

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
FICTITIOUS NAME NOTICE Notice Is Hereby Given that Steve T MD PLLC, a Limited Liability Company, 4150 E Beltline Ave NE, Grand Rapids, MI 49525, desiring to engage in business under the fictitious name of Gameday Men's Health North Naples, with its principal place of business in the State of Florida in the County of Sarasota, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. July 10, 202626-01570S	Notice of Public Sale: The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following units to satisfy a lien to the highest bidder on July 24th, 2026 by 11am, at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #3072- Laurie Cimmino -artificial floral arrangements, table, bins with personal effects, suitcase. Unit #3319 - Laurie Cimmino - ladies' clothes, two walkers, tool box, tool bag, totes and boxes with personal effects. Unit #3064 - Robert Foster - microwave, queen mattress, TV, tv stand, guitar, carpets. Unit #3518 - Todd Johnson - golf club sets, men's clothes, bicycle, helmet, air pump, miscellaneous personal effects. July 10, 17, 202626-01586S
FIRST INSERTION	FIRST INSERTION
FICTITIOUS NAME NOTICE Notice Is Hereby Given that Steve T MD PLLC, a Limited Liability Company, 4150 E Beltline Ave NE, Grand Rapids, MI 49525, desiring to engage in business under the fictitious name of Gameday Men's Health Bonita Springs, with its principal place of business in the State of Florida in the County of Sarasota, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. July 10, 202626-01571S	
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 Reliable Demolition Services & Dumpsters located at 5436 Catalyst Ave in the County of Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of July, 2026 Steven Purcell July 10, 202626-01601S	
FIRST INSERTION	
NOTICE OF PUBLIC SALE The following personal property of JUDY M. COLLINS will, on July 23, 2026, at 10:00 a.m., at 5306 Sudbury Place, Lot #263, Sarasota, Sarasota County, Florida 34233; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1985 HOME MOBILE HOME, VIN: FLHW108400150A, TITLE NO.: 0050035071, and VIN: FLHW108400150B, TITLE NO.: 0050035072 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-1047) July 10, 17, 202626-01584S	
FIRST INSERTION	
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 11:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371 Time: 11:30 AM Sale to be held at www.storagetreasures.com. L003 - Corporate Quarters USA Quarters, Corporate; P124 - Leverett, Jami L PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887 Time: 11:45 AM Sale to be held at www.storagetreasures.com. 1007 - Campbell, Latoya; 1032 - Minor, Lori; 1095 - Wright, Arthur; 1150 - Haygood, Shameka; 1251 - Cikovic, Richard; B02 - Zagazeta, Christian; B27 - Boos, Janell; B36 - Gaines, James; B46 - Tillery, Jacqueline; CC02 - Smith, Rod; D04 - Bradley, Jasmine; D18D22 - falasiri, Navid; E26 - Wijas, Monica; F11 - Wheeler, Priscilla; F38 - Minnick, Ashley; F60 - Pina, Jessica; G02 - Leissler, Lisa; G11 - Alexis, Rosemon; G22 - Sinflorant, Bidney; G29 - Winder, Billie; L07 - Martin, Reghan; XX03 - Reid, Shenyah; XX15 - Rosier, Asia; XX28 - Rivers, Marlene; XX40 - Delgado, Roger; XX44 - Clark, Kayla PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433 Time: 12:15 PM Sale to be held at www.storagetreasures.com. B2022 - Hernandez, Alex; B2122 - Coleman, Tanya; E5013 - Parker, Amy; E5019 - MacLeod, Gary; G0702 - MLG LLC Bob, Anderson; G0704 - MLG International LLC LLC, MLG INTERNATIONAL; G0716 - Hornbuckle, Tanya; G0717 - Oliveira Pedroso, Luciana; G0736 - Hughes, Robert; G0743 - hiraldo, josefina; H0855 - Thompson, Mary PUBLIC STORAGE # 00134, 1651 Sarasota Center Blvd, Sarasota, FL 34240, (941) 231-3228 Time: 12:30 PM Sale to be held at www.storagetreasures.com. 1104 - Favaloro, Katrinka; 2027 - Johnson, Dashawn PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580 Time: 12:45 PM Sale to be held at www.storagetreasures.com. 1101 - Stephens, Thomas; 2503 - Young, Katreece; 2514 - White, Aaliyah; 3001 - Byrd, Brady; 3417 - Sparling, Sharon Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 10, 17, 202626-01555S	

FIRST INSERTION		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 Diamond Nail Spa located at 4141 S Tamiami Trail Ste 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 2nd day of July, 2026 Coco Nail 5 LLC Ngan T Dam July 10, 2026		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 BAlign Physical Therapy and Performance located at 32 S Osprey Ave #203 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 6th day of July, 2026 Jaime Loomis July 10, 2026	
26-01579S		26-01583S	

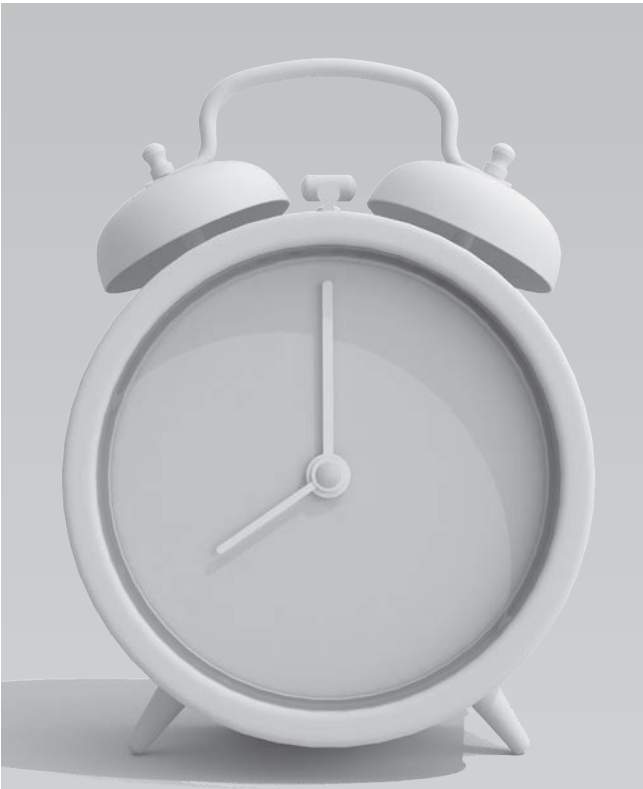
FIRST INSERTION			
NOTICE OF PUBLIC AUCTION/ SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE RE: GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC. SARASOTA County, Florida Non-Judicial Timeshare foreclosure process NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, dated February 5, 2026 and recorded as Instrument Number 2026026261 in the Official Records of Sarasota County, Florida, I will sell, to the highest and best bidder for cash, at GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION Resort Manager's Office, 3008 Gulf of Mexico Drive, Longboat Key,		FL 34228, on the 24th day of JULY, 2026, at 11:30 am, the following described real property located in Sarasota County, Florida, to-wit: Unit Numbers and Week Numbers as set forth below in GULF TIDES OF LONGBOAT KEY, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1446, Page 429, of the Public Records of Sarasota County, Florida, and all amendments thereto, and as per Plat thereof recoded in Condominium Book 17, Page 7 of the Public Records of Sarasota County, Florida, together with an undivided share in the common elements appurtenant thereto.	
Unit Number:	Week Number:	Unit Number:	Week Number:
101	37	107	02, 21
202	40	204	42
206	50	209	32
TO: Owner(s) Address: Unit /Week Number(s) Amount due:		Mary Anne Amato 1592 Tanglewood Circle Sebring, FL 33872 206/50 \$3,029.31 with a per diem amount of \$1.49 from December 9, 2025 Kenneth A Lenoff and Larisa Lenoff 5 Azalea Road Newark, DE 19711 209/32 \$3,029.31 with a per diem amount of \$1.49 from December 9, 2025 The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above. You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below. THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 6th day of JULY, 2026. THOMAS L AVRUTIS THOMAS L AVRUTIS, AS TRUSTEE FOR GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC 201 Fletcher Street, Second Floor Sarasota, FL 34237 Telephone (941) 955-7300 Facsimile (941) 953-7625 Email: john@timesharenjf.com July 10, 17, 2026	
Lorri L Rinehart 7349 Brushwood Drive Camby, IN 46113 101/37 \$2,677.46 with a per diem amount of \$1.32 from December 9, 2025 Dewey Clifford McCraw and Barbara Corn McCraw 1508 E Downing Street Hendersonville, NC 28792 107/02 \$3,029.31 with a per diem amount of \$1.49 from December 9, 2025 Robert Donaldson and Laura Donaldson 342 Vanderbilt Blvd Oakdale, NY 11769 107/21 \$3,012.54 with a per diem amount of \$1.49 from December 9, 2025 Dennis Edward Ecuyer, Dennis Christopher Ecuyer & Patricia Anne Ecuyer Old Post House Old Post Office Lane South Ferriby, N Lincs DN186HH Great Britain 202/40 \$2,619.95 with a per diem amount of \$1.29 from December 9, 2025 204/42 \$2,619.95 with a per diem amount of \$1.29 from December 9, 2025		26-01597S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547 Time: 10:15 AM Sale to be held at www.storagetreasures.com. B146 - Curcie, Danielle; C176 - Blakely, Crystal; C182 - Rodriguez, Noel; C205 - Gardner, Jalisa; C215 - Malloy, Michael; E123 - Simmons, Angela PUBLIC STORAGE # 00125, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632 Time: 10:30 AM Sale to be held at www.storagetreasures.com. C004 - Guillen, Ivan Egas; C021 - Youngberg, Jeffrey PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 1016 - Rockwell, Cornelius; 2116 - Peacock, Linda; A319 - DeTrain, Adam PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592 Time: 11:00 AM Sale to be held at www.storagetreasures.com. 2033 - noyes, Dustin; 2045 - Nothing Personal Conversations Ignited perry, Tara; 2084 - Wynn, Alona; 2093 - Hardy, Howard; 2187 - Medlin, Donna; 3017 - MCDERMOTT, MATTHEW; 3066 - Nothing Personal Conversations Ignited perry, Tara; 3186 - Dufour, Kyle PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932 Time: 11:15 AM Sale to be held at www.storagetreasures.com. 6005 - balisciano, Dennis PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542 Time: 11:30 AM Sale to be held at www.storagetreasures.com.	

