

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of LEO AT SAN MARCO located at 17501 BISCAYNE BOULEVARD, SUITE 300 in the City of AVENTURA, Sarasota, FL 33160 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of August, 2026 San Marco SFR Owner, LLC August 28, 202626-01957S		

FIRST INSERTION		
WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING		

Notice is hereby given that the Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold a regular meeting on September 9, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at 5800 Lakewood Ranch Blvd N, 1St Floor Training Room, Sarasota, FL 34240 to consider any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at http://windwardatlakewoodranchcdd.com/.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager August 28, 2026	26-01995S
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FIRST INSERTION		
THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF REGULAR MEETING		

Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Regular Meeting on September 9, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd. N, 1st floor Training Room, Sarasota, Florida 34240 to consider any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://threeriverssd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the 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 Office.

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

District Manager August 28, 2026	26-01994S
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FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT		

In accordance with Chapter 120, Florida Statutes, and Chapter 2005-338, Laws of Florida, the Lakewood Ranch Stewardship 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 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 revised Rules of Procedure includes Chapter 2005-338(6)(6)(e), (6)(6)(q) and (6) (20), Laws of Florida. The specific laws implemented in the 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, 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 2005-338(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

A copy of the revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o PFM Management Services, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900.

Jane Gaarlandt, District Manager Lakewood Ranch Stewardship District August 28, 2026	26-01963S
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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 Gold Tide Research located at 1058 N Tamiami Trl, Ste 108, PMB 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 24th day of August, 2026 Gold Tide Research LLC Joseph Mills, Managing Member August 28, 202626-01991S		

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 Stay Here Shop located at 1777 18th St 215 in the City of Sarasota, Sarasota, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of August, 2026 Oreber Barrios Quinones August 28, 202626-02006S		

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 BMR RE Consulting located at 3464 Mistletoe Lane in the City of Longboat Key, Sarasota, FL 34228 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of August, 2026 Benjamin Russell August 28, 202626-01967S		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP4159NC Division PROBATE IN RE: ESTATE OF KIMBERLY DENISE HUNTER, Deceased.		

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 August 28, 2026.

ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
Aug. 28; Sept. 4, 202626-02004S

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 003406 SC IN RE: Estate of GEORGE ALBERT DURGIN Deceased.		
The administration of the estate of George Albert Durgin, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 003894 NC Division PROBATE IN RE: ESTATE OF JANE NOWICKI-TRUE FORMERLY KNOWN AS JANE GLORIA CZARNECKI Deceased.		

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 August 28, 2026.

Personal Representative:
Carol Ann Durgin
599 Barnacle Ct.
Englewood, FL 34223
Attorney for Personal Representative
Alfred J. Pandl,
Florida Bar Number: 1022400
PANDL LAW PLLC
871 Venetia Bay Blvd., Suite 230
Venice, Florida 34285
Telephone: (941) 548-1071
E-Mail: APANDL@PANDLLAW.COM
Aug. 28; Sept. 4, 202626-01993S

The administration of the estate of Jane Nowicki-True formerly known as Jane C. Zarnecki, deceased, whose date of death was June 23, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is the Judge Lynn N. Silvertooth Judicial Center, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

FIRST INSERTION		
ADVERTISEMENT OF SALE		
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 8th day of September, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 3323 17th St, Sarasota, FL, 34235. Norris, Allen 8726 BOXES, TOOLS, ELECTRONICS, HOUSEHOLD GOODS, FLOOR JACK; Ortega, Margarita 8726 BOXES, HOUSEHOLD GOODS, TOYS; Monasterios-Ramirez, Sarah 8726 BOXES, APPLIANCES, HOUSEHOLD GOODS; Gilliard, THOMAS 8726 BOXES, TOOLS, FURNITURE, HOUSEHOLD GOODS, DEWALT RADIO; Myhre, Collin 8726 BOXES APPLIANCES ELECTRONICS, MUSIC EQUIPMENT; Ortega, Margarita 8726 BOXES, APPLIANCES, HOUSEHOLD GOODS, MANNEQUIN; Guilarte, Yovany BOXES, APPLIANCES, HOUSEHOLD GOODS, AND FISHING POLES Sale is subject to cancellation in the event of settlement between owner and obligated party. Aug. 28; Sept. 4, 202626-01961S		

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 9/17/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1006	Walter Pineda	Appliances, Boxes
Unit 2153	Alyssa Duross	Bags, Totes, Clothes
Unit 2238	Patricia Smith	Boxes, Bags, Furniture
Unit 2251	Alexis Dye	Baby Items
Unit 3205	Bianca Clyburn	Books, Boxes, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 893-1782.
Aug. 28; Sept. 4, 202626-01962S

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 003581 SC Division Probate IN RE: ESTATE OF ALLEN KARBASIAN Deceased.		

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: August 28, 2026.

NANCY J. KARBASIAN
Personal Representative
417 Bocelli Drive
Nokomis, FL 34275
Paul J. Consbruck
Attorney for Personal Representative
Florida Bar No. 845442
871 Venetia Bay Boulevard, Ste. 202
Venice, FL 34285
Telephone: 941-218-2705
Email: paul@willsfla.com
Aug. 28; Sept. 4, 202626-01979S

The administration of the estate of ALLEN KARBASIAN, 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 representative and the personal representative's attorney are set forth below.

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

The administration of the estate of Jane Nowicki-True formerly known as Jane C. Zarnecki, deceased, whose date of death was June 23, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is the Judge Lynn N. Silvertooth Judicial Center, 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.

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA File No. 2026 CP 003894 NC Division PROBATE IN RE: ESTATE OF JANE NOWICKI-TRUE FORMERLY KNOWN AS JANE GLORIA CZARNECKI Deceased.		

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 August 28, 2026.

Signed August 24TH, 2026.

Personal Representative:
Jeff Nowicki
1200 Southfield Rd.
Birmingham, MI 48008
Attorney for Personal Representative: Stacey Maloney, Esq.
Attorney for Personal Representative
Florida Bar Number: 1022354
The Law Office of Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalf.com
Aug. 28; Sept. 4, 202626-02001S

ALL CLAIMS NOT FILED WITHIN 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 August 28, 2026.

Signed August 24TH, 2026.

Personal Representative:
Jeff Nowicki
1200 Southfield Rd.
Birmingham, MI 48008
Attorney for Personal Representative: Stacey Maloney, Esq.
Attorney for Personal Representative
Florida Bar Number: 1022354
The Law Office of Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalf.com
Aug. 28; Sept. 4, 202626-02001S

ALL CLAIMS NOT FILED WITHIN 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 August 28, 2026.

Signed August 24TH, 2026.

Personal Representative:
Jeff Nowicki
1200 Southfield Rd.
Birmingham, MI 48008
Attorney for Personal Representative: Stacey Maloney, Esq.
Attorney for Personal Representative
Florida Bar Number: 1022354
The Law Office of Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalf.com
Aug. 28; Sept. 4, 202626-02001S

