a caveat. Unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-002079-NC  
IN RE: ESTATE OF:  
NANCY R. BRADTMILLER,  
Deceased.

The administration of the estate of NANCY R. BRADTMILLER, deceased, whose date of death was February 13, 2026; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 19, 2026.

**Stuart C. McCracken,**  
**Personal Representative**

930 Pinkney Place  
Stanley, North Carolina 28164  
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 19, 26, 2026 26-013355

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-002683-NC  
Division Probate  
IN RE: ESTATE OF  
ANTHONY S. LEFCO,  
Deceased.

The administration of the estate of Anthony S. Lefco, 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 19, 2026.

**Personal Representative:**  
**Randall Sample**

3161 Campbell Street  
Sarasota, FL 34231  
Attorney for Personal Representative:  
Charla M. Burchett  
E-Mail Addresses:  
cburchett@shutts.com  
cmbcourt@shutts.com  
Florida Bar No. 0813230  
Shutts & Bowen LLP  
1858 Ringling Blvd., Suite 300  
Sarasota, FL 34236  
Telephone: (941) 552-3500  
June 19, 26, 2026 26-014075

## FIRST INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-1246-NC  
IN RE: ESTATE OF:  
JAMES H. REIGHART  
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 JAMES H. REIGHART, deceased, File Number 2026-CP-1246-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237; that the decedent's date of death was November 29, 2025; that the total value of the estate is \$0.00, and that

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is June 19, 2026.

**Person Giving Notice:**  
**DOUGLAS S. REIGHART**

7210 Brighton Park Court  
Chagrin Falls, Ohio 44023  
Attorney for Person Giving Notice  
/s/ Kyle T. Mordeu  
DANA MARIE DECAPITE, ESQ.  
Florida Bar Number: 100531  
KYLE T. MORDEW, ESQ.  
Florida Bar Number: 1022234  
HAHN LOESER & PARKS LLP  
5811 Pelican Bay Boulevard, Suite 650  
Naples, Florida 34108  
Telephone: (239) 254-2900  
Fax: (239) 592-7716  
E-Mail: kmordew@hahnlaw.com  
Secondary E-Mail:  
dlegan@hahnlaw.com  
June 19, 26, 2026 26-013555

clerk shall send a copy to the personal representative.

Dated this 10 day of June, 2026.

**ABIGAIL LIEBERMAN,**  
**Successor Trustee of the SABINA**  
**ZOLTE REVOCABLE TRUST**  
**UNDER AGREEMENT DATED**  
**THE 16TH DAY OF JUNE, 2017**  
Address: 311 Oakdale Ave  
Corte Madera CA 94925

Andrew W. Rosin, Esq.  
Law Office of  
Andrew W. Rosin, P.A.  
1966 Hillview Street  
Sarasota, FL 34239  
(941) 359-2604  
(941) 366-1252 facsimile  
Attorney for Successor Trustee  
arosin@rosinlawfirm.com  
June 19, 26, 2026 26-014025

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
12th JUDICIAL CIRCUIT, IN AND  
FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 002868 SC  
IN RE: ESTATE OF  
COLLEEN M. FOGARTY  
Deceased.

The administration of the estate of COLLEEN M. FOGARTY, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division; File Number 2026 CP 002868 SC; the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatue, 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 THIRY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS

## 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 Who Is My Dentist located at 5623 Midnight Pass Rd. in the City of Sarasota, Sarasota, FL 34242 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of June, 2026  
Joseph Ramos  
June 19, 2026 26-01405S

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 595.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JULY 27 2026 L & M SARASOTA LLC 1570 W WASHINGTON BLVD SARASOTA FL 34236 (941)951-2505 MV73506 2017 CHEV 1G1105S3THU167431 \$6007.39  
June 19, 2026 26-01400S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT IN AND FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 2026 CP 001176 SC  
IN RE: ESTATE OF  
RICHARD HUGH COOK

The administration of the estate of RICHARD HUGH COOK, deceased, whose date of death was December 14, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is . 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 19, 2026.

**Personal Representative:**

**MATTHEW J. MATECHIK, ESQ.**  
Attorney for Personal Representative:  
MATTHEW J. MATECHIK, ESQ.  
Florida Bar Number: 126342  
The Matechik Law Firm, P.A.  
100 Wallace Avenue, Suite 310  
Sarasota, FL 34237  
Telephone: (941) 926-6755  
Fax: (941) 244-5679  
E-Mail:  
matt@thematechiklawfirm.com  
Sec. E-Mail:  
jill@thematechiklawfirm.com  
June 19, 26, 2026 26-01357S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 003194  
IN RE: ESTATE OF  
Cynthia Lynn Blackmon  
Deceased.

The administration of the estate of Cynthia Lynn Blackmon, deceased, whose date of death was April 13th, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34239. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

**/S/Eric H. Blackmon**

P.O. Address:  
2249 Palm Terrace,  
Sarasota, FL 34231  
**Personal Representative**  
ANDREW W. ROSIN, P.A.  
Attorneys for Personal Representative  
1966 HILLVIEW STREET  
SARASOTA, FL 34239  
Telephone: (941) 359-2604  
Florida Bar No. 0598305  
Email Addresses:  
arosin@rosinlawfirm.com  
June 19, 26, 2026 26-01351S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2026 CP 002958 SC  
Division PROBATE  
IN RE: ESTATE OF  
ARLENE MORRIS A/K/A  
ARLENE T. MORRIS  
Deceased.

The administration of the estate of ARLENE MORRIS A/K/A ARLENE T. MORRIS, deceased, whose date of death was December 7, 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 19, 2026.