FIRST INSERTION	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 CORAL COMFORT located at 4904 SABAL LAKE CIR in the City of SARASOTA, Sarasota, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of July, 2026 HOLGER ALBAT July 10, 202626-01606S	Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BROOKDALE PHILLIPPI CREEK located at 5501 SWIFT ROAD 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 22nd day of June, 2026 BREA SARASOTA LLC July 10, 202626-01607S
FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION RE: LIMETREE BEACH RESORT CONDOMINIUM ASSOCIATION, INC SARASOTA County, Florida Non-Judicial Timeshare foreclosure process TO: Unit Owner(s) Last Known Address Unit Week(s) Amount due: Salvatore Calore, Jr Estate of Salvatore Calore, Jr All heirs and devisees of the Estate of Salvatore Calore, Jr 6 Priscilla Avenue Bellingham, MA 02019 104/37 \$1,324.60 110/36 \$1,324.59 Brian DeSchamps Estate of Brian DeSchamps All heirs and devisees of the Estate of Brian DeSchamps 351 Merline Road, Suite 101 Vernon, CT 06066 214/37 \$3,651.89 Doris Jahnke a/k/a Doris Bingenheimer Estate of Doris Jahnke All heirs and devisees of the Estate of Doris Jahnke 622 West Shore Drive Madison, WI 53715 113/51 \$2,361.32 Stephanie Safford 218 Cobblestone Way McDonough, GA 30252 208/38 \$2,237.48 Katya Ognyanovich Estate of Katya Ognyanovich All heirs and devisees of the Estate Of Katya Ognyanovich P.O. Box 7177 Carmel, CA 93921 326/50 \$1,348.34 326/51 \$1,348.34 Peter Wulfsohn and Marion Wulfsohn 2973 South Newark Avenue Aurora, CO 80014 202/32 \$3,319.2 Gary Chizmadia 2189 Lake View Drive Saylorsburg, PA 18353 115/48	\$2,000.36 YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in SARASOTA County, Florida, to-wit: Unit Numbers and Week Numbers (as set forth above) in LIMETREE BEACH RESORT, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1425, Page 1524 of the Public Records of Sarasota County, Florida and all amendments and exhibits thereto. has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to: Thomas L Avrutis, Esquire TRUSTEE FOR LIMETREE BEACH RESORT CONDOMINIUM ASSOCIATION, INC. 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 within 30 days of the first date of publication of this Notice. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Dated this 6th day of JULY, 2026. Thomas L Avrutis, Esquire, Trustee for Limetree Beach Resort Condominium Association, Inc July 10, 17, 202626-01591S

FIRST INSERTION

1124 - Dinkins, Chase; 2143 - Zwack, Donald; 3165 - westside diversified inc. Barrett, Andrew; 3191 - KELLOGG, COLLIN; P002 - Williams, Jameriah
PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541 Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
D196 - Sipla, William; D198 - Edmondson, Tawanah; E379 - Madey, De; E429 - Hem Healer LLC Gutoskie, Ian; E503 - Larkins, Judi; E612 - Kugler, Christian; E679 - Broz, Robert; E711 - Edmondson, Tawanah; E733 - Tubbert, Emily; E770 - Sipla, William
PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654 Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1008 - lewis, Keniya; 1105 - Drayton, Lawanda; 1509 - Whalen, Katherine; 2031 - Torres, Viviana; 2327 - Tillman, Samuel; 2417 - Market Botany Curry, Cameron; 2419 - Market Botany Curry, Cameron; 2614 - Mullins, Jennfier; 3005 - Disaster Shield LLC LeBlance, James; 5012 - Valencia, Luz Eliana Hernandez
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819 Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1005 - Camacho, Juan; 4128 - Lopez, Yraldo; 4147 - Beale, Zoe; 6023 - Dawson, Khia; 6036 - Ashe, Patrick; 6103 - Popolizio, Amy; 6150 - Henderson, Tyrek; 6270 - Thomas, Dorie; 7223 - Willson, Rose Anne; 7329 - Spencer, Leyton; 9125 - Dorociak, Rich
PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
1020 - Givens, LaRon; 1031 - Curry, Cameron; 1037 - Curry, Cameron; 1121 - Heller, Thomas; 1124 - Conry, Pete; 1136 - Market Botany Curry, Cameron; 2134 - Mixfit Styles L.L.C Argo, Lauren; 2302 - Yusem, Brian; 3602 - Brodkorb, Emily
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
July 10, 17, 202626-01556S



WE
WANT
TO
SAVE
TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

11/20/2026 3:20

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Gracewater Sarasota Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

Kristen Suit, District Manager
Gracewater Sarasota Community Development District
July 10, 2026

26-01602S

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
THREE RIVERS STEWARDSHIP DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 2023-337, Laws of Florida, the Three Rivers Stewardship District (the “**District**”) hereby gives the public notice of its intent to adopt its revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) of the District on **August 12, 2026, at 11:30 a.m. at 5800 Lakewood Ranch Blvd. N., 1st Floor Training Room, Sarasota, Florida 34240** relative to the adoption of the Proposed Rule. Pursuant to Ch. 2023-337(6)(6)(e), Laws of Florida, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Chapter 2023-337(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the Proposed Rule include, but are not limited to Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes, and Chapter 2023-337(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, adamsc@whhassociates.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager’s Office.

Chesley E Adams, Jr., District Manager
Three Rivers Stewardship District
July 10, 2026

26-01603S

FIRST INSERTION

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE
IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSES-
SMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COL-
LECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGU-
LAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“**Board**”) for the Lakeside Plantation Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 19, 2026
TIME:	5:00 p.m.
LOCATION:	Lakeside Plantation Clubhouse 2800 Plantation Blvd. North Port, Florida 34289

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family	243	1.00	\$2,028.14
Multi Family	236	.68	\$1,379.14
Villas	192	.80	\$1,622.51
Commercial	10.49	8.09	\$16,407.67

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Sarasota County (“**County**”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Pl, Tampa, FL 33619, (813) 334-4844 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at https://lakesideplantationcdd.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

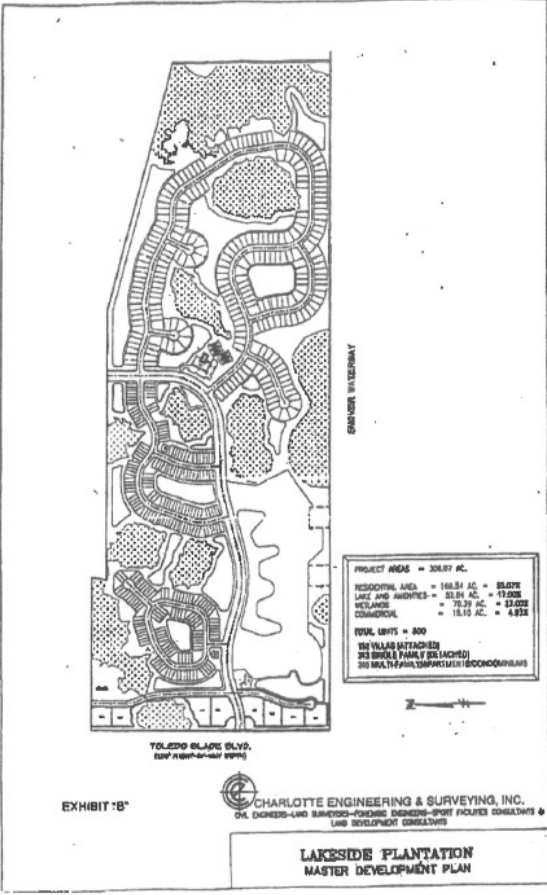
Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson
District Manager

26-01605S

EXHIBIT "B"

TOLEDO BLADE OLIVE
500' NORTH-AND-500' WEST



PROJECT AREAS = SHADE AC.

RESIDENTIAL AREA	= 194.51 AC.	= 50.00%
LAND AND INFRASTRUCTURE	= 25.54 AC.	= 13.00%
WETLANDS	= 7.31 AC.	= 3.00%
COMMERCIAL	= 15.15 AC.	= 4.00%

TOTAL UNITS = 800

SEE VILLAS ATTACHED
SEE BOWEN FAMILY (SEE ATTACHED)
SEE BOWEN FAMILY (SEE ATTACHED)

CHARLOTTE ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS-LAND SURVEYORS-PLANNING ENGINEERS-SPORT FACILITIES CONSULTANTS &
LAND DEVELOPMENT CONSULTANTS

LAKESIDE PLANTATION
MASTER DEVELOPMENT PLAN



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

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

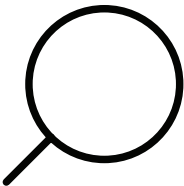


Citizens continue to learn about vital civic matters from newspaper notices.

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

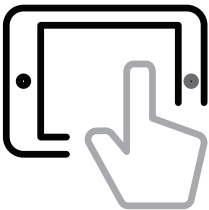
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real **digital divide for public notice is growing**

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDAPROBATE DIVISION File No. 2026 CP 3634 NC IN RE: ESTATE OF LILLIAN SHUFF KNIGHT Deceased. The administration of the estate of LILLIAN SHUFF KNIGHT, deceased, whose date of death was May 9, 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. 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 July 10, 2026. David G. Bowman, Jr. P.O. Address: 2750 Ringling Blvd. Ste. 3, Sarasota, FL 34237 David G. Bowman, Jr., Esq. Bowman, George, Scheb & Chapman, PA 2750 Ringling Blvd., Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 801933 dbowmanj@bowmangeorge.com Attorneys for Personal Representative July 10, 17, 202626-0159S3

