SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 2005-338, Laws of Florida, the Lakewood Ranch Stewardship District (the "**District**") hereby gives the public notice of its intent to adopt its revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 28, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") of the District on **October 2, 2026, at 9:00 a.m. at 14400 Covenant Way, Lakewood Ranch, Florida 34202** relative to the adoption of the Proposed Rule. Pursuant to Ch. 2005-338(6)(6)(e), Laws of Florida, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Chapter 2005-338(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the Proposed Rule include, but are not limited to Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes, and Chapter 2005-338(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o PFM Management Services, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900, garrlandtj@pfm.com (the "**District Manager's Office**").

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

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

Jane Gaarlandt, District Manager
Lakewood Ranch Stewardship District
September 4, 2026 26-02011S

FIRST INSERTION

NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on August 12, 2026, a new Water Use Permit (WUP) to withdrawal water from an approved well(s) at Serenoa Lakes Community Association, by applicant: Serenoa Lakes Community Association, Inc., 7131 Curtiss Avenue, Suite 2, Sarasota, Florida 34231. Application No. 20 021231.000. Application received: January 21, 2025. Predominant use type(s): Residential Lawn/Landscape. Quantity: The authorized allocated quantities result in totals as follows: an Annual Average Daily (AAD) quantity of 6,100 gallons per day (gpd), a Drought AAD quantity of 7,000 gpd, a Peak Month quantity of 19,200 gpd, and a Maximum Crop (Frost-Freeze) Protection quantity of zero (0) gallons per event. Location: Section 24, Township 37 South, Range 18 East and Section 19, Township 37 South, Range 19 East, in Sarasota County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

September 4, 2026 26-02049S

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 Consilium Partners located in the City of Venice, Sarasota, FL 34292 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of August, 2026
September 4, 2026 26-02025S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that ARTISAN CONSTRUCTION SRQ, LLC, OWNER, desiring to engage in business under the fictitious name of ARTISAN LUXE located at 429 NORTH LIME AVE UNIT #1, SARASOTA, FLORIDA 34237 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 4, 2026 26-02043S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 25, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30162, 8901 S Tamiami Trail, Sarasota, FL 34238, (941) 340-3672
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
404 - Brownfield, Katie; 643 - Gray, Austin; 729 - Griesmeyer, John; 737 - Marlette, John; 765 - Shepler, Michael Ryan; 866 - Albers, Kim

PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
C019 - Gill, Kenneth; C038 - Barker, Richard; C041 - Dragmiller, Lana; C068 - Ruckl, Alexandre ; C070 - Polanski, Holly; C089 - Sanchez, Alexia; D014 - Garner, Kelley; GC26 - Fennimore, Jarrod; GD03 - Bonura, Josephine

PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
1007 - Kenney, Lisa; 2141 - Boyer, Kevin; A319 - DeTrain, Adam

PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1028 - Koerber, Mark; 1130 - Rosales, Rebecca; 1145 - Hardy, Howard; 3040 - Collins, Joshua; 3186 - Dufour, Kyle; 3199 - Hutchins, Justin; 3212 - Belle & Beast Co., LLC Cox, Kristen

PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
2071 - Stuart, Erik; 3090 - Haulk, Sierra; 3146 - NANOS, ALEXANDER; 3152 - Agner, Nathan

PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1091 - Zack, Anita; 2081 - Jacobs, David; 2133 - Needom, Jill; 3191 - KELLOGG, COLLIN; 3216 - Bell Jr., Brian; P002 - Williams, Jameriah

PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
E251 - Williams, Jameriah; E274 - Leer, William T; E312 - Moran, Christina; E378A - Mason, Ian; E426 - Vergara, Jennifer; E440 - Marin, Guillermo; E456 - Adams, Lisa; E616 - Kennedy, Hailie; E679 - Broz, Robert; E711 - Edmondson, Tawanah; E716 - Holder, Astacia

PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1008 - lewis, Keniya; 1705 - Mathis, Brett; 2008 - Lopez Munoz, Juan; 2514 - Gerzon, Mor; 2614 - Mullins, Jennfier; 3005 - Disaster Shield LLC LeBlance, James; 5012 - Valencia, Luz Eliana Hernandez; 7003 - Gallery Properties International Nutt, Christopher; 7031 - Hazell, Anne