PUBLISH YOUR LEGAL NOTICE
Email **legal@businessobserverfl.com**

Business Observer
PUBLISHED WEEKLY FOR THE COUNTY OF SARASOTA
AUGUST 28, 2026

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-0297 SC IN RE: ESTATE OF MONICA H. DE OBROCK, A/K/A GRETEL MONIKA HEGEL DAUCH. Deceased. The administration of the estate of MONICA H. DE OBROCK, A/K/A GRETEL MONIKA HEGEL DAUCH, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, SARASOTA, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. Al other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF	THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 28, 2026. /S/ CLAUDIA MARTIN Personal Representative /S/ JJH JENNIFER J. HENSLEY, ESQUIRE Attorney for Personal Representative Primary E: jen@jenhensleylaw.com Secondary E: anna@jenhensleylaw.com Florida Bar No. 1022202 5190 26th Street West, Suite D Bradenton, FL 34207 Telephone: (941) 755-8583 Aug. 28; Sept. 4, 2026 26-01976S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004297 SC Division Probate IN RE: ESTATE OF LISA GORDON FETHEROLF Deceased. The administration of the estate of LISA GORDON FETHEROLF, deceased, whose date of death was June 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 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 August 28, 2026. Personal Representative: Bryan S. Kessler 1872 S. Tamiami Trail, Sutie D Venice, Florida 34293 Attorney for Personal Representative: ANTHONY G. MOWRY Attorney Florida Bar Number: 107374 Berg, Sloan & Mowry, PLLC 1872 S. Tamiami Trail, Suite D Venice, FL 34293 Telephone: (941) 493-0871 Fax: (941) 486-4106 E-Mail: tony@sloanmowry.com Secondary E-Mail: jen@sloanmowry.com Aug. 28; Sept. 4, 2026 26-01975S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA File No. 2026CP003983SC Division PROBATE IN RE: ESTATE OF DANIEL WEBSTER CLARK, SR. Deceased. The administration of the estate of DANIEL WEBSTER CLARK, SR., deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 August 28, 2026. Personal Representative: RUSSELL C. CLARK 4 Central Avenue Scituate, MA 02066 Attorney for Personal Representative: Jessica K Close, Esq. Attorney Florida Bar Number: 1011273 406 N. Indiana Avenue, Suite 2 Englewood, FL 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com Secondary E-Mail: office@closelegal.com Aug. 28; Sept. 4, 2026 26-01997S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA File No. 2026 CP 004354 NC Division PROBATE IN RE: ESTATE OF GENEVA M. WILSON Deceased. The administration of the estate of Geneva M. Wilson, deceased, whose date of death was May 27, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death
FIRST INSERTION
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 §§732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under §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 August 28, 2026. Personal Representative: Shirley Rimmer 3807 5th St. W. Lehigh Acres, FL 33971 Attorney for Personal Representative: Lindsey J. Segarra, Esq. Florida Bar Number: 1003292 Bach, Jacobs & Byrne, P.A. 2033 Main Street, Suite 505 Sarasota, FL 34237 Telephone: (941) 906-1231 Fax: (941) 954-1185 E-Mail: lindsey@sarasotaelderlaw.com Secondary E-Mail: loretta@sarasotaelderlaw.com Aug. 28; Sept. 4, 2026 26-01988S
FIRST INSERTION
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 August 28, 2026. Personal Representative: JULIE ELKES 2850 Upper Tangelo Drive Sarasota, Florida 34239 Attorney for Personal Representative: BRADEN H. SHARRER Attorney Florida Bar Number: 0084674 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com Aug. 28; Sept. 4, 2026 26-01977S
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP004339NC Division: PROBATE IN RE: ESTATE OF MELISSA MANDRGOC, Deceased. The administration of the estate of Melissa Mandrgoc, deceased, whose date of death was June 15, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 1220 Belleflower Street, Unit V115. 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
FIRST INSERTION
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 August 28, 2026. Personal Representatives: David Mandrgoc C/O PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Agnus Mandrgoc C/O PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Attorney for Personal Representative: David W. Payne, Esq. Florida Bar Number: 0958530 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: dpayne@lawnav.com Secondary E-Mail: ahollday@lawnav.com Aug. 28; Sept. 4, 2026 26-01989S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004062 SC Division Probate IN RE: ESTATE OF GUY CHARLES CUNNINGHAM a/k/a GUY C. CUNNINGHAM Deceased. The administration of the Estate of Guy Charles Cunningham a/k/a Guy C. Cunningham, deceased, whose date of death was June 21, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and 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 represen-	tative 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 §732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §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 §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 August 28, 2026. Personal Representative Dave Miller a/k/a David W. Miller 2289 Altitude Ave. North Port, FL 34286-6893 Attorney for Personal Representative Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com Aug. 28; Sept. 4, 2026 26-01978S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP003506NC Division PROBATE IN RE: ESTATE OF CYNTHIA J. TAYLOR Deceased The administration of the estate of CYNTHIA J. TAYLOR, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 28, 2026. Personal Representative: JAMES H. BYRNE 2322 Date Dr. Falls Church, Virginia 22043 Attorney for Personal Representative: JONATHAN T. ANDERSON Attorney Florida Bar Number: 0188530 WOOD, SEITL & ANDERSON, P.A. 3665 Bee Ridge Road, Suite # 300 Sarasota, FL 34233 Telephone: (941) 954-5772 Fax: (941) 925-9164 E-Mail: jonathan@wsa-law.com Aug. 28; Sept. 4, 2026 26-01996S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-004219 NC Division Probate IN RE: ESTATE OF YVONNE E. BROWN a/k/a YVONNE ELAINE BROWN 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 Yvonne E. Brown, deceased, File Number 26-CP-004219 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237; that the decedent's date of death was April 15, 2026; that the total value of the estate is approximately \$13,442.63 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Brenda A. Parker, Trustee of the Yvonne E. Brown Declaration of Trust dated April 13, 2022 103 Bluegrass Cove Hendersonville, Tennessee 37075 Brenda A. Parker and Rodney J. Cline 103 Bluegrass Cove Hendersonville, Tennessee 37075 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 dece-	dent 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 732.216-732.228, 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 first publication of this Notice is August 28, 2026. Person Giving Notice: Brenda A. Parker 103 Bluegrass Cove Hendersonville, Tennessee 37075 Attorney for Person Giving Notice: Kent A. Skrivan, Esq. E-mail Addresses: kent@skrivlaw.com, cameron@skrivlaw.com Florida Bar No. 0893552 Skrivan Law Group, PLLC 1110 Pine Ridge Road, Suite 300 Naples, Florida 34108 Aug. 28; Sept. 4, 2026 26-01987S

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

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File Number 2026-CP-004338 NC

IN RE: ESTATE OF RHODA COOPER, Deceased.

The administration of the ESTATE OF RHODA COOPER, deceased, whose date of death was July 27, 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 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 the first publication of this Notice is 8/28, 2026.

Personal Representative:

RICHARD R. GANS

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

Aug. 28; Sept. 4, 2026

26-02000S

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 2026 CP 4335 NC

Division Probate

IN RE: ESTATE OF JOAN A. MAEGLI, Deceased.

The administration of the estate of JOAN A. MAEGLI, deceased, whose date of death was June 12, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota FL 34237. The names and addresses of the petitioner and the petitioner'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.

A 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 §§732.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211 .

The date of first publication of this notice is August 28, 2026.

Petitioner:

MICHELLE LOUISE MUELLER

1119 Lisbon Street

Watertown, WI 53098

Attorney for Petitioner

Lori M. Dorman, Esq.

DORMAN LAW, P.A.

Florida Bar No. 075401

Email address: lori@dormanlawpa.com

Email address: dormanlawpa@gmail.com

P.O. Box 14284

Bradenton FL 34280

Tel: (941) 375-3565

Aug. 28; Sept. 4, 2026

26-02003S

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No. 2026-CP-004319 NC

IN RE: ESTATE OF YOLANDA BODOURIAN, deceased.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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: August 28, 2026.

Signed on this 26 day of August, 2026.

GREG BODOURIAN

Personal Representative

1703 Cetnral Ave

Sarasota, FL 34234

ROBERT (TAD) DREAN, ESQ.

Attorney for Personal Representative

Florida Bar No. 0081685

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

8470 Enterprise Circle, Suite 201

Lakewood Ranch, FL 34202

941-907-0006 Telephone

rdrean@icardmerrill.com - primary

gbugayev@icardmerrill.com

- secondary

Aug. 28; Sept. 4, 2026

26-02007S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2026 CP 004361 NC

IN RE: ESTATE OF BRADLEY V. ROOT, Deceased.

The administration of the estate of BRADLEY V. ROOT, deceased, whose date of death was May 7, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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

living spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 August 28, 2026.

Personal Representative:

CATHY M. ABRAMS

1800 Benjamin Franklin Drive,

Unit A802

Sarasota, FL 34236

Attorney for Personal Representative

ELIZABETH P. DIAZ

Florida Bar No. 92847

Williams Parker Harrison

Dietz & Getzen

50 Central Avenue, Eighth Floor

Sarasota, FL 34236

Telephone: 941-366-4800

Designation of Email

Addresses for service:

Primary: ediaz@williamsparker.com

Secondary: ncarson@williamsparker.com

Aug. 28; Sept. 4, 2026

26-02002S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 4504 SC

Division Probate

IN RE: ESTATE OF CHRISTOPHER DMUCHOWSKI Deceased.