**Personal Representatives:**

**JOAN DALTO**  
1249 Vermeer Drive  
Nokomis, FL 34275  
**CATHLEEN MORRIS**  
232 Livorno Way  
Nokomis, FL 34275  
Attorney for Personal Representatives:  
FEDERICO MOJICA, ESQUIRE  
Attorney for Personal Representatives  
Florida Bar Number: 0124187  
Ross & Mojica Law Group  
871 Venetia Bay Blvd., Ste. 300B  
Venice, FL 34285  
Telephone: (941) 480-1948  
Fax: (941) 480-9277  
E-Mail: federico@rossmojicalaw.com  
Secondary E-Mail:  
shawm@rossmojicalaw.com  
June 19, 26, 2026 26-01409S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 003007  
Division PROBATE  
IN RE: ESTATE OF  
Lou Ann Branan,  
Deceased.

The administration of the estate of Lou Ann Branan, deceased, whose date of death was October 21st, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 6/19/2026

**Carl K. Branan**

27 Dominica Drive,  
Englewood, FL 34223  
**Personal Representative**  
Comprehensive Estate Planning, PLLC  
Attorneys for Personal Representative  
2477 Stickney Point Road  
Suite 215 B  
Sarasota, FL 34231  
Telephone: (941) 953-9600  
Florida Bar No. 987026  
Email Addresses:  
jwest@johnwestii.com  
June 19, 26, 2026 26-01381S

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of American Earth located at 677 N. Washington Blvd Ste 46 in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2026  
IndieCitizen Media LLC  
Rafael DeGennaro, Manager  
June 19, 2026 26-01412S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002087NC Division Probate IN RE: ESTATE OF SONIA P. FUENTES, a/k/a SONIA PRESSMAN FUENTES, Deceased.**

The administration of the estate of Sonia P. Fuentes, deceased, whose date of death was December 20, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34236. The names and addresses of the personal 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 19, 2026.

**Personal Representative:**

**Nancy Gold**  
4876 Peregrine Point Circle N.  
Sarasota, Florida 34231  
Attorney for Personal Representative:  
David M. Silberstein  
Florida Bar Number: 0436879  
BCS - Wills, Trusts and Estates Attorney  
BCS - Tax Law  
SILBERSTEIN LAW FIRM, PLLC  
1515 Ringling Blvd. #860  
Sarasota, FL 34236  
Telephone: (941) 953-4400  
Fax: (941) 953-4450  
E-Mail: david@silbersteinlawfirm.com  
June 19, 26, 2026 26-01406S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA File No. 2026-CP-001766NC Division PROBATE IN RE: ESTATE OF FINIS E. WILLIAMS, JR. Deceased.**

The administration of the estate of FINIS E. WILLIAMS, JR., deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 19, 2026.

**Finis E. Williams, III, Personal Representative**

15 Ridge Road  
Concord, NH 03301  
Charles M. Kelly, Jr., Esq.  
Attorney for Personal Representative  
Florida Bar No. 364495  
2390 Tamiami Trail North, Suite 204  
Naples, FL 34103  
239-261-3453  
Email Addresses:  
ckelly@flinttrust.com  
groupservice@flinttrust.com  
June 19, 26, 2026 26-01373S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 2444 NC Division PROBATE IN RE: ESTATE OF PHYLLIS ANN KESTERSON Deceased.**

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

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:**

**Tammy Underwood**  
12463 Steen Terrace  
Port Charlotte, Florida 33981  
Attorney for Personal Representative:  
T. Thomas Shirley  
Attorney  
Florida Bar Number: 154581  
Dunkin & Shirley, P.A.  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
Secondary E-Mail:  
a4@dunkinshirley.com  
June 19, 26, 2026 26-01384S

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 IndieCitizen located at 677 N Washington Blvd Ste 17 in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2026  
IndieCitizen Media LLC  
Rafael DeGennaro  
June 19, 2026 26-01413S

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 3292 NC Division Probate IN RE: ESTATE OF JOHN F. PHILLIPS 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 John F. Phillips, deceased, File Number 2026 CP 3295 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237; that the decedent's date of death was May 7, 2026; that the total value of the estate is \$12,136.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Ashley Lauren Moore 9868 Minister Lane Frisco, TX 75035

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is June 19, 2026.

**Person Giving Notice:**

**Ashley Lauren Moore**  
9868 Minister Lane  
Frisco, Texas 75035  
Attorney for Person Giving Notice  
Christopher D. Smith, Esq.  
Attorney for Petitioner  
Florida Bar Number: 0605433  
1561 Lakefront Dr Unit 204  
SARASOTA, FL 34240  
Telephone: (941) 202-2222  
Fax: (941) 907-3040  
E-Mail: smith@chrissmith.com  
Secondary E-Mail:  
paralegals@chrissmith.com  
June 19, 26, 2026 26-01386S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 2692 NC Division Probate IN RE: ESTATE OF FRANCIS L. FINN III Deceased.**

The administration of the estate of Francis L. Finn III, deceased, whose date of death was November 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:**

**Francis L. Finn IV**  
3389 Rain Lily Lane  
Englewood, Florida 34224  
Attorney for Personal Representative:  
T. Thomas Shirley  
Attorney  
Florida Bar Number: 154581  
Dunkin & Shirley, P.A.  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
June 19, 26, 2026 26-01385S

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-2688 NC IN RE: ESTATE OF MARY ANN COLTER, Deceased.**

The administration of the estate of MARY ANN COLTER, deceased, whose date of death was March 30, 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 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 19, 2026.