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1347 IN RE: ESTATE OF JAMES F. LACEY, Deceased. The administration of the estate of JAMES F. LACEY, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the curator and the curator'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. 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. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTIWITHSTANDING 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: July 10, 2026. Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com July 10, 17, 202626-01567S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-003372-NC Division PROBATE IN RE: ESTATE OF JOHN T. O'MALLEY Deceased. The administration of the estate of John T. O'Malley, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 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. 732.2211, 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 July 10, 2026. Personal Representative: Cheryl Ernst 4524 Atwood Cay Circle Sarasota, Florida 34233 Attorney for Personal Representative: Teresa K. Bowman. Esq. Attorney for the Personal Representative Florida Bar Number: 0021453 TERESA K BOWMAN PA 3277 Fruitville Rd., Suite D-2 SARASOTA, FL 34237 Telephone: (941) 735-5200 Fax: (941) 234-0604 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail: liz@tkbowmanpa.com July 10, 17, 202626-01593S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA PROBATE DIVISION Case No. 2025 CP 002322 NC IN RE: Estate of Carolyn B. Windom Deceased. The administration of the estate of Carolyn B. Windom, deceased, whose date of death was December 15, 2024, is pending in The Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida, 34230. The name and address of the personal representative is 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 2 YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is July 10, 2026. Ross D. Windom, personal representative, 7429 Periwinkle Dr., Sarasota, FL 34231 July 10, 17, 202626-01580S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001878NC IN RE: ESTATE OF DONALD ORVILLE LEHMER Deceased. The administration of the estate of Donald Orville Lehmer, deceased, whose date of death was March 25, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Fl 34237. The names and addresses of the personal 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 July 10, 2026. Attorney for Personal Representative David P. Johnson, Attorney Florida Bar Number: 525499 2201 Ringling Boulevard, Suite 104 Sarasota, FL 34237 Telephone: (941) 365-0118 E-Mail: davidjohnsonesq@gmail.com Secondary E-Mail: Kathy-Johnsonlaw@verizon.net July 10, 17, 202626-01572S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-003059-NC Division Probate IN RE: ESTATE OF JEFFREY HEATH, Deceased. The administration of the Estate of Jeffrey Heath, deceased, whose date of death was April 28, 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 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 July 10, 2026. Personal Representatives: Karen Heath 295 Morningside Drive Sarasota, FL 34236 Scott Bradley 1618 Pine Harrier Circle Sarasota, FL 34231 Attorney for Personal Representatives: Benjamin R. Hanan E-Mail Addresses: bhanan@shumaker.com carolg@shumaker.com Florida Bar No. 0089559 Shumaker, Loop & Kendrick, LLP 240 S. Pineapple Avenue, 9th Floor P.O. Box 49948 Sarasota, FL 34236 Telephone: 941-364-2788 July 10, 17, 202626-01594S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 2842 SC Division Probate IN RE: ESTATE OF George E. Tipping a/k/a George Edwin Tipping Deceased The administration of the estate of George E. Tipping, a/k/a George Edwin Tipping, deceased, whose date of death was April 21, 2026 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: Amanda Jane Lewis Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone July 10, 17, 202626-01573S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2026 CP 006300 NC Division: Probate IN RE: ESTATE OF JOHN M. FALVAI, Deceased. The administration of the estate of JOHN M. FALVAI, deceased, whose date of death was July 30, 2025, and the last four digits of whose social security number are 6870, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237, file number 2026 CP 003600 NC. 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 July 10, 2026. Personal Representative: Ferenc P. Omasz 4 Fox Sparrow Court Scotts Valley, California 95066 Attorney for Personal Representative: /s/ Richard J. Cole, III Richard J. Cole, III, Esq. Florida Bar No.: 0059708 Cole & Cole Law, P.A. 46 N. Washington Blvd., Suite 24 Sarasota, Florida 34236 (941) 365-4055 / Fax (941) 365-4219 Email: rc3@colecolelaw.com July 10, 17, 202626-01581S

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 003322 SC
Division PROBATE
IN RE: ESTATE OF
GEORGE R. HARTSHORN A/K/A
GEORGE RICHARD HARTSHORN
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 GEORGE R. HARTSHORN A/K/A GEORGE RICHARD HARTSHORN, deceased, File Number 2026 CP 003322 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293; that the decedent's date of death was December 22, 2025; that the total value of the estate is \$5,678.08 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
GEORGE R. HARTSHORN LIVING TRUST DATED JUNE 14, 2016, AS RESTATED DECEMBER 18, 2025 c/o John McQuiston, III, and Wendy Lee McQuiston, Successor Co-Trustees	423 Pebble Creek Court Venice, FL 34285

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

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

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

The date of first publication of this Notice is July 10, 2026.

Persons Giving Notice:
John McQuiston, III.
423 Pebble Creek Court
Venice, Florida 34285
WENDY LEE MCQUISTON
423 Pebble Creek Court
Venice, Florida 34285
Attorney for Persons Giving Notice
FEDERICO MOJICA, ESQUIRE
Attorney for Petitioners
Florida Bar Number: 0124187
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: federico@rossmojicalaw.com
Secondary E-Mail: shawn@rossmojicalaw.com
July 10, 17, 2026 26-01568S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No. 2026 CP 003213 NC IN RE: ESTATE OF MINERVA Z. MARTIN Deceased The administration of the estate of MINERVA Z. MARTIN, deceased, whose date of death was April 3, 2025 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-
er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent
and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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: July 10, 2026. Jonathan W. Martin Personal Representative 530 Hopeland Road Stevens, PA 17578-9767
Eric. R. Hoonhout, Esq Attorney for Personal Representative Florida Bar No. 0087422 Hoonhout Law, Chartered 1219 South East Avenue, Suite 202 Sarasota, FL 34239 Telephone: (941) 237-0099 Email: Eric@hoonhoutlaw.com July 10, 17, 202626-01589S

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 3243 SC IN RE: ESTATE OF MICHAEL MILIANO Deceased. The administration of the estate of Michael Miliano, deceased, whose date of death was April 15, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-	viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representatives: Matthew Miliano 4150 Forbes Trail Venice, Florida 34292 Christopher Miliano 940 Seneca Rd Venice, Florida 34293 Attorney for Personal Representatives: Albert Stickley III Attorney Florida Bar Number: 0051605 FARR LAW FIRM, P.A. 237 Nokomis Ave S Venice, FL 34285 Telephone: (941) 484-1996 Fax: (941) 497-7636 E-Mail: astickley@farr.com Secondary E-Mail: smerlo@farr.com July 10, 17, 202626-01565S
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP003373NC Division PROBATE IN RE: ESTATE OF BONNIE J. HAUSER Deceased. The administration of the estate of BONNIE J. HAUSER, deceased, whose date of death was April 27, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: JONATHAN T. ANDERSON 3665 Bee Ridge Road, Suite 300 Sarasota, Florida 34233 Attorney for Personal Representative: WAYNE F. SEITL, Attorney Florida Bar Number: 184074 Wood, Seitel and Anderson, P.A. 3665 Bee Ridge Road, Suite # 300 Sarasota, FL 34233 Telephone: (941)954-5772 Fax: (941) 925-9164 E-Mail: wayne@wsa-law.com Secondary E-Mail: group@wsa-law.com July 10, 17, 202626-01599S
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 2019 SC Division South County IN RE: ESTATE OF JOAN I. MELCHILD Deceased. The administration of the estate of JOAN I. MELCHILD, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: PETER MELCHILD 145 Carolina Oaks Dr. Fountain Inn, South Carolina 29644 Attorney for Personal Representative: STEPHEN K. BOONE Attorney Florida Bar Number: 0371068 BOONE, BOONE & BOONE, P.A. 1001 Avenida Del Circo VENICE, FL 34285 Telephone: (941) 488-6716 Fax: (941) 488-7079 E-Mail: sboone@boone-law.com July 10, 17, 202626-01566S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP003373NC Division PROBATE IN RE: ESTATE OF BONNIE J. HAUSER Deceased. The administration of the estate of MARSHALL RASER, deceased, whose date of death was March 14, 2026 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative's attorneys are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	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 SECTION 733.702, FLORIDA STATUTES, 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 JULY 10, 2026. Personal Representative: LESLIE CARPENTER BOLDUC c/o Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Gregory C. Roberts Florida Bar Number: 0438782 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: greg@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com July 10, 17, 202626-01588S
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-003191-NC Division PROBATE IN RE: ESTATE OF THOMAS CLARK SMITH Deceased. The administration of the estate of THOMAS CLARK SMITH, 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 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	creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 10, 2026. Personal Representative: Barton Raser 93 Gravesleigh Terrace Pittsfield, MA 01201 Attorneys Personal Representative: By: John A. Moran Attorney for Petitioner Florida Bar Number: 718335 Dunlap & Moran, P.A. P.O. Box 3948 Suite 300 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 3654460 E-Mail: jmoran@dunlapmoran.com Secondary dmprobate@dunlapmoran.com July 10, 17, 202626-01587S
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-003191-NC Division PROBATE IN RE: ESTATE OF THOMAS CLARK SMITH Deceased. The administration of the estate of THOMAS CLARK SMITH, 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 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: Dominic J. Trahan 1660 Maria Street Englewood, FL 34223 Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com July 10, 17, 202626-01564S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 2019 SC Division South County IN RE: ESTATE OF JOAN I. MELCHILD Deceased. The administration of the estate of JOAN I. MELCHILD, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: BRANDON GRUPKA 7550 Iguana Drive Sarasota, Florida 34241 Attorney for Personal Representative: BART SCOVILL, Esq. Attorney Florida Bar Number: 0985716 8031 Cooper Creek Blvd., Suite 101 University Park, Florida 34201 Telephone: (941) 365-2253 E-Mail: bart@scovills.com Secondary E-Mail: melissa@scovills.com July 10, 17, 202626-01557S

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--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY CASE NO. 2026 CA 000876 NC NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DONNA CARTER, et al., Defendant. To the following Defendants: Travis Carter 8241 Eggelstom Ave., North Port, FL 34291 Donna Carter 8241 Eggelstom Ave., North Port, FL 34291 Unknown Spouse of Donna Carter 8241 Eggelstom Ave., North Port, FL 34291 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described real property: LOT 6, BLOCK 1358, TWENTY SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you	are required to a copy of your written defenses, if any, to it on Jacqueline T. Levine, 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 August 10, 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 29 day of June, 2026. KAREN E. RUSHING CLERK OF COURT OF SARASOTA COUNTY As Clerk of the Court (SEAL) BY: G. Kopinsky Deputy Clerk 26-19898FL July 10, 17, 2026 26-01561S

FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 OF THE FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2024 CA 004105 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as trustee of IMPERIAL FUND MORTGAGE TRUST 2022-NQMI, Plaintiff, vs. BRIAN O'HALLORAN and LEEANN O'HALLORAN, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and Order Resetting Foreclosure Sale dated July 2, 2026 in Case No. 2024 CA 004105 NC of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA COUNTY, Florida. WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as trustee of IMPERIAL FUND MORTGAGE TRUST 2022-NQMI is the Plaintiff and BRIAN O'HALLORAN and LEEANN O'HALLORAN, is the Defendant, Karen E. Rushing, the Clerk of Court for Sarasota County will sell to the highest and best bidder for cash at: www.sarasota.realforeclose.com the Clerk's website for online instructions at 9:00 A.M. on August 7, 2026 the following described property as set forth in said Final Judgment, to wit: Lots 14 and 15, Block 362, TENTH ADDITION TO PORT	CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Pages 22, of the Public Records of Sarasota County, Florida. Commonly known as 4462 Symco Ave., North Port, FL 34286 including the buildings, appurtenances, and fixtures located thereon. 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 within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: July 2, 2026 LAW OFFICES OF JORDAN I. WAGNER, P.A. 320 S.E. 18th Street Fort Lauderdale, Florida 33316 Telephone: 954-491-3277 Facsimile: 954-692-9186 By: /S/ Jordan I. Wagner Jordan Wagner, Esq. Fla. Bar No.: 42775 jiw@jordanwagnerlaw.com July 10, 17, 2026 26-01575S

FIRST INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 26CA2755NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. GABRIEL ANIBAL MENDEZ; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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 GABRIEL ANIBAL MENDEZ; ALI HARUNA; and UNKNOWN SPOUSE OF ALI HARUNA, Defendants. TO: ALI HARUNA; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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 corpo-	ration 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; and UNKNOWN SPOUSE OF ALI HARUNA: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida: Lot 20, Block 2120, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 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 Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court July 2, 2026. KAREN E. RUSHING CLERK OF THE COURT (SEAL) By: G. Kopinsky Deputy Clerk July 10, 17, 2026 26-01577S

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 003621 NC CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. CHARLES F HOFFMAN, JR, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 19, 2026 in Civil Case No. 2025 CA 003621 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and Charles F Hoffman, Jr, 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 30th day of July, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 27, Sarasota Golf Club Colony, Unit 1, according to the map or plat thereof as recorded	in plat Book 9, Page(s) 94 and 94A, Public Records of Sarasota County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-12416FL July 10, 17, 2026 26-01595S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025 CA 005593 NC Freedom Mortgage Corporation, Plaintiff, vs. Annetta L Agarratt, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 CA 005593 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Annetta L. Agarratt are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 11th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 37, BLOCK 138, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 20 AND 20A THRU 20K, OF THE	PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TAX ID: 0987013837 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 2nd day of July, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F03025 July 10, 17, 2026 26-01574S

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 001392 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF WFL HOMES TRUST, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELENA LLOYD, DECEASED; NICHOLAS ANTHONY LLOYD, JR.; ERIC B. LLOYD; GAIL P. WATSON; LYDIA LLOYD; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: NICHOLAS ANTHONY LLOYD, JR. Last Known Address 127 North Ln Osprey, FL 34229 Current Residence is Unknown TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELENA LLOYD A/K/A ELENA SCANDALIATO LLOYD, DECEASED RESIDENCES UNKNOWN	whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dalegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. North Sarasota County (case numbers ending in NC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/. South Sarasota County (case numbers ending in SC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org. Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on July 2, 2026. KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk July 10, 17, 2026 26-01576S

LOT 2, OYSTER COVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 24 AND 24A, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys,	July 10, 17, 2026 26-01577S
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FIRST INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2026CA002745NC DIVISION "A" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. LORNA T. GAYLE; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; and UNKNOWN SPOUSE OF LORNA T. GAYLE, Defendants. TO: LORNA T. GAYLE; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; and UNKNOWN SPOUSE OF LORNA T. GAYLE: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida: Lot 42, Block 629, Replat of a Portion of the 14th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 9, 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 Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court July 2, 2026. KAREN E. RUSHING CLERK OF THE COURT (SEAL) By: G. Kopinsky Deputy Clerk July 10, 17, 2026 26-01578S

FIRST INSERTION	
Notice Of Action In The Circuit Court Of The Twelfth Judicial Circuit In And For Sarasota County, Florida Case No. 2025-CA-006584-NC Division C Circuit	Kenneth J. Heald, Plaintiff, v. Adeline Teeter Hoff, et al.; Defendants. To:
Adeline Teeter Hoff, if alive, or if dead her unknown spouse, heirs, devisees, grantees, creditors and all other unknown parties claiming by, through, under or against her.	Beverly Bills Perry, if alive, or if dead her unknown spouse, heirs, devisees, grantees, creditors and all other unknown parties claiming by, through, under or against her.
Jerry Teeter, if alive, or if dead his unknown spouse, heirs, devisees, grantees, creditors and all other unknown parties claiming by, through, under or against him.	Loraine Smeatin Vonglis, if alive, or if dead her unknown spouse, heirs, devisees, grantees, creditors and all other unknown parties claiming by, through, under or against her.
Shirley Ann Teeter, if alive, or if dead her unknown spouse, heirs, devisees, grantees, creditors and all other unknown parties claiming by, through, under or against her.	Harvey Smeatin, if alive, or if dead his unknown spouse, heirs, devisees, grantees, creditors and all other unknown parties claiming by, through, under or against him.

A partition lawsuit in the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, involving real property more specifically described as: Legal Description: Lot 45, Block 5, Eastwood Oaks Subdivision - Unit No. 5, the plat thereof recorded in Plat Book 16, Page 1, Public Records of Sarasota County, Florida. Property Address: 3896 Hawkeye Circle, Sarasota, Florida 34232-1541 Property Record Information No: 2033140019 (the "property") against the Defendants named in the caption above; Case Number 2025-CA-006584-NC, is pending in the Circuit Court for Sarasota County, Florida, Civil Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address of the Plaintiff's attorney is set forth below. You are hereby notified that an Amended Complaint involving the above-described real property has been filed against you, and you are required to serve a copy of your answer or pleading to said Amended Complaint on Plaintiff's attorney of record, Matthew C. Frey, Campione Law Group, P.A., 2750 Dora Avenue, Tavares, Florida 32778, and file the original answer or pleading in the Office of the Clerk of the Circuit Court, Twelfth Judicial Circuit, 2000 Main Street, Sarasota, FL 34237, Sarasota County, Florida, on or before August 10, 2026 following the date of the first publication of this Notice of Action. If you fail to do so, a Judgment by Default will be taken against you for the relief demanded in said Complaint. This notice shall be published once a week for four (4) consecutive weeks. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. KAREN E RUSHING, CLERK (SEAL) G. Kopinsky	Campione Law Group, P.A. Attorneys for Plaintiff /s/ Matthew C. Frey Matthew C. Frey Florida Bar No. 106359 2750 Dora Avenue Tavares, Florida 32778 Telephone: 352-343-4561 Telefacsimile: 352-343-7456 Primary Email: mfrey@campionelawgroup.com Secondary Email: legalassistant@campionelawgroup.com July 10, 17, 24, 31, 2026 26-01560S
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ACTIONS / SALES---

FIRST INSERTION

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

CASE NO.: 2026 CA 001273 NC
PACIFIC LIFE INSURANCE COMPANY, Plaintiff, v. TDL DEVELOPMENT LLC; et al, Defendant(s).
To the following Defendant(s):
GUSTAVO OLIVEIRA
(Last Known Address: 2912 BARMORE COURT, ORLANDO, FL 32835)

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

LOT 23, BLOCK 920, TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 8, 8-A THROUGH 8-K, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
PROPERTY ADDRESS: 2115 CINCINNATI ST, ORLANDO, 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 8-10-2026, 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 1 day of July, 2026.

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

July 10, 17, 2026 26-01563S

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 004792 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v. ALEJANDRO BEYRA CAMPINS, INDIVIDUALLY AND AS TRUSTEE UNDER LAND TRUST KNOWN AS B.E. LEGACY LAND TRUST, DATED NOVEMBER 10, 2021 FOR THE BENEFIT OF ALEJANDRO BEYRA CAMPINS, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated May 28, 2026, issued in and for Sarasota County, Florida, in Case No. 2025 CA 004792 NC, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and ALEJANDRO BEYRA CAMPINS, INDIVIDUALLY AND AS TRUSTEE UNDER LAND TRUST KNOWN AS B.E. LEGACY LAND TRUST, DATED NOVEMBER 10, 2021 FOR THE BENEFIT OF ALEJANDRO BEYRA CAMPINS, UNKNOWN SPOUSE OF ALEJANDO BEYRA CAMPINS, N/K/A DAIMARELIS CAMPINS, GULF GATE COMMUNITY ASSOCIATION, INC., HANDYMAN ROOFING and UNKNOWN TENANT #2 N/K/A WILFREDO BEYRA are the Defendants.

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

on September 24, 2026, at electronic sale beginning at 9:00 AM, at www.sarasota.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 10, BLOCK 85, GULF GATE WOODS, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 9, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 2839 Hardee Dr., Sarasota, FL 34231

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

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

Dated: This 1st day of July, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000263-1

July 10, 17, 2026 26-01558S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2026-CP-2431 NC
IN RE: ESTATE OF CONSTANCE P. COTROS, Deceased.

The administration of the ESTATE OF CONSTANCE P. COTROS, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 July 10, 2026.

Personal Representative:
CHARLES H. COTROS
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
July 10, 17, 2026 26-01604S

FIRST INSERTION

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

CASE NO.: 2026-CA-001046
CADENCE BANK, Plaintiff, v. JOSE A. HADDOCK, et al., Defendants.
TO: Tina Rochford
4223 Bullard Street
North Port, FL 34287
Tina Rochford
5780 Gallatin Ln.
North Port, FL 34287
Unknown Spouse of Tina Rochford
4223 Bullard Street
North Port, FL 34287
Unknown Spouse of Tina Rochford
5780 Gallatin Ln.
North Port, FL 34287

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

Lot 10, Block 1944, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof recorded in Plat Book 16, Pages 42, 42A through 42F, of the Public Records of Sarasota County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith,

Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 29 day of June, 2026.

Karen E. Rushing
as Clerk of the Circuit Court of Sarasota County, Florida
(SEAL) By: G. Kopinsky
DEPUTY CLERK

July 10, 17, 2026 26-01562S

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 004868 NC
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DAWN M SAYERS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 29, 2026 in Civil Case No. 2025 CA 004868 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Dawn M Sayers, 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 28th day of July, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 12, BLOCK 2619, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 13, 13A THRU 13NN OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13184FL

July 10, 17, 2026 26-01559S

FIRST INSERTION

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

Clerk Case Number:
2025 CC 005288 SC
VENICE GOLF & COUNTRY CLUB, MASTER ASSOCIATION INC., Plaintiff(s), vs. PATRICIA FRYER BILLINGS as Trustee of the PATRICIA FRYER BILLINGS REVOCABLE TRUST AGREEMENT DATED DECEMBER 29TH, 2016; ET AL, Defendant(s).