The administration of the estate of CHRISTOPHER DMUCHOWSKI, deceased, whose date of death was July 16, 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.

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

ALL 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 August 28, 2026.

Personal Representative:

RYAN ZACHARY DMUCHOWSKI

2815 Florida Blvd.

Bradenton, FL 34207

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

Aug. 28; Sept. 4, 2026

26-01999S

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No. 2026-CP-3670 NC

IN RE: ESTATE OF: NABIL F. MAKLAD, Deceased.

The administration of the estate of NABIL F. MAKLAD, deceased, whose date of death was December 4, 2024; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: August 28, 2026.

CARL N. MAKLAD

Personal Representative

111 Goodrich Drive

Williston, VT 05495

DAVE M. EVANS, JR., Esquire

Attorney for Personal Representative

Florida Bar No. 1013511

LEE & EVANS, P.A.

2601 Cattlemen Road, Suite 503

Sarasota, Florida 34232

Telephone: (941) 954 0067

Facsimile: (941) 365 1492

Email: devans@leeandevans.com

Secondary Email: kristina@leeandevans.com

Aug. 28; Sept. 4, 2026

26-02008S

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

19/8237 v67

ACTIONS / SALES

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION Case No. 2025CA004492 VENICE ISLE HOME OWNERS, INC., a Florida Not for Profit Corporation, Plaintiff, v. UNKNOWN HEIR(S)/DEWISEES OF GORDON W. IRWIN AND LILLIAN M. IRWIN, AND UNKNOWN TENANT(S)/ OCCUPANT(S) Defendants. NOTICE IS HEREBY GIVEN that, pursuant to an Amended Final Judgment of Foreclosure dated August18, 2026 entered in Case No. 25CA004492 of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, I will sell to the highest bidder beginning at 9:00 a.m. on September 24, 2026, at www.sarasota.realforeclose.com, the following described property as set forth in said Final Judgment, to-wit: Unit #324 of VENICE ISLE, a Residential Cooperative, accord- ing to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on Official Rec- ords Book 2925, Pages 2868 - 2926, of the Public Records of	Sarasota County, Florida. (Les- see is the owner of appurtenant Membership Certificate #324 of VENICE ISLE HOME OWN- ERS, INC., a Florida non-profit cooperation.) a/k/a 735 Roma Road, Venice, FL 34285. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS PRO- CEEDS 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 RE- PORTS THE SURPLUS AMOUNTS AS UNCLAIMED IN ACCOR- DANCE WITH FLORIDA STAT- UTES 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 Of- fice, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. KAREN E. RUSHING Clerk of Court Aug. 28; Sept. 4, 2026 26-01973S

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 005307 NC PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KELLY J JOHNSON A/K/A KELLY JOHNSON, et al., Defendant. To: REGGY JOHNSON 5067 ANDRIS ST, NORTH PORT, FL 34288 UNKNOWN TENANT IN POSSES- SION 5067 ANDRIS ST, NORTH PORT, FL 34288 1 UNKNOWN TENANT IN POSSES- SION 2 5067 ANDRIS ST, NORTH PORT, FL 34288 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover- ing the following real and personal property describe das follows, to-wit: LOT 11, BLOCK 2567, 51ST ADDITION TO PORT CHAR- LOTTE SUBDIVISION, AC- CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 8, OF	THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR- IDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it upon Daphne Gan- thier, Esq., McCalla Raymer Leibert Pierce, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 9-28-2026 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 Of- fice, 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 21 day of August, 2026. KAREN E. RUSHING CLERK OF COURT OF SARASOTA COUNTY (SEAL) BY: G. Kopinsky Deputy Clerk 25-13314FL Aug. 28; Sept. 4, 2026 26-01984S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT CIVIL COURT IN AND FOR SARASOTA COUNTY, FLORIDA Case No. 2026 CA 000341 NC DIV C U.S. Bank Trust National Association, Not In its individual capacity, but solely as Trustee of Chester Road Funding Trust II Plaintiff, vs. Jocardo Investments, LLC, a Maryland Limited Liability Company, et al Defendants. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 29th day of July, 2026 entered in Case No. 2026 CA 000341 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 Trustee of Chester Road Funding Trust II is the Plaintiff and Jocardo Investments, LLC, a Maryland limited liability company, Jose Horacio Cardona Cabrera and the City of Sarasota, Florida are defendants, the Clerk of the Circuit Court of Sarasota, Florida will sell to the highest and best bidder for cash, via internet at www.sarasota.realforeclose. com in accordance with section 45.031, Fla. Stat. at 9:00 AM on the 29th day of September, 2026 the following described property as set forth in said Final Judgment, to wit: LOT 18 AND THE EAST 1/2 OF LOT 17, BLOCK I, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LY- ING ADJACENT THERETO, NEWTOWN PARK, ACCORD- ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 190, OF THE PUB- LIC RECORDS OF SARASOTA COUNTY, FLORIDA. AND THE WEST 1 FOOT OF LOT 19, BLOCK I, TOGETHER WITH THE NORTH 1/2 OF THE VA- CATED ALLEY LYING ADJA- CENT THERETO, NEWTOWN PARK, ACCORDING TO PLAT	THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 190, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR- IDA. The street address is 1956 32nd Street, Sarasota, Fl ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Of- fice, 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. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT LEGAL AID OF MANASOTA AT (941) 366-0038 OR https://WWW. LEGALAIDOFMANASOTA.ORG OR GULF COAST LEGAL SERVICES AT (800) 230-5920, or https://www. gulfoastlegal.org. IF YOU DO NOT QUALIFY FOR FREE LEGAL ASSISTANCE OR DO NOT KNOW AN ATTORNEY, YOU MAY USE AN ATTORNEY REFER- RAL SERVICE OR CONTACT THE FLORIDA BAR REFERRAL SERVICE AT (800) 342-8011 or https://www. floridabar.org/public/lrs/. Dated this 21st day of August, 2026 Submitted by: s/ David Bakalar David Bakalar / Florida Bar #0025062 Attorney for Plaintiff 3301 N. University Drive, Suite 100 Coral Springs, Fl. 33065 Phone: 954-609-0218 DCBakalar@DCBakalar.com Aug. 28; Sept. 4, 2026 26-01981S

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025-CA-006251 NC SELENE FINANCE, LP, Plaintiff, vs. RONALD E. THOMAS, II; CAROL THOMAS; FIFTH THIRD BANK, NATIONAL ASSOCIATION; REYNOLDS VENTURES, INC D/B/A THE WRIGHTWAY EMERGENCY WATER REMOVAL, LLC; BAYWOOD COLONY VILLAS ASSOCIATION, INC. et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 29, 2026, entered in Civil Case No. 2025-CA-006251 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein SELENE FINANCE, LP is Plaintiff and RONALD E. THOMAS, II; CAROL THOMAS; FIFTH THIRD BANK, NATIONAL ASSOCIATION; REYNOLDS VENTURES, INC D/B/A THE WRIGHTWAY EMERGENCY WATER REMOVAL, LLC; BAYWOOD COLONY VILLAS ASSOCIATION, INC., are Defendants. The Clerk, KAREN E. RUSHING, will sell to the highest bidder for cash, online at www.sarasota.realforeclose. com, at 9:00 o'clock a.m. on the 15th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 10, OF BAYWOOD COLONY VILLAS, A CONDO- MINIUM, SECTION TWO, ACCORDING TO THE DECLA- RATION OF CONDOMINIUM AS RECORDED IS OFFICIAL RECORDS BOOK 988, PAGES	1574 THROUGH 1591, AND AMENDMENTS THERETO AND AS PER PLAT THEREOF AS RECORDED IN CONDO- MINIUM BOOK 6, PAGES 31 AND 31A OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA. Property Address: 5857 TIDE- WOOD AVE #10, 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. The Court, in its discre- tion, 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED this 20th day of August 2026. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 service@mls-pa.com BY:/s/ Matthew Leider Matthew Leider, Esq. Florida Bar No. 84424 Aug. 28; Sept. 4, 2026 26-01974S