**EUGENE M. COLTER, JR. Personal Representative**

10 Hanover Street  
Apartment 3U  
New York, NY 10005  
DAVE M. EVANS, JR., Esquire  
Attorney for Personal Representative  
Florida Bar No. 1013511  
LEE & EVANS, P.A.  
2601 Cattleman Road, Suite 503  
Sarasota, Florida 34232  
Telephone: (941) 954-0067  
Facsimile: (941) 965-1492  
Email: devans@leeandevans.com  
Secondary Email:  
kristina@leeandevans.com  
June 19, 26, 2026 26-01354S

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 ReadtheBill located at 677 N Washington Blvd Ste 17 in the City of Sarasota, Sarasota, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2026  
IndieCitizen Media LLC  
Rafael DeGennaro  
June 19, 2026 26-01414S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 002639 SC IN RE: ESTATE OF WILLIAM EWERS JONES, Deceased.**

The administration of the estate of William Ewers Jones, deceased, whose date of death was 12/02/2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File No. 2026 CP 002639 SC, 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 has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

All creditors of the Decedent and other persons, having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS June 19, 2026.

**Personal Representative:**

**Kimberly A. Hill**  
103 Hackett Lane  
Pass Christian, MS 39571  
Attorney for Personal Representative  
Kathlyn M. White (FBN: 13763)  
Attorney for Personal Representative  
DeMaria & White, PLLC  
905 E. Hatton St., Ste. B  
Pensacola, FL 32503  
(850) 202-8535  
kmwhite@statewideprobate.com  
dmclain@statewideprobate.com  
rjmorgan@statewideprobate.com  
June 19, 26, 2026 26-01408S

FIRST INSERTION

**NOTICE TO CREDITORS IN TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASTOA COUNTY, FLORIDA PROBATE DIVISION File Number: 2026 CP 000566 NC Division: Probate IN RE: ESTATE OF LARRY C. FUGATE (AKA LARRY CLAY FUGATE) Deceased.**

The administration of the estate of Larry C. Fugate, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 19, 2026.

**Personal Representative:**

**/s/ Larissa Jean Owens Larissa Jean Owens**  
5009 Gramont Avenue  
Belle Isle, Florida 32812  
Attorney for Personal Representative:  
/s/ Jessa M. Gary  
Jessa M. Gary  
E-mail Addresses:  
jgary@isaacwiles.com  
Florida Bar No. 92351  
Isaac Wiles Burkholder and Miller  
300 W. Wilson Bridge Road, Suite 170  
Worthington, Ohio 43085  
Telephone: (614) 221-2121  
June 19, 26, 2026 26-01387S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 2643 SC Division Probate IN RE: ESTATE OF PARASKOVIYA BERTSCHUK Deceased.**

The administration of the estate of PARASKOVIYA BERTSCHUK, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:**

**GALYNA SANCHAK**  
50 Tamblyn Road  
Winnipeg, Manitoba Canada R3Y 1Y6  
Attorney for Personal Representative:  
DOROTHY L. KORSZEN, ESQUIRE  
Florida Bar Number: 765317  
Farr Law Firm P.A.  
901 Ridgewood Avenue  
Venice, FL 34285  
Telephone: (941) 484-3000  
Fax: (941) 485-5173  
E-Mail: dkorszen@farr.com  
Secondary E-Mail:  
jpainchaud@farr.com  
June 19, 26, 2026 26-01353S

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

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 FRAN recreational vehicle bearing the vehicle identification number 10FBA02S0F1015562, and all personal items located inside the recreational vehicle. Last Tenant: John Leslie Hosford, All Unknown Beneficiaries, Heirs, Successors, Assigns, and devisees of John Leslie Hosford, Unknown Party or Parties in Possession, Michael Eugene Hosford, as Potential Heir and Nicholas A. Hosford, as Potential Heir. Sale to be held at: Sun Outdoors Sarasota, 7125 Fruitville Road, Sarasota, Florida 34240, 941-371-2505. June 19, 26, 2026 26-01418S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO. 2026 003036 NC**  
**IN RE: ESTATE OF**  
**MICHAEL NORMAN BERGER,**  
**a/k/a MICHAEL BERGER, a/k/a**  
**MICHAEL N. BERGER,**

**Deceased.**

The administration of the ESTATE OF MICHAEL NORMAN BERGER, a/k/a MICHAEL BERGER, a/k/a MICHAEL N. BERGER, also known, deceased, whose date of death was March 11, 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of the first publication of this Notice is June 19, 2026.

**Personal Representative:****CARMEN BASKIND**

c/o 1217 S. Tamiami Trail

Sarasota, Florida 34239

Attorney for Personal Representative:

/S/ J. ALLISON ARCHBOLD

J. ALLISON ARCHBOLD

Florida Bar Number: 115088

Archbold Law Firm, P.A.

1217 S. Tamiami Trail

Sarasota, FL 34239

Telephone: (941) 960-8825

Fax: (941) 313-8456

Primary Email: jaa@archbold.law

Secondary Email:

service@archbold.law

June 19, 26, 2026

26-01415S

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
CIVIL DIVISION  
**Case #: 2020 CA 000023 NC**  
**DIVISION: C**

**Wells Fargo Bank, N.A. as Trustee**  
**for WaMu Mortgage Pass-Through**  
**Certificates Series 2006-PR1 Trust**  
**Plaintiff, -vs.-**

**GARY R. DUVALL; CHERYL L.**  
**DUVALL, UNKNOWN PARTIES**  
**IN POSSESSION #1 whose name is**  
**fictitious to account for parties in**  
**possession**

**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2020 CA 000023 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PR1 Trust, Plaintiff and Gary R. Duvall a/k/a Gary Duvall are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM, AT 9:00 A.M. on July 9, 2026, the following described property as set forth in said Final Judgment, to-wit:

THE SOUTHEASTERLY 31.34  
FEET OF LOT 1187 AND THE  
NORTHWESTERLY 44.52  
FEET OF LOT 1186, OF VEN-

ICE GARDENS UNIT NO. 17,  
ACCORDING TO THE PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 16, PAGES 10  
AND 10-A, OF THE PUBLIC  
RECORDS OF SARASOTA  
COUNTY, FLORIDA.