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered on June 23, 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 51, Venice Golf & Country Club, Unit No. II-E, according to the plat thereof recorded in Plat Book 35, at pages 40A thru 40C, of the Public Records of Sarasota County, Florida.
Parcel ID No: 0422150015
Property Address: 115 WAYFOREST DR VENICE, FL, 34292

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

EST on August 10, 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 6th day of July 2026.

Respectfully submitted,
PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
/s/ Daniel P. Lewis
DANIEL P. LEWIS, ESQ.
Florida Bar No. 086085
236 Pedro Street
Venice, FL 34285
Email: dlewis@flgovlaw.com
Tel. (941) 306-4730/
Fax (941) 306-4832
Counsel for Plaintiff

July 10, 17, 2026 26-01600S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

10/2026

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Service includes us e-filing your affidavit to the Clerk's office on your behalf

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/2026

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4515 S Tamiami Tr. Sarasota FL. 34231, 07/23/2026 at 10:00 a.m.
Brian Schmidding
Sports and outdoors
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 3, 10, 202626-01528S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
9000 S Tamiami Trl Sarasota, FL 34238, on 7/23/2026 at 2:00pm
robert fults
bedroom set
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 3, 10, 202626-01513S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5005 Englewood Road, Venice, FL 34293 Date: 07/23/2026 Time: 10.30am
Grant Pogan
Household Goods
Brandie Bupp
Beach Chair, Beach Wagon, Beach Umbrella
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 3, 10, 202626-01481S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4173 Clark Rd. Sarasota, FL 34233
7/23/2026 at 10:00 AM
Gary Squire
fully furnished 3bdrm home
Jenel White
Furniture
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 3, 10, 202626-01518S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 2201 Fruitville Rd. Sarasota, FL 34237, 7/23/2026 10:00AM
Manuel Joseph
Tv, 2 fans, clothing
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 3, 10, 202626-01480S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 300 North Tamiami Trail. Osprey, FL 34229, 07/23/2026 10:00 AM
Edwin Eugene Millican
Tools
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 3, 10, 202626-01482S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
450 N. Cattlemen Rd. Sarasota, FL. 34232
Auction 07/23/2026 at 10:00AM
-Nicholas Dalessandro
bags and boxes for their food carriers
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 3, 10, 202626-01484S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-3305-NC Division Probate
IN RE: ESTATE OF ROBERT JOSEPH SPILLANE Deceased.
The administration of the estate of Robert Joseph Spillane, deceased, whose date of death was April 13, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 3, 2026.
Personal Representative:
Brian M. Spillane
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21 Sarasota, FL 34236
Attorney for Personal Representative
Edwin M. Boyer, Esq.
Florida Bar Number: 252719
BOYER & BOYER PA
46 N Washington Blvd, Ste 21 Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: emboyer@boyerboyer.com
Secondary Email: service@boyerboyer.com
July 3, 10, 202626-01551S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 2479 NC Division Probate
IN RE: ESTATE OF RENE LEE MCGUIGAN Deceased.
The administration of the estate of RENE LEE MCGUIGAN, deceased, whose date of death was June 8, 2024, 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 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 July 3, 2026.
Personal Representative:
ROBERT A. JOHNSON
173 Circlestone Dr.
Adel, GA 31620
Attorney for Personal Representative: Marla Stewart Owczarek, Esq.
Florida Bar No. 1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East, Bradenton, FL 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
July 3, 10, 202626-01554S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-2831-NC Division Probate
IN RE: ESTATE OF GEORGE A. MAHOFSKI Deceased.
The administration of the estate of George A. Mahofski, deceased, whose date of death was March 31, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 3, 2026.
Personal Representative:
Paul A. Mahofski
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21 Sarasota, FL 34236
Attorney for Personal Representative
Edwin M. Boyer, Esq.
Florida Bar Number: 252719
BOYER & BOYER PA
46 N Washington Blvd, Ste 21 Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: emboyer@boyerboyer.com
Secondary Email: service@boyerboyer.com
July 3, 10, 202626-01550S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
REF: 2026-CP-002786 SC
IN RE: ESTATE OF MARY E. BURGER Deceased.
The ancillary administration of the estate of MARY E. BURGER, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division; File No. 26-CP-002786 SC, the address of which is 2000 Main Street, Room 102 Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 3, 2026.
Personal Representative:
DANIEL S. BURGER
Attorney for Personal Representative: Stacy Strothauer Son, Esquire
STROHAUER MANNION SON
1150 Cleveland Street, Suite 300 Clearwater, FL 33755
stacy@smslaw.net
Tel: 727-461-6100
Fax: 727-447-6899
FBN: 640891
July 3, 10, 202626-01549S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 2479 NC Division Probate
IN RE: ESTATE OF RENE LEE MCGUIGAN Deceased.
The administration of the estate of RENE LEE MCGUIGAN, deceased, whose date of death was June 8, 2024, 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 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 July 3, 2026.
Personal Representative:
ROBERT A. JOHNSON
173 Circlestone Dr.
Adel, GA 31620
Attorney for Personal Representative: Marla Stewart Owczarek, Esq.
Florida Bar No. 1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East, Bradenton, FL 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
July 3, 10, 202626-01554S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-002786 SC
IN RE: ESTATE OF MARY E. BURGER Deceased.
The ancillary administration of the estate of MARY E. BURGER, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division; File No. 26-CP-002786 SC, the address of which is 2000 Main Street, Room 102 Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 3, 2026.
Personal Representative:
DANIEL S. BURGER
Attorney for Personal Representative: Stacy Strothauer Son, Esquire
STROHAUER MANNION SON
1150 Cleveland Street, Suite 300 Clearwater, FL 33755
stacy@smslaw.net
Tel: 727-461-6100
Fax: 727-447-6899
FBN: 640891
July 3, 10, 202626-01549S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 2843 NC Division Probate
IN RE: ESTATE OF GERI POWDER Deceased.
The administration of the estate of GERI POWDER, deceased, whose date of death was March 18, 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 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 July 3, 2026.
Personal Representative:
BEVERLY M. ATTINSON
510 Edward Street
Phillipsburg, NJ 08865
Attorney for Personal Representative: Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East, Bradenton, FL 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
July 3, 10, 202626-01537S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 2843 NC Division Probate
IN RE: ESTATE OF GERI POWDER Deceased.
The administration of the estate of GERI POWDER, deceased, whose date of death was March 18, 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 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 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 July 3, 2026.
Personal Representative:
BEVERLY M. ATTINSON
510 Edward Street
Phillipsburg, NJ 08865
Attorney for Personal Representative: Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East, Bradenton, FL 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
July 3, 10, 202626-01499S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 2843 NC Division Probate
IN RE: ESTATE OF GERI POWDER Deceased.
The administration of the estate of GERI POWDER, deceased, whose date of death was March 18, 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 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 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 July 3, 2026.
Personal Representative:
BEVERLY M. ATTINSON
510 Edward Street
Phillipsburg, NJ 08865
Attorney for Personal Representative: Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East, Bradenton, FL 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
July 3, 10, 202626-01485S