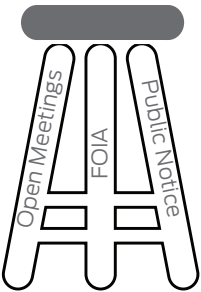
FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 004774 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDI- VIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2020-SPT1 TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs. MARY AMOS-KING, et al. Defendant(s). TO: MARY AMOS-KING, UN- KNOWN SPOUSE OF MARY AMOS- KING, Whose Residence Is: 5178 OAKMONT PLACE, SARASOTA, FL 34242 and who is evading service of pro- cess and all parties claiming an in- terest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or in- terest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: PARCEL J: BEGIN AT THE SOUTHEAST CORNER OF THE SOUTH- WEST 1/4 OF THE NORTH- EAST 1/4 OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 17 EAST; THENCE SOUTH 89 DEGREES 34'52" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 276.44 FEET; THENCE NORTH 00 DEGREES 31'51" WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 28, SIESTA BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 167, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DE- GREES 31'51" WEST,ALONG THE EAST LINE OF SAID LOT 14, 96.00 FEET; THENCE SOUTH 89 DEGREES 34'52" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND 126.0 FEET: THEREFROM, 99.58 FEET TO THE INTERSEC- TION OF SAID LINE AND THE EASTERLY RIGHT-OF- WAY OF DEWEY PLACE, SAID POINT ALSO BEING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES SOUTH 86 DEGREES 54'42" WEST, 760.00 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CEN- TRAL ANGLE OF 05 DE- GREES 39'12"74.99 FEET TO THE P.R.C. OF A CURVE, CON- CAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00	FEET; THENCE SOUTHEAST- ERLY, ALONG SAID EAST- ERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92 DEGREES 59'02", 32.46 FEET TO THE P.T. OF SAID CURVE, SAID P.T. ALSO BEING ON THE NORTH RIGHT-OF-WAY OF EDGEMERE LANE; THENCE NORTH 89 DEGREES 34'52" EAST, ALONG SAID NORTH RIGHT-OF-WAY, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND 30.0 FEET THEREFROM, 79.98 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOTS 13 AND 14, BLOCK 28, SAID SIESTA BEACH SUBDIVISION, PLAT BOOK 1, PAGE 167, SARASOTA COUN- TY, FLORIDA. PARCEL I: BEGIN AT THE SOUTHEAST CORNER OF THE SOUTH- WEST 1/4 OF THE NORTH- EAST 1/4 OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 17 EAST; THENCE SOUTH 89 DEGREES 34'52" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 276.44 FEET; THENCE NORTH 00 DEGREES 31'51" WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 28, SIESTA BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 167, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CON- TINUE NORTH 00 DEGREES 31'51" WEST, ALONG THE WEST LINE OF SAID LOT 15, 96.00 FEET; THENCE NORTH 89 DEGREES 34'52" EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTH- WEST 1/4 OF THE NORTH- EAST 1/4, AND 126.0 FEET THEREFROM, 100.19 FEET TO THE INTERSECTION OF SAID LINE AND THE WEST RIGHT-OF-WAY OF FAIRWAY PLACE, SAID POINT ALSO BEING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES SOUTH 89 DE- GREES 57'51" WEST, 357.00 FEET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT- OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DE- GREES 13'12", 76.02 FEET TO THE P.C. OF A CURVE, CON- CAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTH- WESTERLY, ALONG SAID WEST RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88 DEGREES 23'49", 30.86 FEET TO THE P.T. OF SAID CURVE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY OF

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 001546 NC THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET- BACKED CERTIFICATES, SERIES 2006-22, Plaintiff, vs. JOHN ZARLING; UNKNOWN SPOUSE OF JOHN ZARLING; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated August 11, 2026, entered in Civil Case No.: 2026 CA 001546 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006- 22, Plaintiff, and JOHN ZARLING; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A DYLAN MEDLIN, are Defendants. KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the high- est bidder for cash, at www.sarasota. realforeclose.com, at 9:00 AM, on the 6th day of October, 2026, the following described real property as set forth in said Judgment, to wit: LOT 27, BLOCK 273, 1ST ADDI- TION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 29, OF THE PUBLIC RECORDS OF	SARASOTA COUNTY, FLOR- IDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un- claimed. If you fail to file a timely claim you will not be entitled to any remain- ing funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Of- fice, 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. If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 366-1746 or www.gulfoast- legal.org, or Legal Aid of Manasota at (941) 366-0038 or www.legalaid- ofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. Dated: August 12, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 Aug. 28; Sept. 4, 2026 26-01969S

FIRST INSERTION	
EDGEMERE LANE; THENCE SOUTH 89 DEGREES 34'52" WEST, ALONG SAID NORTH RIGHT-OF-WAY, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND 30.0 FEET THEREFROM, 78.69 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOTS 15 AND 16, BLOCK 28, SAID SIESTA BEACH SUBDIVISION, PLAT BOOK 1, PAGE 167, SARASOTA COUN- TY, FLORIDA. TOGETHER WITH THAT CERTAIN PORTION OF VACATED ROAD RIGHT- OF-WAY DESCRIBED AS FOLLOWS: A PORTION OF DEWEY STREET (60' WIDE) AS SHOWN ON RECORD PLAT OF "SIESTA BEACH" SUBDIVISION, AS RECORD- ED IN PLAT BOOK 1, PAGE 167, OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA, SAID PORTION BEING BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF THOSE CERTAIN LANDS OF JUDY A. FRYER AS RECORDED IN OFFICIAL RECORDS BOOK 2106, PAGE 2916 ET. AL. AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE NORTH R/W OF EDGEMERE LANE (30 FT WIDE) AS SHOWN ON SAID PLAT OF "SIESTA BEACH" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF LOT 14, BLOCK 28, "SIESTA BEACH" SUB- DIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 167, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT BE- ING ONE AND SAME AS THE POINT OF BEGINNING FOR THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2106, PAGE 2916 ET. AL. OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S89°34'52"W ALONG THE NORTH R/W OF EDGEMERE LANE (30 FT WIDE), 79.98 FEET TO THE INTERSEC- TION WITH THE EASTERLY R/W OF DEWEY STREET (60 FT WIDE), SAID POINT ALSO BEING THE P.C. OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 20.00 FEET FOR POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALSO ALONG SAID EAST- ERLY R/W, A DISTANCE OF 32.46 FEET (DELTA AN- GLE = 92°59'02") (CHORD =N43°55'37"W, 29.01 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADI- US OF 760.00 FEET; THENCE	NORTHERLY ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID EASTER- LY R/W OF DEWEY STREET, A DISTANCE OF 74.99 FEET (DELTA ANGLE = 5°39'12") (CHORD= N00°15'41"W, 74.96 FEET) TO THE INTERSEC- TION OF SAID EASTERLY R/W OF DEWEY STREET WITH THE NORTH LINE OF LANDS PER SAID OFFI- CIAL RECORDS BOOK 2106, PAGE 2916 ET AL; THENCE S 89°34'52"W, ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE, 60.07 FEET TO THE WESTERLY R/W OF DEWEY STREET, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE TO THE WEST AND HAV- ING A RADIUS OF 700.00 FEET; THENCE SOUTH- ERLY ALONG THE ARC OF SAID CURVE AND ALSO ALONG THE WESTERLY R/W OF DEWEY STREET, A DISTANCE OF 96.09 FEET (DELTA ANGLE = 7°51'55") (CHORD=S00°36'55"W, 96.02 FEET) TO THE INTERSEC- TION WITH THE EXTENSION OF THE NORTH R/W OF SAID EDGEMERE LANE; THENCE N89°34'54"E, ALONG SAID LINE, 81.57 FEET TO THE POINT OF BEGINNING has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 9/28/2026/ (30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or imme- diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 21 day of August, 2026. KAREN E. RUSHING CLERK OF THE CIRCUIT COURT BY: GLEN KOPINSKY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-302625 Aug. 28; Sept. 4, 2026 26-01986S