ANY PERSON CLAIMING AN  
INTEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM NO LATER  
THAN THE DATE THAT THE  
CLERK REPORTS THE FUNDS AS  
UNCLAIMED.

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

Submitted By: ATTORNEY FOR

PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

(561) 998-6700

(561) 998-6707

20-324418 FCO1 SPS

June 19, 26, 2026 26-01410S

## FIRST INSERTION

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

**CASE NO.: 2025 CA 003825 NC**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING**

**Plaintiff(s), vs.**  
**BRANDON D. WRIGHT AKA**  
**BRANDON WRIGHT; UNITED**  
**STATES OF AMERICA;**  
**TAYLOR P. GIBSON; THE**  
**UNKNOWN SPOUSE OF**  
**BRANDON D. WRIGHT AKA**  
**BRANDON WRIGHT; THE**  
**UNKNOWN SPOUSE OF TAYLOR**  
**P. GIBSON; THE UNKNOWN**  
**TENANT IN POSSESSION,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 16, 2026 in the above-captioned action, the Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of July, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 1431, LAKE SARASOTA,  
UNIT NO. 16, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 9,  
PAGE 22, OF THE PUBLIC RE-  
CORDS OF SARASOTA COUN-  
TY, FLORIDA.

Property address: 3968 Eton

Place, 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney @ padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,  
PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com

Attorney for Plaintiff

TDP File No. 25-005673-1

June 19, 26, 2026 26-01403S

## FIRST INSERTION

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

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

**ANGELIKA U. CALLEN;**  
**MORTGAGE ELECTRONIC**  
**REGISTRATION SYSTEMS, INC.,**  
**AS NOMINEE FOR RBS CITIZENS,**  
**N.A.; JACARANDA WEST**  
**HOMEOWNERS' ASSOCIATION**  
**#1, INC,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2025, and entered in 2024 CA 000241 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2 is the Plaintiff and ANGELIKA U. CALLEN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RBS CITIZENS, N.A.; JACARANDA WEST HOMEOWNERS' ASSOCIATION #1, INC. are the Defendant(s). Karen E. 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 July 07, 2026, the following

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

LOT 33145, UNIT 33, VEN-  
ICE GARDENS, AS PER PLAT  
THEREOF RECORDED IN  
PLAT BOOK 22, PAGE 36,  
PUBLIC RECORDS OF SARA-  
SOTA COUNTY, FLORIDA.  
1608 BOB O LINK DR, VEN-  
ICE, FL 34293

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

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

Dated this 16 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

23-139731- CyO

June 19, 26, 2026 26-01411S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026CP002840NC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JAY A. KLEIN**  
**Deceased.**

The administration of the estate of JAY A. KLEIN, 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 Attn: Probate, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

**Personal Representative:****KATHLEEN M. KLEIN**

5633 Semolino Street

Nokomis, FL 34275

Attorney for Personal Representative:

Dana Laganela Gerling, Esq.

Florida Bar No. 0503991

Affordable Attorney

Gerling Law Group Chartered

6148 State Road 70 East,

Bradenton, FL 34203

Telephone: (941) 756-6600

Email:

dlaganela@gerlinglawgroup.com

June 19, 26, 2026 26-01420S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2026 CP 003008 NC**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**DONALD RAY OSWALT, Deceased.**

The administration of the estate of DONALD RAY OSWALT, deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 19, 2026.

**DALE EUGENE OSWALT****Personal Representative**

4249 Prairie View Dr. N

Sarasota, FL 34232

MARY LYNN DESJARLAIS

Attorney for Personal Representative

Florida Bar No. 0347469

Desjarlais Law &amp; Title

2750 Stickney Point Rd #201

Sarasota, FL 34231

Telephone: 941-923-3388

Email:

mldesjarlais@attorneydesjarlais.com

June 19, 26, 2026 26-01417S

## FIRST INSERTION

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

**CASE NO. 2023 CA 003670 NC**  
**LIBERTY SAVINGS BANK, FSB,**  
**Plaintiff, vs.**

**KATIMA A HALLOY, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered March 20, 2024 in Civil Case No. 2023 CA 003670 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LIBERTY SAVINGS BANK, FSB is Plaintiff and KATIMA A HALLOY, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of July, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

A PORTION OF LOT 44,  
MYAKKA VALLEY RANCHES,  
UNIT NO 2, AS PER PLAT  
THEREOF RECORDED IN  
PLAT BOOK 20, PAGES 4 AND  
4A, PUBLIC RECORDS OF  
SARASOTA COUNTY, FLOR-  
IDA, DESCRIBED AS FOL-  
LOWS:

COMMENCE AT THE NW  
CORNER OF SECTION 17,  
TWP 37 SOUTH, RANGE 20  
EAST, SARASOTA COUNTY,  
FLORIDA, AS SHOWN ON  
SAID PLAT OF MYAKKA VAL-  
LEY RANCHES, UNIT NO  
2; THENCE S 00 DEGREES  
29 MINUTES 46 SECONDS  
W, ALONG THE WEST LINE  
OF SAID SECTION 17, A DIS-  
TANCE OF 100 FEET TO THE  
NORTHWEST CORNER OF  
LOT 44, SAID MYAKKA VAL-  
LEY RANCHES, UNIT NO  
2, FOR A P.O.B.; THENCE N  
83 DEGREES 11 MINUTES  
11 SECONDS E ALONG THE  
NORTHERLY LINE OF SAID  
LOT 44, A DISTANCE OF  
445.81 FT TO THE NORTH-  
EASTERLY CORNER THERE-  
OF, BEING A POINT ON THE  
CENTER LINE OF A 100 FT  
PRIVATE ROADWAY EASE-  
MENT (VANDERPE ROAD);

THENCE SOUTHEASTERLY  
ALONG SAID CENTERLINE,  
AND NORTHEASTERLY LINE  
OF LOT 44, AND ALONG THE  
ARC OF A CURVE, CONCAVE  
TO THE NORTHEAST, HAV-  
ING A RADIUS OF 358.10  
FT THROUGH A CENTRAL  
ANGLE OF 45 DEGREES 18  
MINUTES AND 08 SECONDS,  
A DISTANCE OF 283.14 FT;  
THENCE S 37 DEGREES  
53 MINUTES AND 03 SEC-  
ONDS W, 50 FT TO A POINT  
ON THE SOUTHWESTERLY  
R/W LINE OF SAID 100 FT  
PRIVATE ROAD EASEMENT;  
THENCE SOUTH 51 DEGREES  
42 MINUTES 08 SECONDS W  
218.57 FT TO A CONCRETE  
MONUMENT; THENCE S 37  
DEGREES 33 MINUTES 39  
SECONDS W, 629.17 FT TO A  
CONCRETE MONUMENT ON  
THE WEST LINE OF SAID  
LOT 44, SAID POINT LYING  
N 00 DEGREES 29 MINUTES  
46 SECONDS E OF, AND 182.0  
FT FROM THE S.W. CORNER  
OF SAID LOT 44; THENCE N  
00 DEGREES 29 MINUTES  
46 SECONDS E, ALONG SAID  
WEST LINE OF LOT 44, 860.96  
FEET TO THE POINT OF BE-  
GINNING.

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

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

By: /s/Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRSservice@mccalla.com

Fla. Bar No.: 146803

23-07801FL

June 19, 26, 2026 26-01419S

# SAVE TIME



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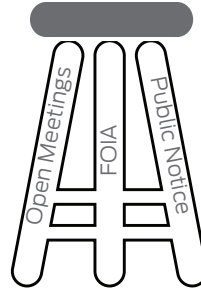
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**Business  
Observer**

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# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

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Creation of Special Tax Districts



Agency Proposals



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Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 2025 CA 004192 NC**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**JOSEPH PERRY A/K/A JOSEPH R PERRY, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 15, 2026 in Civil Case No. 2025 CA 004192 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Joseph Perry a/k/a Joseph R Perry, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of July, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, Block 1861, 39TH ADDITION TO PORT CHARLOTTE

SUBDIVISION, according to the Plat thereof as recorded in Plat Book 16, Page 14, 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  
 24-10401FL

June 19, 26, 2026 26-01399S

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 2026 CA 000486 NC**  
**GUILD MORTGAGE COMPANY LLC,**  
**Plaintiff, vs.**  
**PAIGE RAMEY, et al.,**  
**Defendant.**

To: PAIGE RAMEY  
 2030 OMEGA CT, NORTH PORT, FL 34288

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

LOT 34, BLOCK 2583, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 8 AND 8A THROUGH 8GG, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 20, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 12 day of June, 2026.

KAREN E. RUSHING  
 CLERK OF COURT  
 OF SARASOTA COUNTY  
 BY: G. Kopinsky  
 Deputy Clerk

25-15410FL  
 June 19, 26, 2026 26-01376S

## FIRST INSERTION

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

**CASE NO.: 2023 CA 006561**  
**MTGLQ INVESTORS L.P.,**  
**Plaintiff, vs.**  
**BARBARA PIERKOWSKI, et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 27, 2024 in Civil Case No. 2023 CA 006561, of the Circuit Court of the Judicial Circuit in and for Sarasota County, Florida, wherein, MTGLQ INVESTORS L.P. is the Plaintiff, and BARBARA PIERKOWSKI; CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN TENANT #2 N/K/A JAKOB CARTER 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 16, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 1, 2 AND 3, BLOCK 1316, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION TO ACCORDING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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

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

Dated this 12th day of 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  
 1230-173B  
 June 19, 26, 2026 26-01358S

## FIRST INSERTION

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

**CASE NO.: 2025 CA 002607 NC**  
**TH MSR HOLDINGS, LLC,**  
**Plaintiff, vs.**  
**KARA L. HAWLEY A/K/A**  
**KARA LAURYN HAWLEY, et al,**  
**Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure sale entered on June 11, 2026 and the Final Judgment of Foreclosure entered on February 19, 2026 in Case No.: 2025 CA 02607 NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein TH MSR HOLDINGS, LLC is Plaintiff, and, KARA L. HAWLEY A/K/A KARA LAURYN HAWLEY; RALPH CARMEN DIXON JR.; U.S. BANK NATIONAL ASSOCIATION; and GLEN OAKS MANOR HOME OWNERS ASSOCIATION, INC., are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m., online at https://sarasota.realforeclose.com on the 3rd day of August, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 93, GLEN OAKS MANOR HOMES, PHASE I, A HOMES ASSOCIATION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 13,

IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

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

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

Dated this 11th day of June, 2026  
 Sokolof Remtulla, LLP  
 Counsel for Plaintiff  
 Primary e-mail:  
 mshapanka@sokrem.com  
 Secondary e-mail:  
 pleadings@sokrem.com  
 1800 NW Corporate Blvd, Suite 302  
 Boca Raton, FL 33431  
 Telephone: (561) 507-5252  
 Facsimile: (561) 342-4842  
 By: /s/ Matthew Shapanka.  
 Matthew Shapanka, Esq.  
 Florida Bar No.: 52874  
 June 19, 26, 2026 26-01361S

## FIRST INSERTION

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

CIVIL DIVISION  
**CASE NO.: 2025 CC 003687 SC**  
**SONSHINE ROOFING, INC.,**  
**Plaintiff, v.**  
**JIM MESZAROS and JENNIFER MESZAROS,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 23, 2026, and entered in Case No. 2025 CC 003687 SC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. SONSHINE ROOFING, INC., is Plaintiff and JIM MESZAROS and JENNIFER MESZAROS, are Defendants. Karen E. Rushing, Clerk of Circuit Court for SARASOTA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.sarasota.realforeclosure.com at 9:00 a.m., on the 1st day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 42, Block A, Heron Creek Unit 1, a subdivision according to the plat thereof, as recorded in Plat Book 40 at Page 47, 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 im-

mediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou parèt nan tribinal la mwens le 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

DATED: April 30, 2026  
 Respectfully submitted,  
 /s/ Jeremy D. Bailie  
 Jeremy D. Bailie (FBN 118558)  
 WEBER, CRABB & WEIN, P.A.  
 5453 Central Avenue  
 St. Petersburg, FL 33710  
 Telephone: (727) 828-9919  
 Facsimile: (727) 828-9924  
 Primary:  
 Jeremy.Bailie@webercrabb.com  
 Secondary:  
 natalie.deacon@webercrabb.com  
 Attorney for Plaintiff  
 June 19, 26, 2026 26-01360S

## FIRST INSERTION

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

CIVIL DIVISION  
**Case #: 2025 CA 005184 NC**  
**DIVISION: G**

**PNC Bank, National Association**  
**Plaintiff, vs.-**  
**Nadezhda Sergiyenko; Unknown Spouse of Nadezhda Sergiyenko; Bella Villino III Condominium Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 005184 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein PNC Bank, National Association, Plaintiff and Nadezhda Sergiyenko are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM, at 9:00 A.M. on July 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

UNIT 1923, BUILDING B, BELLA VILLINO III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CON-

DOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005140552, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 38, PAGE 4, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

LOGS LEGAL GROUP LLP  
 750 Park of Commerce Blvd., Suite 130  
 Boca Raton, Florida 33487  
 (561) 998-6700  
 (561) 998-6707  
 25-334058 FC01 NCM  
 June 19, 26, 2026 26-01345S

## 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-001463**

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST,**  
**Plaintiff, v.**  
**GARY ANDREW BARSHAW, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 15, 2026 and entered in Case No. 2025-CA-001463 in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein GARY ANDREW BARSHAW, et al., 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 October 15, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

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

OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 1018 GUN CLUB RD, SARASOTA, FL 34232 (the "Property").

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

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

GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff  
 10800 Biscayne Blvd., Suite 201  
 Miami, FL 33161  
 Telephone: (305) 501-2808  
 Facsimile: (954) 780-5578  
 By: /s/ Rebecca E. Smith  
 Jason Duggar, Esq.  
 FL Bar No.: 83813  
 Christophal Hellewell, Esq.  
 FL Bar No.: 114230  
 Anya E. Macias, Esq.  
 FL Bar No.: 0458600  
 Tara Rosenfeld, Esq.  
 FL Bar No.: 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  
 fclleadings@ghidottiberger.com  
 June 19, 26, 2026 26-01390S

## FIRST INSERTION

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

**Case No.: 2026 CA 001768 SC**  
**DANIELA GULLO,**  
**Plaintiff, v.**  
**JUDITH CIPOLLINA,**  
**Defendant.**

TO: JUDITH CIPOLLINA  
 Last Known Address:  
 2213 Calusa Lakes Boulevard  
 Nokomis, Florida 34275  
 and to all parties claiming an interest by, through, under, or against the above-named Defendant; and to all parties having or claiming to have any right, title, or interest in the real property hereinafter described.

YOU ARE NOTIFIED that an action to quiet title and to remove a cloud upon the title to the following real property in Sarasota County, Florida:

Street Address: 640 Back Nine Drive, Venice, Florida 34285.  
 Legal Description: LOT 932, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 6, according to the map or plat thereof, as recorded in the Public Records of Sarasota County, Florida.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Julia Hannah Weber, Esq., the Plaintiff's attorney,

whose address is Southron Firm, P.A., 400 N. Ashley Drive, Suite 1720, Tampa, Florida 33602, on or before July 20, 2026, and to file the original with the Clerk of the above-styled Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint.

This Court has authority in this suit to enter a judgment or decree affecting the title to the real property described above which will be binding upon you.