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SECOND INSERTION		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 000978 NC Division C LIVE OAK BANKING COMPANY Plaintiff, vs. JDS HOLDINGS 2, LLC, FIDE AUTOMOTIVE, INC., JOSEPH W. RAMSAY, NATHALY RAMSAY, THE STILL KICKING REVOCABLE TRUST U/A DATED JANUARY 24, 2019, SCRIPTURA AUTOMOTIVE, INC., SDG AUTOMOTIVE, INC., RE-FORMED MANAGEMENT GROUP, INC., GRATIA AUTOMOTIVE, INC. Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 29, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as: A PART OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST, COMMENCING FROM THE SW CORNER OF LOT 7, BLOCK F, COUNTRY CLUB ESTATES, UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 74, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 50 DEGREES 15'00" WEST, A DISTANCE OF 5.60 FEET, THENCE SOUTH 39 DEGREES 45'00" WEST, A DISTANCE OF 195.10 FEET; THENCE SOUTH 50 DEGREES 15'00" EAST, A DISTANCE OF 190.00 FEET TO THE SW CORNER OF TRACT "B" OF AMORA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE		WESTERLY LINE OF SAID PLAT, NORTH 39 DEGREES 45'00" EAST, A DISTANCE OF 407.40 FEET; THENCE SOUTH 80 DEGREES 40'00" WEST, A DISTANCE OF 281.26 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL TANGIBLE AND INTANGIBLE PROPERTY OF THE DEBTOR, INCLUDING, BUT NOT LIMITED TO THE DEBTOR'S INTEREST NOW OWNED AND HEREAFTER ACQUIRED IN THE FOLLOWING TYPES OF PROPERTY (AS DEFINED BY THE UNIFORM COMMERCIAL CODE): ACCOUNTS, INVENTORY, EQUIPMENT, FURNITURE AND OTHER TANGIBLE ASSETS; GENERAL INTANGIBLES; CHATTEL PAPER; INSTRUMENTS. and commonly known as: 915-925 S TAMAMI TRAIL, VENICE, FL 34285; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on September 10, 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 24, 2026 By: /s/ Richard S. McIver Richard S. McIver Attorney for Plaintiff July 3, 10, 2026 26-01494S	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2025 CA 006558 NC SELENE FINANCE, LP, Plaintiff, vs. NICOLETTA BOBER, A/K/A NICOLETTA CRESPI BOBER, A MINOR, BY AND THROUGH FABIANA CRESPI A/K/A FABIANA CRESPI BOBER, HER NATURAL GUARDIAN; RED HAWK RESERVE HOMEOWNERS ASSOCIATION, INC.; FABIANA CRESPI BOBER A/K/A FABIANA CRESPI; CORNING FEDERAL CREDIT UNION; PNC BANK, NATIONAL ASSOCIATION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 11, 2026, and entered in Case No. 2025 CA 006558 NC of the Circuit Court in and for Sarasota County, Florida, wherein SELENE FINANCE, LP is Plaintiff and NICOLETTA BOBER, A/K/A NICOLETTA CRESPI BOBER, A MINOR, BY AND THROUGH FABIANA CRESPI A/K/A FABIANA CRESPI BOBER, HER NATURAL GUARDIAN; RED HAWK RESERVE HOMEOWNERS ASSOCIATION, INC.; FABIANA CRESPI BOBER A/K/A FABIANA CRESPI; CORNING FEDERAL CREDIT UNION; PNC BANK, NATIONAL ASSOCIATION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.sarasota.realforeclose.com, 9:00 a.m., on July 16, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 9, RED HAWK RESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 1 THROUGH 1E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ANY PERSON CLAIMING AN		NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2026CA0002747NC DIVISION "A" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, v. MICHAEL ABAD; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other 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	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2026 DR 3421 NC NANCY JEAN DONALDSON, Petitioner, and BERT ROSS DONALDSON, Respondent, TO: BERT ROSS DONALDSON 292 Hoosier Place, Sarasota, Florida 34232 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Nancy Jean Donaldson, in care of Law Office of Craig C. Crary, P.A., whose address is 1681 9th Street, Sarasota, Florida, 34236 on or before 8/3/2026, and file the original with the clerk of this Court at P.O. Box 3079 Sarasota, FL 34230-3079 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: none Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.		You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. 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: 6/24/2026 KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: Glen Kopinsky Deputy Clerk July 3, 10, 17, 24, 2026 26-01492S	
SECOND INSERTION		SECOND 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 000845 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BU SOLELY AS OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST, Plaintiff, vs. ELIZABETH RIBAUDO A/K/A ELIZABETH C RIBAUDO A/K/A ELIZABETH BELL RIBAUDO A/K/A ELIZABETH CHRISTINE BELL, et al., Defendant. To: UNKNOWN TENANT IN POSSESSION 1 15761 HANCOCK ROAD, SARASOTA, FL 34240 UNKNOWN TENANT IN POSSESSION 2 15761 HANCOCK ROAD, SARASOTA, FL 34240 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S 1/2 OF SE1/4 OF NE1/4) OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, LESS THE EAST FIVE (5) ACRES, BEING THE EAST QUARTER OF SAID TRACT. LESS THE FOLLOWING PARCELS: A PARCEL OF LAND LOCATED IN A PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE RAILROAD SPIKE WHICH IS THE E1/4 OF SECTION 35, THENCE S. 89°44'26" W., 997.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°44'26" W., 332.40 FEET TO THE SOUTH-WEST CORNER OF PRESENTLY DESCRIBED SITE TO A CAPPED IRON ROD NUMBER 4519; THENCE N. 00°31'47"W., 666.57 FEET; THENCE N. 89°45'35" E., 332.86 FEET; THENCE S. 00°29'27" E.,		666.46 FEET TO THE POINT OF BEGINNING. RESERVING THE SOUTH 25 FEET FOR ROAD PURPOSES. ALSO LESS THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND LOCATED IN A PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE RAILROAD SPIKE WHICH IS THE E1/4 OF SECTION 35, THENCE S. 89°44'26" W. 664.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°44'26" W. 332.41 FEET TO THE SOUTHWEST CORNER OF PRESENTLY DESCRIBED SITE TO A NAIL AND DISK NUMBER 4519; THENCE N. 00°29'27" W., 666.46 FEET; THENCE N. 89°45'35" E., 332.76 FEET; THENCE S. 00°27'07" E., 666.34 FEET TO THE POINT OF BEGINNING. RESERVING THE SOUTH 25 FEET FOR ROAD PURPOSES. has been filed against you and you are required to a copy of your written defenses, if any, to it on Jacqueline T. Levine, 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 August 3, 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 24 day of June, 2026. KAREN E. RUSHING CLERK OF COURT OF SARASOTA COUNTY BY: G. Kopinsky Deputy Clerk 25-14992FL July 3, 10, 2026 26-01490S	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY CIVIL DIVISION Case No. 2025 CA 001580 NC Division C U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff, vs. ALAN L. MILFORD, STATE OF FLORIDA, DEPARTMENT OF REVENUE, UNKNOWN SPOUSE OF ALAN L. MILFORD, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 8, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as: BEGIN AT THE NE CORNER OF NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 38 S, RANGE 18 E, THENCE WEST ALONG QUARTER QUARTER SECTION LINE 153.5 FT; THENCE SOUTH ALONG WEST BOUNDARY OF PALM AVE. 250 FT TO THE P.O.B.; THENCE CONTINUE SOUTH ALONG WEST BOUNDARY OF PALM AVE. 120 FT; THENCE WEST AND PARALLEL WITH SOUTH LINE		OF SAID SECTION 120 FT; THENCE NORTH AND PARALLEL WITH WEST BOUNDARY OF PALM AVE. 120 FT; THENCE EAST AND PARALLEL WITH SOUTH LINE OF SAID SECTION 120 FT, MORE OR LESS, TO P.O.B. and commonly known as: 1217 TWIN LAKES AVE, NOKOMIS, FL 34275; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on July 28, 2026 at 9:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this June 29, 2026 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff 318000/2426726/CMP July 3, 10, 2026 26-01524S	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF ACTION BY PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CAUSE NO. 2026-CA-002082 NC AAMG FC PROPERTIES, LLC PLAINTIFF, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES L. TURECEK, DECEASED; UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH LYNN TURECEK, A/K/A DEBORAH LYNN TANNER, DECEASED; JAIME RHODES; ALICIA RHODES; DUSTIN RHODES; ENGLEWOOD WATER DISTRICT; UNKNOWN PARTY OR PARTIES IN POSSESSION OF 5843 DENISON DRIVE, VENICE, FL 34293, IF ANY DEFENDANTS To the Defendants described above, including but not limited to UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES L. TURECEK, DECEASED; UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH LYNN TURECEK, A/K/A DEBORAH LYNN TANNER, DECEASED; ALICIA RHODES; UNKNOWN PARTY OR PARTIES IN POSSESSION OF 5843 DENISON DRIVE, VENICE, FL 34293, IF ANY; and all parties having or claiming to have any right, title or interest in the property herein described, the identity of which are unknown to Plaintiff; YOU ARE HEREBY NOTIFIED that an action has been filed against you in the Twelfth Judicial Circuit Court in and for Sarasota County, Florida. The nature of the action is foreclosure of a mortgage encumbering property with		street address 5843 DENISON DRIVE, VENICE, FL 34293, and more particularly described as follows: The West 300 feet of Lot 34, Block A, FLORIDA TROPICAL HOMESITES AND LITTLE FARMS, according to the Plat thereof as recorded in Plat Book 5, Page 71, of the Public Records of Sarasota County, Florida; less that part conveyed to the State of Florida for Highway Purposes. Parcel No.: 0471060036 Within thirty (30) days after the first publication of this notice, or 8-3-2026, YOU ARE REQUIRED to file a copy of your written defenses, if any, to this action with the Clerk of this Court and either before service on Plaintiff's attorney or immediately thereafter. The Attorney for the Plaintiff is: Derek A. Harvey, Jr. Law Office of Jerry N. Higgins, LLC 3426 Paoli Pike Floyds Knobs, IN 47119 derek@jerryhigginslaw.net If you fail to do so, a default 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 the seal of this Court this 25 day of June, 2026. Karen E. Rushing, Clerk of Courts /s/ Karen E. Rushing G. Kopinsky Deputy Clerk Civil Division P.O. Box 3079 Sarasota, FL 34230 This action was filed on or about April 13th, 2026. /s/ Derek A. Harvey, Jr. Derek A. Harvey, Jr. - 1069334 Law Office of Jerry N. Higgins, LLC 3426 Paoli Pike Floyds Knobs, IN 47119 (502) 625-3065 ext.102 derek@jerryhigginslaw.net Counsel for AAMG FC Properties, LLC 25-2874 AH July 3, 10, 2026 26-01507S	

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2026 CP 003151 NC IN RE: ESTATE OF ANNE M. SCHULTE, Deceased. The administration of the estate of Anne M. Schulte, deceased, whose date of death was May 8, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 3, 2026. Personal Representative: Mary E. Stanford 176 Featherbed Lane Flemington, New Jersey 08822 Attorney for Personal Representative: Linda D. Hartley Florida Bar Number: 0951950 Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, FL 33602 Telephone: (813) 221-3900 Fax: (813) 221-2900 E-Mail: linda.hartley@hwhlaw.com probate.efile@hwhlaw.com July 3, 10, 202626-01539S
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2026 CP 003219 NC IN RE: ESTATE OF JOSEPH R. HANSEN, Deceased. The administration of the ESTATE OF JOSEPH R. HANSEN, deceased, whose date of death was April 17, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-	TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of the first publication of this Notice is July 3, 2026. Personal Representative: KATHRYN R. HANSEN 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 July 3, 10, 202626-01531S

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002653 NC IN RE: ESTATE OF ROBERT B. STILES, A/K/A ROBERT BERRY STILES, Deceased. The administration of the estate of ROBERT B. STILES, A/K/A ROBERT BERRY STILES, deceased, whose date of death was January 29, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-	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 July 3, 2026. Personal Representative: ROBERT C. STILES 5225 Sequoia Drive Minnetonka, Minnesota 55345 Attorney for Personal Representative: KYLE T. MORDEW, Esq. Florida Bar Number: 1022234 Hahn Loeser & Parks LLP 5811 Pelican Bay Blvd, Suite 650 Naples, Florida 34108 Telephone: (239) 552-2978 Fax: (239) 451-4027 E-Mail: kmordew@hahnlaw.com Secondary E-Mail: mgonzalez@hahnlaw.com Secondary E-mail: cpiglia@hahnlaw.com July 3, 10, 202626-01520S

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002967 SC Division PROBATE IN RE: ESTATE OF PATRICK DECKER A/K/A PATRICK M. DECKER A/K/A PATRICK MATTHEWS DECKER Deceased. The administration of the estate of PATRICK DECKER A/K/A PATRICK M. DECKER A/K/A PATRICK MATTHEWS DECKER, deceased, whose date of death was February 5, 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.	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the clerk. AL 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 July 3, 2026. Personal Representatives: Kurt Mueller 5501 N. Danbury Road Milwaukee, Wisconsin 53217-5213 Hans Mueller, a/k/a Hans Friedrich Mueller 20 Sunnyside Road Schenectady, New York 12302-2409 Attorney for Personal Representatives: Shumaker, Loop & Kendrick, LLP David B. Heedy, Esquire Florida Bar No. 119196 240 S. Pineapple Avenue, 9th Floor Sarasota, Florida 34236 Telephone: (941) 364-2794 E-Mail Addresses: dheedy@shumaker.com mward@shumaker.com July 3, 10, 202626-01534S