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

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



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--- SALES ---

FIRST INSERTION

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

CASE NUMBER: 2025 CA 001336 NC

MICHAEL F. KLEIN AND DONNA M. KLEIN, AS CO-TRUSTEES OF THE KLEIN TRUST AGREEMENT DATED MAY 17, 2012, Plaintiffs, vs. DMITRY A. DIMOV, individually and as Trustee of THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION dated December 10, 2018; VLADIMIR V. KIZ, individually and as Trustee of THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION dated December 10, 2018; UNKNOWN SPOUSE of DMITRY A. DIMOV; UNKNOWN SPOUSE of VLADIMIR V. KIZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ANY UNKNOWN PARTIES claiming interests by, through, under or against the above-named Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgement of Mortgage Foreclosure (DIN: 80) dated November 13, 2025, the Order Cancelling and Resetting Foreclosure Sale (DIN: 95) dated April 2, 2026, and the Amended Order Resetting Foreclosure Sale Date (DIN: 119) dated August 13, 2026, entered in Case No. 2025 CA 1336 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein MICHAEL F. KLEIN AND DONNA M. KLEIN, AS CO-TRUSTEES OF THE KLEIN TRUST AGREEMENT DATED MAY 17, 2012, are Plaintiffs, and DMITRY A. DIMOV, AS TRUSTEE OF THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION DATED DECEMBER 10, 2018 and VLADIMIR V. KIZ, AS TRUSTEE OF THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION DATED DECEMBER 10, 2018 and THE CITY OF NORTH PORT, FLORIDA are the Defendants, Karen E. Rushing, Clerk of the Court for Sarasota County, Florida, will sell to the highest and

best bidder for cash online at www.sarasota.realforeclose.com at 9:00 a.m. on the 24th day of September, 2026, all as provided by Chapter 45 of the Florida Statutes, the following described property as set forth in said Final Judgment of Partition, to wit: SEE ATTACHED EXHIBIT "A" EXHIBIT "A" Parcel "I", A portion of Tract "D", SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES, according to the plat thereof as recorded in Plat Book 19, Pages 44, 44A through 44O, inclusive, of the Public Records of Sarasota County, Florida, being more particularly described as follows: Commencing at the most North-easterly corner of said Tract "D"; thence North 71°55'18" West along the North line of said Tract "D" a distance of 458.35 feet to the Point of Curvature of a curve to the left, having a 1-adius of 435.07 feet, a central angle of 16°28'50", a chord bearing of North 80°09'43" West and a chord length of 124.71 feet; thence along the arc of said curve, an arc length of 125.14 feet to the Point of Tangency of said curve; thence North 88°24'08" West, along the North line of said Tract "D" a distance of 840.19 feet to the Point of Beginning at the Northwest of a Lake Tract as recorded in Official Records Book 2357, Page 382, Public Records of Sarasota County, Florida; thence South, a distance of 89.05 feet (deed 89.18 feet) to a corner of said Lake Tract; thence South 49°23'04" East, along the Southerly line of said Lake Tract parallel with and 150.00 feet Northeasterly of the Southerly line of said Tract "D" a distance of 595.30 feet; thence South 40°36'56" West, a distance of 150.00 feet; to a point on the Northerly line of Narcissus Terrace; thence North 49°23'04" West, along the Northerly line of said Narcissus Terrace also being the Southerly line of said Tract "D", a distance of 594.89 feet to the Point of Curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 39°59'56", a chord bearing of North 69°23'02" West and a chord length of 68.40 feet; thence along the arc of said curve, an arc length of 69.81 feet to the Point of Tangency of said curve; thence North 89°23'00" West along the North line of Narcissus Terrace

and the South line of Tract "D", a distance of 3180.49 feet; thence North 65°26'14" West, along the Northerly line of said Narcissus Terrace and the Southerly line of Tract "D", a distance of 244.70 feet to the Point of Curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00" a chord bearing of North 20°26'14" West and a chord length of 35.36 feet; thence along the arc of said curve, an arc length of 39.27 feet to the Point of Tangency of said curve; thence North 24°33'46" East along the Easterly line of Salford Blvd., and the West-erly line of Tract "D" a distance of 166.05 feet to the Point of Curvature of a curve to the left, having a radius of 1491.28 feet, a central angle of 04°05'03", a chord bearing of North 22°31'15" East and a chord length of 106.28 feet; thence along the arc of said curve, an arc length of 106.30 feet to the Northwest corner of said Tract "D"; thence South 65°26'14" East, along the Northerly line of said Tract "D" a distance of 365.03 feet; thence South 88°24'08" East along the North line of said Tract "D" a distance of 3136.06 feet to the Point of Beginning.

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

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

Dated at Sarasota County, Florida this 19th day of August, 2026.

GIBSON KOHL, P.L.
1800 2nd Street Suite 777
Sarasota, FL 34236
Telephone: 941-362-8880
Facsimile: 941-362-8881
Primary Email: james@legaljim.com
Secondary Email: forest@legaljim.com
Attorneys for Plaintiff
By: /s/ James D. Gibson
James D. Gibson
Fla. Bar No. 0709069
Aug. 28; Sept. 4, 2026 26-01959S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 23rd day of September, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1011 E Price Blvd, North Port, FL, 34288. Carter, Rory Assorted Boxes & Totes, Building Materials, Misc Items, Tools & Workshop Sale is subject to cancellation in the event of settlement between owner and obligated party.

August 21, 28, 2026 26-01904S

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, on 09/10/2026 at 10:00am
Robert Burdette
tools. equipment, personal items
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

August 21, 28, 2026 26-01931S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 09/10/2026 at 10:00am
Alexander Kozachuk
- clothes
Melissa Conner
-Sectional, around 10-15 boxes unpacked.
Melissa Morrison
-House hold items n furnitures
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.

August 21, 28, 2026 26-01903S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage
2255 N. Washington Blvd.
Sarasota, FL. 34234
Auction 09/10/2026 at 10:00 AM
-Loraine Carter
2 tvs, king size mattress, freezer, 1 bed room items
-Shalonda Lontre Douglas
Dishes clothes. Misc. Household.
-Tiago Correia
tent, camping gear,
-Michael McConnell
Luggage, art supplies
-Jimmy D'Angelo
tools, clothes, t.v.
-Chris Taylor
HOUSEHOLD AND CLOTHING
The auction will be listed and advertised on www.storagetreasures.comPurchases 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.

August 21, 28, 2026 26-01912S

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

10/2024

Business
Observer

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 Trl Sarasota, FL 34231, on 09/10/2026 at 10:00am
Melody Sarta
Couch, small 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.

August 21, 28, 2026 26-01930S

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 Dr, Sarasota, FL 34232, 9-10-26 at 10am ET
Megan McNabb
bedroom set bunkbeds painting table,
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.

August 21, 28, 2026 26-01929S

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: 09/10/2026 Time: 10.30am
Norman Bacon
hoosehold 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.

August 21, 28, 2026 26-01901S

SECOND INSERTION			
NOTICE OF PUBLIC SALE			
Notice of Public Auction for monies due on storage units. The auction will be held on September 11, 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/auctions			
FACILITY 64 7850 N. Tamiami Trail Sarasota FL 34243			
NAME	UNIT	BALANCE	
MELISSA DORT	1408	\$330	
Auction will be held online at, Storagetreasures.com/auctions			
FACILITY 63 4861 S. Tamiami Trail Sarasota FL 34231			
NAME	UNIT	BALANCE	
ZACHARY Cossey	215	\$423	
Auction will be held online at, Storagetreasures.com/auctions			
FACILITY 27 5055 Pan American Blvd North Port, FL 34287			
NAME	UNIT	BALANCE	
Giovanni Aviles	E15	\$130	
christopher devoto	C56	\$940	
Valentine Wilson	B16	\$180	
Margaret Loyek	D74	\$370	
Diamond Davis	D03	\$238	
Ilya Fenin	BB12	\$965	
Lana Jerome	H43	\$450	
Valentine Wilson	B15	\$190	
Dalvin Canant	E56	\$438	
Rebecca Willett	C33	\$653	
Dana White	C36	\$220	
Willette White	C34	\$380	
August 21, 28, 2026			

THIRD INSERTION

NOTICE OF ACTION FOR Supplemental Petition to Permit Relocation with Minor Child IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

Case No.: 2019 DR 190NC
Division: I

Whitney Douglas, Petitioner and Dontay Moody, Respondent.