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 10, 2026  
 (SEAL) KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FLORIDA

By: G. Kopinsky  
 Deputy Clerk  
 June 19, 26; July 3, 10, 2026 26-01377S

## FIRST INSERTION

**CLERK'S NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA**

**Case No. 2025 CA 006214 NC**  
**Honorable Judge: Hunter Carroll**  
**PLANET HOME LENDING, LLC**  
**Plaintiff, vs.**

**ANNA GRITSAYENKO;**  
**UNKNOWN SPOUSE OF ANNA GRITSAYENKO; UNKNOWN TENANT OCCUPANT #1,**  
**UNKNOWN TENANT OCCUPANT #2; SECRETARY OF HOUSING AND URBAN DEVELOPMENT;**  
**UNITED STATES OF AMERICA;**  
**Defendants.**

NOTICE IS GIVEN that, in accordance with the AMENDED Final Judgment of Foreclosure dated June 12, 2026, in the above-styled cause, Karen E. Rushing, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 A.M. on July 15, 2026, the following described property:

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

LINE OF LOT 6; THENCE EAST, A DISTANCE OF 58 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 12 FEET THERETO AND LESS THAT PORTION CONVEYED TO SARASOTA COUNTY FOR RIGHT OF WAY PURPOSES AND DESCRIBED IN OFFICIAL RECORDS BOOK 2888, PAGE 2599.

ALSO, LESS AND EXCEPT THE LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2010083874. TAX ID # 0383120011.

COMMONLY KNOWN AS: 732 HIDERBURG ST, NOKOMIS, FL 34275

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Respectfully submitted this June 12, 2026.  
 /s/Matthew T. Wasinger  
 Matthew T. Wasinger, Esquire  
 Wasinger Law Office, PLLC  
 605 E. Robinson, Suite 730  
 Orlando, FL 32801  
 (407) 308-0991  
 Fla. Bar No.: 0057873  
 Attorney for Plaintiff  
 mattw@wasingerlawoffice.com  
 June 19, 26, 2026 26-01374S



## --- ACTIONS / SALES ---

## FIRST INSERTION

## NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL ACTION

CASE NO.: 2025 CA 004566 NC

DIVISION: C

CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs.

BRYANNA MORGAN DAVIS AKA BRYANNA M DAVIS, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 16, 2026, and entered in Case No. 2025 CA 004566 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Carrington Mortgage Services, LLC, is the Plaintiff and Bryanna Morgan Davis aka Bryanna M Davis, Kevin Danial Shahhan, Jr. aka Kevin D. Shahhan, Jr., United States of America Acting through Secretary of Housing and Urban Development, 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 15, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN SARASOTA, FLORIDA, TO-WIT:

LOTS 13 AND 14, BLOCK 1504, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 14, 14A THROUGH 14Q, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A 5981 GALAMBOS ST NORTH PORT FL 34291

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 12 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/ Charline Calhoun

Florida Bar #16141

IN/25-010914

June 19, 26, 2026

26-01382S

## 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. 2025 CA 005992 NC

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC,

Plaintiff, vs.

THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCESCO VIGILANTE, DECEASED. et. al.

Defendant(s),

TO: MARLENE M. BROWN,

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 8, BLOCK 55, FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 32A THROUGH 32H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 27, 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 8 day of June, 2026.

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

BY: GLEN KOPINSKY

DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

25-330399

June 19, 26, 2026

26-01337S

## FIRST INSERTION

## NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2026 CA 000442 NC

KIABI FUNDING, INC.,

Plaintiff, v.

OPULENT HOMES LLC, A

DELAWARE LIMITED LIABILITY COMPANY; CITY OF SARASOTA, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 27, 2026 entered in Civil Case No. 2026 CA 000442 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein KIABI FUNDING, INC., Plaintiff and OPULENT HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY; CITY OF SARASOTA, FLORIDA are defendants, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 AM on July 14, 2026 the following described property as set forth in said Final Judgment, to-wit..

LOT 7, LOMA LINDA PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 2370 Bahua

Vista St, Sarasota, FL 34239

June 19, 26, 2026

26-01383S

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg

10360 West State Road 84

Fort Lauderdale, FL 33324

Phone: (954) 370-9970

Fax: (954) 252-4571

Service E-mail:

flrealprop@kelleykronenberg.com

/s/ Barron A. Becker

Barron A. Becker, Esq.

FBN: 1031460

File No: 3843.000271

June 19, 26, 2026

26-01383S

## FIRST INSERTION

## NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION

Case No.: 25CC003727SC

JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.

MARY LEE CROWLEY; her devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF MARY LEE CROWLEY; CITY OF NORTH PORT, FLORIDA; RENEW FINANCIAL GROUP, LLC; UNKNOWN TENANT #1; and UNKNOWN TENANT #2,

Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on the 8th day of July, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 16, Block 2629, 52nd Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof as recorded in Plat Book 21, Pages 13-13NN, of Public Records of Sarasota County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 25CC003727SC.

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.

KAREN E. RUSHING,

Clerk of Court

June 19, 26, 2026

26-01346S

## 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 002506 NC

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2025-HB1,

Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ANN CURRAN A/K/A BARBARA HUSCHLE, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ANN CURRAN A/K/A BARBARA A. HUSCHLE, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 105, UNIT NO. 7 SIESTA ISLES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before July 20, 2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 11 day of June, 2026.

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

BY: GLEN KOPINSKY

DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

26-406207

June 19, 26, 2026

26-01356S

## 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 001761

KIABI FUNDING, INC.,

Plaintiff, v.

LAUCTION THREE LLC, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 8, 2026 and entered in Case No. 2025 CA 001761 in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein LAUCTION THREE LLC, et al., 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 17, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK C, CLARK MEADOWS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 111, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 3801 CLOVER LANE, SARASOTA, FL 34233 (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 19, 26, 2026

26-01389S

## FIRST INSERTION

## NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2023 CA 001140

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST

2025-HB2,

Plaintiff, vs.