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--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-003297-SC IN RE: ESTATE OF ROBERT CONSTABLE AYLMER HALL, Deceased. The administration of the estate of ROBERT CONSTABLE AYLMER HALL, deceased, whose date of death was April 11, 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 July 3, 2026. Personal Representative: ELIZABETH ANN AYLMER MCQUEEN 434 Kirkland Way, Apt. 603 Kirkland, WA 98033 Attorney for Personal Representative: JEFFREY T. TROIANO Florida Bar No. 0031557 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: jtroiano@williamsparker.com Secondary: mbussiere@williamsparker.com July 3, 10, 202626-01535S

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001778-NC Division Probate IN RE: ESTATE OF BARBARA SUE LOSE Deceased. The administration of the estate of BARBARA SUE LOSE, deceased, whose date of death was March 10, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death	by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 3, 2026. Personal Representative: Steven Scott Lose 1393 Fraser Pine Boulevard Sarasota, Florida 34240 Attorney for Personal Representative: Gary W. Peal, Esquire Attorney for Personal Representative Florida Bar Number: 0438650 BERLIN PATTEN EBLING PLLC 3700 South Tamiami, Suite 200 Sarasota, Florida 34239 Telephone: (941) 954-9991 Fax: (941) 954-9992 E-Mail: gpeal@berlinpatten.com Secondary E-Mail: slindsay@berlinpatten.com July 3, 10, 202626-01500S

SECOND INSERTION	SECOND INSERTION				
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2026 CP 3511 SC Division: Probate IN RE: ESTATE OF JAMES J. BROSKY, JR. 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 J. BROSKY, JR., deceased, File Number 2026 CP 3511 SC, by the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079; that the decedent's date of death was December 14, 2024; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are: <table><tr><td>Name</td><td>Address</td></tr><tr><td>SAVANNAH BROSKY</td><td>316 Astey Lane Nokomis, FL 34275</td></tr></table> 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	Name	Address	SAVANNAH BROSKY	316 Astey Lane Nokomis, FL 34275	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 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. The date of first publication of this Notice is July 3, 2026. Person Giving Notice: SAVANNAH BROSKY 316 Astey Lane Nokomis, FL 34275 Attorney for Person Giving Notice 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 July 3, 10, 202626-01504S
Name	Address				
SAVANNAH BROSKY	316 Astey Lane Nokomis, FL 34275				

--- ACTIONS / SALES ---

SECOND INSERTION			
ADVERTISEMENT OF SALE			
Notice of Public Auction for monies due on storage units. The auction will be held on JULY 23, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.			
Auction will be held online at, storagetreasures.com			
4861 S. Tamiami Trail			
Sarasota FL 34231			
NAME	UNIT	BALANCE	
JOSHUA JAMES	211	407.8	
Auction will be held online at, storagetreasures.com			
5055 Pan American Blvd			
North Port, FL 34287			
NAME	UNIT	BALANCE	
KENDRA Ginsberg	AA5	975.60	
christopher devoto	C56	509.9	
Noel Krijger	H26	259.9	
ETANIEL DUMERJUSTE	AA20	509.9	
jacqueline Fiore	OS2	721.25	
AUSTIN COLUMBUS	A15	259.9	
July 3, 10, 2026			26-01488S

THIRD INSERTION			
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY FLORIDA CIVIL ACTION Case No. 2025 CC 007874 NC SARASOTA SANDS OWNERS ASSOCIATION, INC., Plaintiff, v. ETHEL J. YOPS, Defendant. TO: ETHEL J. YOPS and if any of the above named natural persons be married, their unknown spouses, and if any of the above named natural persons be dead, their unknown heirs, devisees, grantees, successors or other parties claiming by, through, under or against them, and any and all other persons claiming any right, title, interest, lien, estate or demand in or to be the following described real property and to reform a certain deed, situate, lying and being in Sarasota County, Florida, to-wit:			
An undivided 1/50th interest in and to Condominium Unit A231 Week 48 and its 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.			
YOU ARE HEREBY notified that a foreclosure action on the above described property has been filed against you in the above entitled Court and you are required to serve a copy of your written defenses to the Complaint on the Plaintiff's Attorney, DAVID K. OAKS, ESQ., of DAVID K. OAKS, P.A., P. O. Box 671, Saluda, NC 28773, and file the original with the Clerk of the Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237 on or before the 27 day of July, 2026, 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 this 15 day of June, 2026.			
KAREN E. RUSHING Clerk of the Court (SEAL) BY G. Kopinsky Deputy Clerk			
June 26; July 3, 10, 17, 2026			
26-01426S			

FOURTH INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY FLORIDA Case No. 26-CA-3128 EAST EUROPEAN EAGLE EQUIT LLC, a Florida limited liability company, Plaintiff, v. EAST EUROPEAN EAGLE EQUIT LTD, a foreign company, Defendant. STATE OF FLORIDA To: EAST EUROPEAN EAGLE EQUIT LTD, a foreign company, and all parties having or claiming to have any right, title or interest in the below-described, whose residence is unknown. YOU ARE NOTIFIED that an action to quiet title to the following property in Sarasota County, Florida: Lots 40A & 41A, PLAMORE SUB, CONTAINING 521 C-SF UPLAND, 143 C-SF SUBM Parcel ID: 0787-15-0021 has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before July			
20, 2026 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198 Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.			
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.			
DATED This 9 day of June, 2026.			
KAREN E RUSHING, CLERK CLERK OF THE COURT (SEAL) By: G. Kopinsky Deputy Clerk			
June 19, 26; July 3, 10, 2026			
26-01336S			

FOURTH 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, 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			

SECOND INSERTION			
NOTICE OF PUBLIC SALE			
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 997 Center Rd. Venice, Fl. 34293 07/23/26 - 10:00am Grace McLaughlin Household Goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.			
July 3, 10, 2026			26-01522S

SECOND INSERTION			
NOTICE OF PUBLIC SALE			
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5109 Fruitville Rd Sarasota, FL 34232 on 07/23/2026 at 10:00am Jessica Chapman Outdoor stuff The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.			
July 3, 10, 2026			26-01512S

SECOND 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 004679 NC DIVISION: A TRADITIONAL MORTGAGE ACCEPTIONANCE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GRACE M. BIZZARRO AKA GRACE MARIE BIZZARRO, DECEASED , et al, Defendant(s).			
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 28, 2026, and entered in Case No. 2025 CA 004679 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Traditional Mortgage Acceptance Corporation, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Grace M. Bizzarro aka Grace Marie Bizzarro, deceased , United States of America Acting through Federal Housing Commissioner, Sharon Kotyk, Robert Edward Vanallen, 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,			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 006630 NC U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CHANTEL MARIE DIXON; FLORIDA HOUSING FINANCE CORPORATION, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 08, 2026, and entered in 2023 CA 006630 NC of the Circuit Court of the TWELFTH Judicial Circuit			
in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and CHANTEL MARIE DIXON; FLORIDA HOUSING FINANCE CORPORATION 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 31, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 20, BLOCK C, BROADWAY COURT OF INDIAN BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 161, OF THE PUBLIC RECORDS OF SARASOTA			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 000214 SC EQUITY TRUST COMPANY FBO IRA ACCOUNT #200216004, Plaintiff, vs. PREMIER CAPITAL PROPERTIES, INC. AND EQUITY TRUST COMPANY FBO IRA ACCOUNT #200220096, Defendants. NOTICE IS HEREBY GIVEN, pursuant to a Final Summary Judgment of Partition and Order for Judicial Sale of Real Property, dated June 30, 2026, and entered in Case No.: 2026 CA 000214 SC of the Circuit Court in and for Sarasota County, South County, Florida, in which EQUITY TRUST COMPANY FBO IRA ACCOUNT #200216004 is the Plaintiff, and, PREMIER CAPITAL PROPERTIES, INC. AND			
EQUITY TRUST COMPANY FBO IRA ACCOUNT #200220096, are the Defendants, the Sarasota County Clerk will sell to the highest and best bidder for cash electronically/online at www.sarasota.realforeclose.com, Sarasota County, Florida, at 9:00 a.m., on the 4th day of August, 2026, the following described property, as set forth in said Final Summary Judgment of Partition and Order for Judicial Sale of Real Property: THAT PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE LYING WESTERLY OF THE PRESENTLY EXISTING COUNTY ROAD RIGHT-OF-WAY. THE SOUTH 88.6 FEET OF THE NORTH 797.4 FEET OF U.S. LOT 4, SECTION 22, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, TOGETHER WITH A 5 FOOT			

SECOND INSERTION			
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025 CC 004953 VILLA NAVARRA ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. KAREN L. KOHNKE; UNKNOWN SPOUSE OF KAREN L. KOHNKE; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on June 29, 2026, and entered in Case No. 2025 CC 004953, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein is VILLA NAVARRA ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff and that KAREN L. KOHNKE; UNKNOWN SPOUSE OF KAREN L. KOHNKE; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN			
TENANT OR OCCUPANT IN POSSESSION are Defendants, KAREN E. RUSHING, Sarasota County Clerk of Courts will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on August 13, 2026, the following described property set forth in said Final Judgment, to wit: Unit 12, VILLA NAVARRA APARTMENTS, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 587, Page 73, and all Amendments thereto, and as per Plat thereof recorded in Condominium Book 1, Page 48, of the Public Records of Sarasota County, Florida. With an address of 137 Avenida Messina #4, Sarasota, Florida 34242-2074. Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds are unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other records			

SECOND INSERTION			
NOTICE OF PUBLIC SALE			
Notice is hereby given that on 07/17/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 CROS mobile home bearing vehicle identification number 603684 and all personal items located inside the mobile home. Last Tenant: James Vance, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of James Vance, Unknown Party or Parties in Possession, Andrea M. Whiteside, Andrew Paul Vance, James Vance Jr., as Potential Heir, and David Vance, as Potential Heir. Sale to be held at: Palm Terrace, 3223 North Lockwood Ridge Road, Sarasota, Florida 34234, 941-529-7005.			
July 3, 10, 2026			26-01503S