TO: Dontay Moody
3009 Newtown Blvd, Sarasota FL 34234

YOU ARE NOTIFIED that an action for Petition to Relocate has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Whitney Douglas, whose address is 1720 DR MLK WAY #125, Sarasota, FL 34234, on or before 08/17/26, and file the original with the clerk of this Court at 2000 Main St. Sarasota, FL 34237, 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.

{If applicable, insert the legal de-

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:

5700 Anise Drive, Sarasota FL, 34238 on 9/10/2026 at 10:00AM
Dan Vavra
Household items
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

August 21, 28, 2026 26-01928S

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
09/10/2026 at 10:00 AM EDT
Ana Sanchez
Furniture, work 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 any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

August 21, 28, 2026 26-01911S

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:

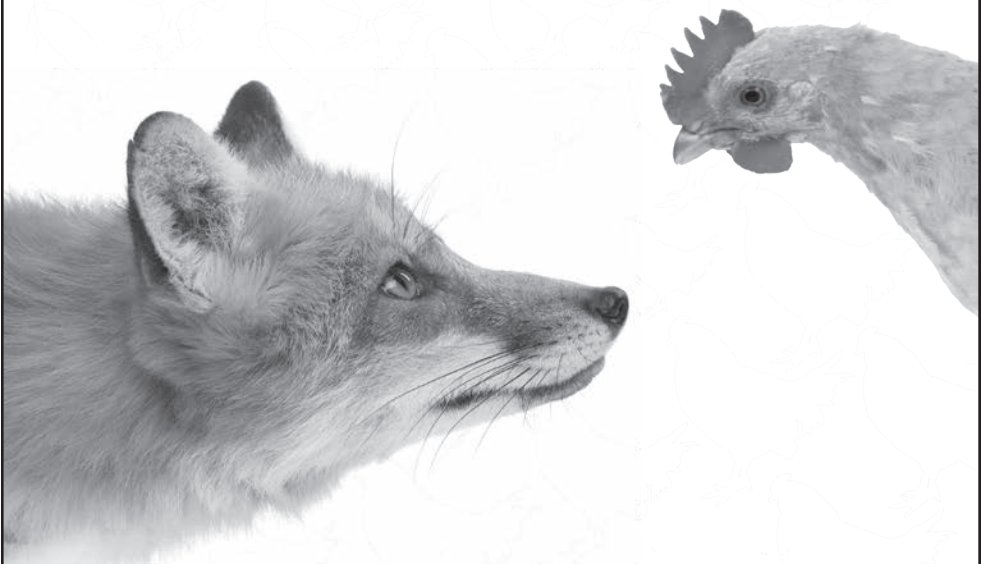
Extra Space Storage, 2201 Fruitville Rd. Sarasota, FL 34237, 09/10/2026 10:00AM
Michael Goyette
Armoires boxes
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

August 21, 28, 2026 26-01902S

WHEN PUBLIC NOTICES
REACH THE PUBLIC,
EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices
in Newspapers



www.newsmediaalliance.org

SP13859

ESTATE / PUBLIC SALES

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE TWELFTH JUDICIAL
CIRCUIT, IN AND FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2026-CP-4405 NC
IN RE: ESTATE OF
MERRILY LOUISE BAGGETT,
Decedent.

The administration of the estate of MERRILY LOUISE BAGGETT, deceased, File Number 2026-CP-4405 NC, is pending in the Clerk of Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, Florida 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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.

All creditors of the decedent and oth-

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is August 21, 2026.

Signed on 8/12/2026.

s/ **Terri L. Watson**
Terri L. Watson
s/ Damian M. Ozark
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
dmozark@ozarklawfirm.com
August 21, 28, 2026 26-01905S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 003742 NC
IN RE: ESTATE OF
JEAN ANN MITCHELL,
Deceased.

The administration of the estate of Jean Ann Mitchell deceased, whose date of death was March 6, 2026 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 8/21/2026.

Personal Representative:
Rene Butta
2 Chesapeake Landing
Annapolis, MD 21403
Attorney for Personal Representative:
Holly M. Nikolic, Esq.
Email Addresses:
Holly@pinnaclelawfl.com
Florida Bar No. 0471127
1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236
941-957-9500
August 21, 28, 2026 26-01932S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 004102 SC
Division Probate
IN RE: ESTATE OF
PATRICIA LEE FLINT
Deceased.

The administration of the estate of PATRICIA LEE FLINT, deceased, whose date of death was May 30, 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, 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 August 21, 2026

Personal Representative:
JAMES EDWARD BOLDT, JR.
618 Laguna Drive
Venice, Florida 34285
Attorney for Personal Representative:
BRADEN H. SHARRER
Attorney
Florida Bar Number: 0084974
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: bsharrer@farr.com
Secondary E-Mail: tweiss@farr.com
August 21, 28, 2026 26-01936S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-4174-NC
Division Probate
IN RE: ESTATE OF
KURT MICHAEL REXFORD
Deceased.

The administration of the estate of Kurt Michael Rexford, deceased, whose date of death was June 22, 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 August 21, 2026.

Personal Representative:
Michael C. Rexford
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Andrew R. Boyer, Esq.
Florida Bar Number: 35409
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: aboyer@boyerboyer.com
Secondary Email:
service@boyerboyer.com
August 21, 28, 2026 26-01924S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 004265 SC
Division Probate
IN RE: ESTATE OF
VAN E. HERTEL, SR.
Deceased.

The administration of the estate of VAN E. HERTEL, SR., deceased, whose date of death was June 5, 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, 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 April 21, 2026.

Personal Representative:
VAN E. HERTEL, JR.
615 Four Bays Drive
Nokomis, Florida 34275
Attorney for Personal Representative:
NICOLE S. PEET
Attorney
Florida Bar Number: 1025612
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail: tweiss@farr.com
August 21, 28, 2026 26-01941S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003355-NC
IN RE: ESTATE OF
M. JOSEPH DEMATTEO
Deceased.

The administration of the estate of M. Joseph DeMatteo, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no 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 August 21, 2026.

Personal Representative:
Shannon Rose DeMatteo
558 East 8th Street
Boston, Massachusetts 02127
Attorney for Personal Representative:
Jennifer E. Okular
Florida Bar Number: 11336
NELSON & NELSON, P.A.
2775 Sunny Isles Blvd., Suite 118
North Miami Beach, FL 33160
Telephone: (305) 932-2000
Fax: (305) 932-6585
E-Mail:
Jennifer@estatetaxlawyers.com
Secondary E-Mail:
alexandra@estatetaxlawyers.com
August 21, 28, 2026 26-01918S

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 004438 NC
IN RE: ESTATE OF
JONATHON RUSSELL
WHITFORD
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 Jonathon Russell Whitford, deceased, File Number 2026 CP 004438 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, FL 34237; that the decedent's date of death was April 25, 2026; and that the names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 provi-

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

The date of first publication of this Notice is August 21, 2026.

Person Giving Notice:
Cynthia L. Whitford
12283 Natalies Cove Road
Cooper City, FL 33330
Arnold D. Whitford
12283 Natalies Cove Road
Cooper City, FL 33330
Attorney for Person Giving Notice:
Barry E. Haimo (FL Bar No. 55943) and Cristin Buell (FL Bar No. 51987)
Attorneys for Petitioner
Haimo Law
7900 Peters Road, Suite B200
Plantation, FL 33324
Telephone: (954) 228-3369
Email: cristin@haimo.law
Secondary Email: eservice@haimo.law
August 21, 28, 2026 26-01933S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 3986 SC
Division: South County
IN RE: ESTATE OF
BARBARA MARIE CHAPMAN
Deceased.

The administration of the estate of BARBARA MARIE CHAPMAN, 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 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 August 21, 2026.

Personal Representative:
KIM B. DOLAN
12 Palisander Place
Castle Hill, AU-NSW 2154
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: sb Boone@boone-law.com
August 21, 28, 2026 26-01942S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004412 NC
Division Probate
IN RE: ESTATE OF
NICHOLAS JOSEPH DAMICO
Deceased.

The administration of the estate of Nicholas Joseph Damico, deceased, whose date of death was July 31, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Clerk of Courts, 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 August 21, 2026.