CARLOS COLCAS; UNKNOWN SPOUSE OF CARLOS COLCAS; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 15, 2026 in Civil Case No. 2023 CA 001140, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2025-HB2 is the Plaintiff, and CARLOS COLCAS; UNKNOWN SPOUSE OF CARLOS COLCAS; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

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

for cash at www.sarasota.realforeclose.com on July 21, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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

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

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

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND 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

SECOND 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

FOURTH INSERTION

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY  
**CASE NO. 2025DP000207NC**  
**IN THE INTEREST OF: A.G. DOB: 8/9/2010, MINOR CHILD**  
TO: Naika Fuentes  
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.G. born on 8/9/2010. You are hereby commanded to appear on July 15, 2026, at 9:30 AM before the Honorable Maria Ruhl at the Sarasota County Courthouse, 2002 Ringling Blvd. Courtroom 6B Sarasota, Florida 34237, for an ADVISORY HEARING.  
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU

FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD O NAMED IN THIS NOTICE.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS, my hand as Clerk of said Court and the Seal thereof, this day of 5/20/2026.  
Karen E. Rushing, Clerk of Circuit Court Sarasota County, Florida (SEAL) By: Deputy Clerk  
May 29; June 5, 12, 19, 2026 26-01191S

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2026-CA-002805**  
**HB LAND HOLDINGS, LLC, a Florida Limited Liability Company, Plaintiff, v. KATHERINE E. MCCLELLAN, if living, and if dead, all unknown heirs, devisees, grantees, assignees, creditors, lienors, trustees, and all other parties claiming by, through, under, or against KATHERINE E. MCCLELLAN; and ALL UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY KNOWN OR UNKNOWN PERSON WHO IS NOT KNOWN TO BE DEAD OR ALIVE; and ALL PERSONS OR PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN AND TO THE EASEMENTS RESERVED IN THE PLAT OF McCLELLAN PARK, as recorded in Plat Book 2, Pages 10 and 11, of the Public Records of Manatee County, Florida, and Plat Book A, Pages 20 and 21, of the Public Records of Sarasota County, Florida.**  
**Defendants.**  
TO: KATHERINE E. MCCLELLAN, whose last known address at the time of her death in 1934 was: Sixth, Sarasota FL (information provided by sister, deceased); and all parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants; and ALL OTHERS WHOM IT MAY CONCERN:  
YOU ARE HEREBY NOTIFIED that Plaintiff, HB Land Holdings, LLC, A Florida Limited Liability Company, has filed an action against you in the Circuit Court for Sarasota County to Quiet the Title related to certain real property located and situated in Sarasota County, Florida, located at 2315 McClellan Parkway, Sarasota FL 34239, and described as follows:  
Lot 10, less the South 15 feet

thereof, all of Lots 1 and Lot 11, Block F, McCLELLAN PARK, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Manatee County, Florida, and Plat Book A, Pages 20 and 21, Public Records of Sarasota County, Florida.  
The Sarasota County Parcel Id. Number for the Property is 2038-07-0018.  
The case is HB Land Holdings, LLC, a Florida Limited Liability Company v. Katherine E. McClellan et al., Case No. 2026 CA002805 NC, filed with the 12th Judicial Circuit Court of Sarasota County, Florida. You are required to serve a copy of your written defenses, if any, to it on Hunter G. Norton, Esquire, of Shumaker, Loop & Kendrick, LLP, P.O. Box 49948, Sarasota, Florida 34230, the Plaintiff's attorney, on or before thirty (30) days after the date of first publication of this Notice of Action in the Business Observer which will run for a period of 4 weeks (once a week for 4 consecutive weeks), and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated: May 28, 2026  
KAREN E RUSHING, CLERK Clerk of the Court, Sarasota County (SEAL) By: Glen Kopinsky As Deputy Clerk  
Hunter G. Norton, Esquire, Shumaker, Loop & Kendrick, LLP, P.O. Box 49948, Sarasota, Florida 34230, #39684178v1  
June 5, 12, 19, 26, 2026 26-01226S

THIRD 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

THIRD 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 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,

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

SECOND 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-

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

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 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:

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

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 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: doakeseq@comcast.net Dates of Publication: June 12, 19, 2026 26-01294S

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-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

## SECOND 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

## SECOND 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.: 2026 CP 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

## SECOND 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

## SECOND 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

FERGUSON SKIPPER, P.A.

1515 Ringling Boulevard, 10th Floor

Sarasota, Florida 34236

(941) 957-1900

czaccari@fergusonkipper.com

services@fergusonkipper.com

June 12, 19, 2026

26-01298S

## SECOND 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

## SECOND 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

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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 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

SECOND 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

SECOND 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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

LV20878\_V28

## --- ACTIONS / SALES ---

## SECOND 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](http://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](mailto: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. CARLOS 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](http://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

## SECOND 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](http://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](mailto: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

## SECOND 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, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JOHN C. TAYLOR, DECEASED, Defendant(s).**

TO: JOHN C. TAYLOR, if living and if deceased, ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, 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](mailto:dchristy@andersongivens.com)  
June 12, 19, 2026 26-012935

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

**CASE NO.: 2025 CA 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](mailto:fcpleadings@ghidottiberger.com)  
June 12, 19, 2026 26-012895

## SECOND 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, vs. 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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA****CASE NO.: 2025 CA 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](mailto:pleadings@sokrem.com)  
By: /s/ Matthew Shapanka  
Matthew Shapanka, Esq.,  
Bar No: 52874  
Matter No.: 25-02357  
June 12, 19, 2026 26-013145

## 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 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](http://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

## SECOND 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](http://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  
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Attorney for Plaintiff  
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June 12, 19, 2026 26-012905