SECOND INSERTION			
Florida at 9:00am on the July 28, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 11, BLOCK 31, SOUTH GATE, UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 85, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. A/K/A 2630 WEBBER ST SARASOTA FL 34239 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 26 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/25-009866			
July 3, 10, 2026			26-01515S

SECOND INSERTION			
COUNTY, FLORIDA Property Address: 1153 47TH ST, SARASOTA, FL 34234 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time			
before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.			
DATED this 26 day of June, 2026.			
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-141346 - RaO			
July 3, 10, 2026			26-01543S

SECOND INSERTION			
WALKING EASEMENT OVER AND ACROSS THE NORTH 5 FEET OF THE SOUTH 88.6 FEET OF THE NORTH 797.4 FEET OF U.S. LOT 4, SECTION 22, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, FROM THE EASTERLY RIGHT-OF-WAY OF THE COUNTY ROAD TO THE SHORES OF LEMON BAY. Any person or entity claiming an interest in the surplus, if any, resulting from the judicial sale, other than the property owner, as of the date of the filing of Plaintiff's complaint in this action, must file a claim with the clerk of court within sixty (60) days after the judicial 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.			
Witness my hand and seal this 1st day of July, 2026.			
THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorneys for Plaintiff By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com			
July 3, 10, 2026			26-01552S

SECOND INSERTION			
UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED THIS 1st DAY OF July, 2026. BOBBY L. REYNOLDS, ESQUIRE Florida Bar No. 44821 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 Primarybrenolds@lobeckrowe.com Secondary: enicholson@lobeckrowe.com Attorneys for Plaintiff, VILLA NAVARRA ASSOCIATION, INC.			
July 3, 10, 2026			26-01553S

ACTIONS / SALES

SECOND INSERTION	
NOTICE OF ACTION TO QUIET TITLE to 1811 Osprey Dr. Sarasota, FL 34202 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025-CA-005243 NC Revenue Empires, LLC a Florida Limited Liability Company, Plaintiff, vs. Pete Broxton and his heirs, successors and assigns, Catherine Broxton and her heirs, successors and assigns, Defendants. You are hereby notified that an action to remove you as an owner of the property at 1811 Osprey Dr., Sarasota, Florida has been filed against you and that you are required to serve a copy of your written defenses, if any, on David Finkelstein, Attorney-at-Law for Revenue Empires, LLC, a Florida Limited Liability Company, at his address at 7114 Bluebell Ct., Lakewood Ranch, Florida 34202 on or before June 5, 2026 and file the original with the clerk of this Court at the following address: 2115 Second Street, Fort Myers FL 33901 before or immediately after sending it to the attorney for for Revenue Empires, LLC.	If you fail to do so, a default may be entered against you, in which case you will be removed as owner of 1811 Osprey Dr. Sarasota, Florida and any other relief demanded in the complaint in the above-captioned matter. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. 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 Finkelstein, as Attorney for Revenue Empire, LLC, a Florida limited liability company ("Revenue Empire") 7114 Bluebell Ct. Lakewood Ranch, FL 34202 941-952-9999 FloridaLawyer@gmail.com July 3, 10, 17, 24, 2026 26-01544S

SECOND INSERTION	
AMENDED NOTICE OF FORECLOSURE SALE IN THE COUNTY 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 the Order Granting Motion to Cancel Sale and Order Granting Motion to Reschedule Foreclosure Sale, dated June 26, 2026, of the Final Judgment of Foreclosure, dated April 23, 2026, and entered in Case No. 2025 CC 003687 SC, of the County 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.REALFORECLOSE.COM at 9:00 a.m., on July 24, 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. Property Address: 3440 Pine Shadow Court, North Port, Florida 34287. ANY PERSON OR ENTITY	CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS ARE UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If 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 26, 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: honey.rechtin@webercrabb.com natalie.deacon@webercrabb.com Attorney for Plaintiff July 3, 10, 2026 26-01532S

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 006269 NC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. YEVGENIY VLADIMIROVICH SALYUK; EVI PETROVNA SALYUK; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 11, 2026, and entered in 2025 CA 006269 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and YEVGENIY VLADIMIROVICH SALYUK; EVI PETROVNA SALYUK 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 27, 2026, the following described property as set forth in said	Final Judgment, to wit: LOT 84, SHADOW LAKES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 3388 SAV-AGE ROAD, SARASOTA, FL 34231 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 26 day of June, 2026. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 25-329420 - NaP July 3, 10, 2026 26-01529S

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 000970 NC PACIFIC LIFE INSURANCE COMPANY, Plaintiff, v. TDL DEVELOPMENT LLC; et al, Defendant(s). To the following Defendant(s): GUSTAVO OLIVEIRA (Last Known Address: 2912 BARRYMORE COURT, ORLANDO, FL 32835) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 3, BLOCK 439, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 21A THROUGH 21S, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 1266 MILAN ST, NORTH PORT, FL 34286 has been filed against you and you are required to serve a copy of your writ-	ten defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 8-3-2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 24 day of June, 2026. KAREN E. RUSHING As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk July 3, 10, 2026 26-01489S

SECOND INSERTION	
RE-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 004509 NC CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. MOLLIE ANN BROOK; UNKNOWN SPOUSE OF MOLLIE ANN BROOK; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 6, 2026, and entered in Case No. 2025 CA 004509 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Mollie Ann Brook; Unknown Spouse of Mollie Ann Brook; United States of America on behalf of the Secretary of Housing and Urban Development, are Defendants, the Office of the Clerk of Karen E. Rushing, Sarasota County Clerk of the Court will sell via online auction at https://www.sarasota.realforeclose.com/ at 9:00 a.m. on the 21st day of August, 2026, the following described property as set forth in said Final Judgment, to wit: THE EAST 1/2 OF LOT 20 AND ALL OF LOT 22, BLOCK D, SUNNYBROOK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN	PLAT BOOK 1, PAGE 179, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 1377 42nd Street, Sarasota, Florida 34234 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 6/30/2026 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400327 July 3, 10, 2026 26-01536S

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2024-CA-003891 HABITAT FOR HUMANITY SARASOTA, INC., a Florida not for profit corporation Plaintiff, v. ASHLEY STEPHENS; UNKNOWN SPOUSE OF ASHLEY STEPHENS; CITY OF SARASOTA; HABITAT FOR HUMANITY SARASOTA, INC., UNKNOWN PARTIES IN POSSESSION # 1, if living, and all unknown parties claiming by, through, under and against the above named defendants; UNKNOWN PARTIES IN POSSESSION # 2, if living, and all unknown parties claiming by, through, under and against the above named defendants Defendant(s). NOTICE is hereby given pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on July 31, 2025, in case number 2024-CA-003891, of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein Habitat for Humanity Sarasota, Inc., is the Plaintiff and Ashley Stephens and City Of Sarasota are the Defendants. The Clerk of Court shall sell to the highest bidder for cash via the foreclosure sales conducted via internet at www.sarasota.realforeclose.com on the 29th day of July, 2026, beginning at 9:00 a.m., the following described property in Sarasota County, Florida, as set forth in the said Final Judgment, to wit: Lot 14, Block E, PLAT OF AVION, as per plat thereof recorded in Plat Book 1, Page 112, of the Public Records of Sarasota County, Florida.	The street address for this property is 475 N. Rhodes Avenue, Sarasota, Florida 34237 and the Parcel ID with the Sarasota County Property Appraiser is 2030120025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE FINAL JUDGMENT AND FORECLOSURE SALE 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 25th day of June, 2026. WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, PLLC /s/ Amy Concilio Amy Concilio Fla. Bar No. 71107 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: (941) 366-4800 Facsimile: (941) 366-5109 Primary Email: aconcilio@williamsparker.com Secondary Email: jhawkins@williamsparker.com Attorneys for Plaintiff 11239919.v1 July 3, 10, 2026 26-01508S

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY CIVIL DIVISION Case No. 58-2025-CA-001012 Division C LIVE OAK BANKING COMPANY Plaintiff, vs. JOSEPH W. RAMSAY AND NATHALY RAMSAY, INDIVIDUALLY AND AS CO-TRUSTEES OF THE STILL KICKING REVOCABLE TRUST U/A/D JANUARY 24, 2019, RE-FORMED MANAGEMENT GROUP, INC., SDG AUTOMOTIVE, INC., FIDE AUTOMOTIVE, INC., GRATIA AUTOMOTIVE, INC. Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 29, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as: LOTS 22 AND 23, BLOCK 1282, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF	SARASOTA COUNTY, FLORIDA and commonly known as: 2658 N. BISCAYNE DRIVE, NORTH PORT, FL 34291; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on September 10, 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 24, 2026 By: /s/ Richard S. McIver Richard S. McIver Attorney for Plaintiff July 3, 10, 2026 26-01493S

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 006227 NC SELENE FINANCE, LP, Plaintiff, vs. LORI ANN SOSA; JORGE SOSA; GEORGIA'S OWN CREDIT UNION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 11, 2026, and entered in 2025 CA 006227 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and LORI ANN SOSA; JORGE SOSA; GEORGIA'S OWN CREDIT UNION 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 27, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1882, LAKE SARASOTA UNIT NO. 21, ACCORDING TO THE PLAT THEREOF, RE-	CORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 6738 BRENTFORD RD, 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 in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 26 day of June, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-328460 - NaP July 3, 10, 2026 26-01530S

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 582025CA001431XXXANC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JOHN LEVITA; DEBORAH LEVITA; UNKNOWN SPOUSE OF JOHN LEVITA; UNKNOWN SPOUSE OF DEBORAH LEVITA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated May 27, 2026 entered in Civil Case No. 582025CA001431XXXANC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JOHN LEVITA; DEBORAH LEVITA are defendants, Karen E. Rushing, Clerk of Court, will sell the property at www.sarasota.realforeclose.com beginning at 9:00 AM on July 28, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 19, BLOCK 2516, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP	OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 7, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Property Address: 6792 Higdon Road, North Port, FL 34287 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 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealp@kelleykronenberg.com /s/ Tajji Foreman Tajji Foreman, Esq. FBN: 0058606 File No: 2390.000735 July 3, 10, 2026 26-01509S

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don’t show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

“““

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family’s total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family’s income.

When the family’s earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people’s lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.”

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”:

“All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

“The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

“The third is the additional cost to the taxpayers.

“To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted.

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.”

Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.”

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.