Personal Representative:
Jack Damico
6276 Ponce Deleon Blvd
North Port, Florida 34291
Attorney for Personal Representative:
Season A. Chisholm, Attorney
Florida Bar Number: 1044362
Spanski Law, PLLC
304 W Venice Ave, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
August 21, 28, 2026 26-01917S

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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--- ACTIONS / SALES / ESTATES ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 3921 NC Division Probate IN RE: ESTATE OF TIMOTHY E. HUNT Deceased. The administration of the estate of Timothy E. Hunt, deceased, whose date of death was June 9, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 August 21, 2026. Personal Representative: Thomas M. Hunt 12 Walnut Park Rochester, New York 14622 Attorney for Personal Representative: T. Thomas Shirley, Attorney Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com August 21, 28, 2026 26-01921S	NOTICE OF CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number 2026 CP 4283 NC IN RE: ESTATE OF RICHARD ALAN KIEGLER, Deceased. The administration of the ESTATE OF RICHARD ALAN KIEGLER, deceased, whose date of death was May 3, 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.
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025CA004997 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A, Plaintiff, vs. ALL UNKNOWN HEIRS OF TERESA SELLERS, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 29, 2026, entered in Civil Case No. 2025 CA 004997 of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A is Plaintiff and ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES, CLAIMING BY OR THROUGH THE ESTATE OF TERESA ROSE SELLERS, DECEASED; NATHANIEL WILLIAMS, JR.; TAMIKA STILLLEY; and UNKNOWN TENANT IN POSSESSION #1 n/k/a SHERIS RODEN, are Defendants. The Clerk, Karen E. Rushing, will sell to the highest bidder for cash, online at www.sarasota.realforeclose.com, at 9:00 o'clock a.m. on the 15th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 8, NEW-TOWN SUBDIVISION, AC-	CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK1 PAGE 309, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Property address: 2316 North Osprey Avenue, 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 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. DATED this 18th day of August, 2026. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com BY: /s/Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 August 21, 28, 2026 26-01947S	and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on September 24, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 31, BLOCK 38, OF WARM MINERAL SPRINGS, UNIT NO. 84, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 82, 82A THROUGH 82F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 18-313006 FC01 SLE August 21, 28, 2026 26-01937S
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO: 2026 CA 001757 NC ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs- JOSH KANTOR, UNKNOWN SPOUSE OF JOSH KANTOR, ISLAND WALK AT THE WEST VILLAGES HOMEOWNERS	ASSOCIATION, INC, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendant(s) TO: JOSH KANTOR 509 W. BAY STREET #305 TAMPA, FL 33606 UNKNOWN SPOUSE OF JOSH KANTOR 509 W. BAY STREET #305 TAMPA, FL 33606 YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Sarasota	County, Florida: LOT 155, ISLANDWALK AT THE WEST VILLAGES, PHASES 3A, 3B, AND 3D-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 26, 26A THROUGH 26M, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 13805 Posada Street, Venice, FL 34293 The action was instituted in the Circuit Court, Twelfth Judicial Circuit in

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ADMINISTRATION (testate) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-739 Division Probate IN RE: ESTATE OF Jason Eric Neuman Deceased. The administration of the estate of Jason Eric Neuman, deceased, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The file number for the estate is 26-CP-739. The estate is testate and the dates of the decedent's will and any codicils are 02/16/2023. The names and addresses of the per-	sonal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by	the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have

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and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv202678-v28

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP004381NC IN RE: ESTATE OF JAMES JOSEPH COMPERCHIO, Deceased. The administration of the estate of JAMES JOSEPH COMPERCHIO, deceased, whose date of death was July 14, 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 August 21, 2026. Timothy Comperchio P.O. Address: 1686 Andover Blvd., Howell, MI 48843 Robert P. Scheb, Esq. Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA 2750 Ringling Blvd. Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 339519 Email Addresses: rscheb@bowmangeorge.com Attorneys for Personal Representative August 21, 28, 2026 26-01949S

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004420 SC Division Probate IN RE: ESTATE OF ANGELO AMERICO ZAMBETTI, Deceased. The administration of the Estate of ANGELO AMERICO ZAMBETTI, deceased, whose date of death was June 8, 2026, file number 2026 CP 004420 SC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative 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 date of first publication of this notice is August 21, 2026. Joseph Gary Zambetti Personal Representative 12917 Tulum Loop Venice, FL 34293 Season Chisholm, Esq. Attorney for Personal Representative Florida Bar No.: 1044362 SPANSKI LAW, PLLC 304 W. Venice, Ave, Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: season@spanskilaw.com August 21, 28, 2026 26-01954S

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004420 SC Division Probate IN RE: ESTATE OF ANGELO AMERICO ZAMBETTI, Deceased. The administration of the Estate of ANGELO AMERICO ZAMBETTI, deceased, whose date of death was June 8, 2026, file number 2026 CP 004420 SC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative 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 date of first publication of this notice is August 21, 2026. Joseph Gary Zambetti Personal Representative 12917 Tulum Loop Venice, FL 34293 Season Chisholm, Esq. Attorney for Personal Representative Florida Bar No.: 1044362 SPANSKI LAW, PLLC 304 W. Venice, Ave, Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: season@spanskilaw.com August 21, 28, 2026 26-01954S

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2026 CP 000442 NC IN RE: ESTATE OF JAMES R. COONEY, Deceased. The administration of the estate of JAMES R. COONEY, deceased, whose date of death was November 2, 2025, 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 Co-Curators and the Co-Curators' 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. 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 Co-Curators have 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 speci-	fied 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 August 21, 2026. Karin Turner, Co-Curator PO Box 15024 Sarasota, FL 34277 Sean J. Freking, Co-Curator 493 Sudbury Street Castle Rock, CO 80104 Jamie Rose Cooney, Co-Curator 4407 Bishop Street Detroit, MI 48224 Cady L. Huss, Esq. Florida Bar No. 0088661 Cady L. Huss, P.A. 260 1st Avenue S., #10 St. Petersburg, FL 33701 Telephone: 727-231-5261 clh@cadyhuss.com april@cadyhuss.com Attorney for Co-Curator, Karin Turner R. Craig Harrison, Esq. Florida Bar No. 0466530 Lyons, Beaudry & Harrison, P.A. 1605 Main Street, Ste. 1111 Sarasota, FL 34236 Telephone: 941-366-3282 Facsimile: 941-954-1484 craig@lyonsbeaudryharrison.com annette@lyonsbeaudryharrison.com Attorney for Co-Curators, Sean J. Freking and Jamie Rose Cooney August 21, 28, 2026 26-01935S

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2026 CP 000442 NC IN RE: ESTATE OF JAMES R. COONEY, Deceased. The administration of the estate of JAMES R. COONEY, deceased, whose date of death was November 2, 2025, 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 Co-Curators and the Co-Curators' 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. 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 Co-Curators have 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 speci-	fied 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 August 21, 2026. Karin Turner, Co-Curator PO Box 15024 Sarasota, FL 34277 Sean J. Freking, Co-Curator 493 Sudbury Street Castle Rock, CO 80104 Jamie Rose Cooney, Co-Curator 4407 Bishop Street Detroit, MI 48224 Cady L. Huss, Esq. Florida Bar No. 0088661 Cady L. Huss, P.A. 260 1st Avenue S., #10 St. Petersburg, FL 33701 Telephone: 727-231-5261 clh@cadyhuss.com april@cadyhuss.com Attorney for Co-Curator, Karin Turner R. Craig Harrison, Esq. Florida Bar No. 0466530 Lyons, Beaudry & Harrison, P.A. 1605 Main Street, Ste. 1111 Sarasota, FL 34236 Telephone: 941-366-3282 Facsimile: 941-954-1484 craig@lyonsbeaudryharrison.com annette@lyonsbeaudryharrison.com Attorney for Co-Curators, Sean J. Freking and Jamie Rose Cooney August 21, 28, 2026 26-01935S

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 003789 SC Division Probate IN RE: ESTATE OF KATHLEEN K. KOHLRUS Deceased. The administration of the estate of KATHLEEN K. KOHLRUS, deceased, whose date of death was March 27, 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 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	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 August 21, 2026. Personal Representatives: MATTHEW STEPHEN GRESH KOHLRUS 136 Covington Place Lewisville, North Carolina 27023 TIMOTHY ANTHONY KOHLRUS 10331 Candlewood Drive Houston, Texas 77042 Attorney for Personal Representatives: BRADEN H. SHARRER, Attorney Florida Bar Number: 0084674 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com August 21, 28, 2026 26-01952S

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--- ACTIONS / SALES ---

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024 CA 001276 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. ERMENTINA SITKOWSKI; UNKNOWN SPOUSE OF ERMENTINA SITKOWSKI; CIRCLE WOODS OWNERS ASSOCIATION, INC. OF VENICE; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 10, 2025 in Civil Case No. 2024 CA 001276, 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 ERMENTINA SITKOWSKI; CIRCLE WOODS OWNERS ASSOCIATION, INC. OF VENICE are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on October 8, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: CONDOMINIUM UNIT V-10, CIRCLE WOODS OF VENICE,			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 000108 NC FIRST FEDERAL BANK, Plaintiff, vs. NANCY R KROHNGOLD; CENTENNIAL BANK; PERFORMANCE FOOD GROUP INC DBA PERFORMANCE FOODSERVICE-TAMPA; RIVO AT RINGLING CONDOMINIUM ASSOCIATION, INC; and STATE OF FLORIDA DEPARTMENT OF REVENUE, Defendants. NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on July 30, 2026 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on September 15, 2026 at 9:00 A.M., at www.sarasota.realforeclose.com, the following described property: UNIT NO. 805, RIVO AT RINGLING, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006179441, INCLUSIVE, AND ANY AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 39, PAGES 48 THROUGH 48Q, AS AMENDED AT CONDO-			
MINIUM BOOK 40, PAGES 2 THROUGH 2Q ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 1771 Ringling Blvd Unit 805 Sarasota, FL 34236 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: August 18, 2026 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff FL-010635-25 August 21, 28, 202626-01944S			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 004093 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. VINCENT DANIEL SANCHEZ A/K/A VINCENT SANCHEZ; TAYLOR SANCHEZ; SOLAR MOSAIC LLC; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 16, 2026 in Civil Case No. 2025 CA 004093, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and VINCENT DANIEL SANCHEZ A/K/A VINCENT SANCHEZ; TAYLOR SANCHEZ; SOLAR MOSAIC LLC; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on September 18, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:			
LOT 12, BLOCK 856, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 8, 8A THROUGH 8V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 11th day of August, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Mola R. Bosland FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2712B Ref# 22956 August 21, 28, 202626-01919S			

SECOND INSERTION			
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025-CA-004955 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ARGENIS CASTELLANOS DURAN, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 27, 2026, and entered in Case No. 2025-CA-004955 of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which U.S. BANK NATIONAL ASSOCIATION, is the Plaintiff and Argenis Castellanos Duran, Josally Vazquez Rodriguez, Florida Housing Finance Corporation, are defendants, the Sarasota County Clerk of the Circuit Court, Karen E. Rushing will sell to the highest and best bidder for cash in/on online at www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the September 15, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 12, BLOCK 1406, TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE			
PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 12 AND 12A THRU 12K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. A/K/A 5139 TOWER ST NORTH PORT FL 34291 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 06 day of August 2026. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 Charline Calhoun, Esq. IN/25-011364 August 21, 28, 202626-01920S			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2025 CA 005823 NC DIVISION: C PNC Bank, National Association Plaintiff, -vs.- Joseph Errico III; Unknown Spouse of Joseph Errico III; Glen Oaks Ridge Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 005823 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein PNC Bank, National Association, Plaintiff and Joseph Errico III are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on September 15, 2026, the following described property as set forth in said Final Judgment, to-wit: UNIT 183, GLEN OAKS RIDGE CONDOMINIUM VILLAS SECTION 2, A CONDOMINIUM ACCORDING			
TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1015, PAGE 1524, AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGE 54, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 25-334300 FC01 NCM August 21, 28, 202626-01938S			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2026 CA 000031 NC CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANDREA JILL RUBERG, DECEASED; TD BANK USA, N.A.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; AMANDA EVELYN PATTON; BENJAMIN JOSEPH RUBERG; SARA ELAINE PARSONS, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANDREA JILL RUBERG, DECEASED (LAST KNOWN ADDRESS) 451 LEACH STREET ENGLEWOOD, FLORIDA 34223 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 5, BLOCK 7, THIRD ADDITION TO THE BAY-VISTA BOULEVARD SECTION OF ENGLEWOOD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF			
SARASOTA COUNTY, FLORIDA. a/k/a 451 LEACH STREET, ENGLEWOOD, FLORIDA 34223 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before September 21, 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. 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 10 day of August, 2026. KAREN E. RUSHING As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Tefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-01869 NML August 21, 28, 202626-01907S			

SECOND INSERTION			
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2026 CA 003921 NC DIVISION: C PNC Bank, National Association Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Frances Wolf a/k/a Frances Alice Wolf a/k/a Frances A. Wolf f/k/a Frances A. Baxter, Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s); Teresa E. Scholer a/k/a Teresa Wolf Scholer a/k/a Teresa Scholer; Audrey S. Jimenez a/k/a Audrey Jimenez f/k/a Audrey S. Wolf; Charles J. Wolf, III a/k/a Charles J. Wolf a/k/a Charles Wolf; Unknown Spouse of Teresa E. Scholer a/k/a Teresa Wolf Scholer a/k/a Teresa Scholer; Unknown Spouse of Audrey S. Jimenez a/k/a Audrey Jimenez f/k/a Audrey S. Wolf; Unknown Spouse of Charles J. Wolf, III a/k/a Charles J. Wolf a/k/a Charles Wolf; Calusa Lakes Community Association, Inc.; Falcon Trace Association, Inc.; Dura Guard Roofing, LLC; GoodLeap, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Frances Wolf a/k/a Frances Alice Wolf a/k/a Frances A. Wolf f/k/a Frances A. Baxter, Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other			
persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Sarasota County, Florida, more particularly described as follows: LOT 2, BLOCK B, FALCON TRACE AT CALUSA LAKES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 6, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. more commonly known as 2318 Falcon Trace Lane, Nokomis, FL 34275. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 11 day of August, 2026. Karen E. Rushing Circuit and County Courts (SEAL) By: G. Kopinsky Deputy Clerk 26-336135 FC01 NCM August 21, 28, 202626-01908S			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025 CA 005450 NC DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1 MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1, Plaintiff, vs. JOHN BLAKEMORE A/K/A JOHN E. BLAKEMORE A/K/A JOHN EDWARD BLAKEMORE; DISCOVER BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC.; Defendants NOTICE IS HEREBY GIVEN pursuant to an Amended Consent Foreclosure dated July 1, 2026, and entered in Case No. 2025 CA 005450 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-1 MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1, is Plaintiff and JOHN BLAKEMORE A/K/A JOHN E. BLAKEMORE A/K/A JOHN EDWARD BLAKEMORE; DISCOVER BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC., 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 the 22ND DAY OF SEPTEMBER, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK B, SUNNYBROOK, IN SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 179, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA: LESS THAT PART DEEDED TO THE STATE OF FLORIDA FOR THE STATE ROAD DEPARTMENT ON OCTOBER 29, 1962, AND FILED NOVEMBER 30, 1962 IN OFFICIAL RECORDS BOOK 401, PAGE 443, AND BEING THAT PART LYING WITHIN 30 FEET OF THE SURVEY LINE OF SR 636-A, SECTION 17120, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE WEST BOUNDARY OF SECTION 7, TOWNSHIP 36 SOUTH,			
RANGE 18 EAST, AT A POINT 14 FEET NORTH OF THE SW CORNER OF SAID SECTION 7, RUN THENCE NORTH 1°25' 55" WEST 2661.07 FEET, THENCE NORTH 1°31' 55" WEST, 2676.83 FEET TO THE NW CORNER OF SAID SECTION 7, LESS EXISTING RIGHTS OF WAY. 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si li ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen Dated this 14th day of August, 2026 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 SP21171-25/sap August 21, 28, 202626-01939S			