PUBLIC STORAGE # 68521, 4381 Placida Rd, Englewood, FL 34224, (941) 208-3936
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
0003 - Tyler, Todd; 0023 - Kraus, Charles; 0025 - Hodges, Linton; 0093 - Cook, Patricia; 0112 - adler, Carol; 0127 - DOVE, RONALD; 0141 - Tyler, Todd; 0214 - Sanderson, NICHOLAS SANDERSON, GUARDIAN FOR: Mary; 0232 - Sanderson, NICHOLAS SANDERSON, GUARDIAN FOR: Mary; 0234 - Sanderson, NICHOLAS SANDERSON, GUARDIAN FOR: Mary; 0313-0356 - Metzker, Jim; 0339-0413 - Tyler, Todd; 0393 - EICHHORN, DENNIS

PUBLIC STORAGE # 68525, 2245 Bobcat Village Center Rd, North Port, FL 34288, (941) 429-3939
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
170607 - Shirosky, Lauren; 2004 - Bertelsen, Austin; 204041 - Owen, BryAnna; 2204 - Howard, Troy; 2216 - Pratt, Madison; 2417 - Dufresne, William; 2731 - Jones, Herman (Cliff); 2913 - leger, Nicole; 3316 - Knight, Patricia; 4016 - Olivera, Kris; 4105 - Brantley, Derek; 4501 - Brantley, Derek; 5005 - Duhart, Sabrina; 5018 - Mortimer, Dawn; 5030 - Baker, Frank; 5052 - Mortimer, Dawn

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
1017 - Drotar, Kathleen; 1020 - Givens, LaRon; 1049 - Spano, Geraldine; 1121 - Heller, Thomas; 2010 - wilson, jason; 2134 - Mixfit Styles L.L.C Argo, Lauren; 2302 - Yusem, Brian; 3812 - Felder, Marianne C; 3959 - Alvarez, Ruben

PUBLIC STORAGE # 23953, 540 N Indiana Ave, Englewood, FL 34223, (941) 337-3250
Time: 01:45 PM
Sale to be held at www.storagetreasures.com.
0110 - Baumann, Lilly; 0116 - Parker, Robert; 0117 - Kamp, Stephen; 1022 - Booth, Dana; 1037 - Huckabey, Jerry; 1056 - Fast Rehabs Inc. LeBlance, James; 1111 - Keys, Jerrett; 4048 - Ledford, James; 6005 - whitehead, Eric; 6062 - Faulkner , Seth

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

September 4, 11, 2026 26-02034S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 21, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30160, 335 South Beneva Road, Sarasota, FL 34232, (941) 424-1784
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
0127 - Hernandez Jurez, Lea ; 0150 - Jacobs, Benjamin; 0351 - Jackson, Larkeith; 0359 - Bullard, Joshua; 0370 - Hoffman, Jessica; 0396 - Morales, Pedro; 0604 - Bullard, Joshua; 0680 - Kellar, Robert; 0682 - Neves, Brittany; 0818 - Rigby, Helen; 0820 - Nordstrom, Christine; 0854 - Nordstrom, Christine; 0902 - Spurgeon, Winston; 0923 - Fonseca, Camilo; 0953 - Burns, Jennifer; 1037 - Socorro, Georjanis; 1446 - Benavides, Filimon

PUBLIC STORAGE # 30161, 2590 17th Street, Sarasota, FL 34234, (941) 866-3851
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
0103 - Charles, Kierra; 0220 - Lane, Georgetta; 0243 - Lamb, Tawanna; 0260 - Hornsby, Arielle; 0315 - Sanchez, Yofranny; 0357 - Edson, Riley; 0380 - Caufield, Danielle; 0491 - Wilder, Trevion; 0846 - Mullins, Todd; 0858 - Larson, Anthony; 0912 - Smith, Briana; 0919 - Freeland Eddie, Shelli; 0931 - Gudino, Kimbellyn ; 1002 - Phillips, Danica Lashone; 1010 - Noel, Charles; 1011 - Brown, Sandra; 1021 - Ewing, Amanda; 1025 - Robinson, Gail; 1026 - Davis, Mary; 1027 - Robinson, Latoya; 1106 - Dunlap, Robert; 1118 - Fashaw, Brian; 1122 - Brown, Mark; 1127 - Tucker Talavera, Flor De Maria; 1173 - Pankop, Douglas; 1203 - Brown, Rosemary ; 1212 - Brooks, Laqunda; 1309 - Griffin, Michael; 1310 - Green, Jerrika; 1411 - Rodriguez, Lazaro Armando; 1424 - Jackson, Christopher; 1437 - Newman, Mike

PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
1093 - Thomas, Rebbecca; 1095 - Wright, Arthur; 1101 - Ruffin, Rochelle; 1150 - Bradley, Joshua; 1169 - Clark, Belinda; 1170 - Cruz, Annette; A29 - Vazquez, Jessica; B02 - Zagazeta, Christian; B16 - Williams, Crystal; B41 - A Better therapy connection Troupe, Sharon; B42 - DNA services, DNA; B46 - Tillery, Jacqueline; B57 - Anderson, April; C07 - Tretout, Adrianne; C23 - Tedder, Terri; CC13 - Henry, Michael Sherrell; D18D22 - falasiri, Navid; E42 - Johnson, Zena Yvette; F13 - Guthrie, Crystal; F38 - Minnick, Ashley; F53 - Bradley, Joshua; G10 - Bradley, Joshua; G22 - Sinflorant, Bidney; H13 - Carrillo, Luis; H20 - McCann, John; L12 - Grim, David; XX03 - Reid, Sheniyah; XX10 - Martinez Ramirez, Juan; XX40 - Delgado, Roger

PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
B2014 - Spradlin, Timothy; B2022 - Hernandez, Alex; C0320 - Brooks, Llewalyn; C3099 - Laderach Chocolatier jackson, aries; E5002 - Cameron, Emily; E5019 - MacLeod, Gary; G0717 - Oliveira Pedroso, Luciana; G0743 - Copeland, Andrew

PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1005 - Camacho, Juan; 3006 - Raulerson, Donna; 3007 - Raulerson, Donna; 4141 - Howard, Dana; 4149 - Jones, Nancy; 5013 - castilla, Merling; 6157 - Judge, Christopher; 6244 - Hope Outreach Ministries Martin, Marsha; 6270 - Thomas, Dorie; 6273 - Ross, John; 6315 - gill, michelle; 7204 - Jacobs, Dorothy; 9001 - Burton, Katy; 9108 - Carver, Benjamin; P11 - VanDyken, David

PUBLIC STORAGE # 30164, 7600 Claxstrauss Dr, Sarasota, FL 34240, (800) 688-8057
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
1003 - LeFaivre, Kristen; 1040 - Mills, Ginger; 2140 - Pullen, Christopher; 3090 - Scott, Ronald; 5051 - Gregg, Brian

PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
1012 - Sobotka, Michael; 1016 - Madey, Deborah; 1105 - Madey, Debb; 2154 - Bailey, Kristie; 2161 - Powell, Mitchelle; 2229 - Miller, Jay; 2404 - Cortes, Maria; 3001 - Byrd, Brady; 3017 - Johnson, Jennifer; 3311 - Helman, Michael; 3324 - Moisieiev, Ihor; 3817 - Okeson, Paris

PUBLIC STORAGE # 30163, 6791 28th Street Circle East, Sarasota, FL 34243, (941) 315-6523
Time: 01:45 PM
Sale to be held at www.storagetreasures.com.
M0865- Patricia Lamb; M2386- Evangelina Bulls; M3090- Sherry Davidson; M1517- Marcia Keller; M0287- Mary Buttenschon; M9405- Mary Buttenschon; M9164- Sander Myles; M0518- Jeremy Morrell; M9237- Samantha Lutey; M2666 Samantha Lutey; M0832 Kathryn Kemp; M1914- Kathryn Kemp; M1277- Anika Faulkner; M1227- Anika Faulkner; M0581- Rebbeca Nidifer; M2590; M1403- Hope Godwin; M1321- Edward Myles; M0483- Gwen Phillips

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

September 4, 11, 2026 26-02035S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Rd. Venice, Fl. 34293
09/24/26 - 10:00am
Dominique Quarltere
Child's bed, 2 dressers, bookshelf, dining room table, entertainment table, packing 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 any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

September 4, 11, 2026 26-02052S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

6200 Edgelake Dr Sarasota, FL 34240 on 9/24/2026 at 10:00am
Wendel Washington
furniture, chairs, dressers, bikes, tvs

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.

September 4, 11, 2026 26-02048S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4515 S Tamiami Trl Sarasota, FL 34231, on 09/24/2026 at 10:00am
Travers White
golf clubs, Sports equipment, boxes, kitchen appliances, large bag, ladder, tools, totes

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.

September 4, 11, 2026 26-02051S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood Road, Venice, FL 34293 Date: 09/24/2026 Time: 10.30am
Michael Schlachter
Household Goods

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

September 4, 11, 2026 26-02010S

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20904_V33

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS, NOTICE OF EXAMINATION OF CORPORATE REPRESENTATIVE, AND NOTICE OF CLAIMS BAR DATE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-004561
Division: C

In Re:
SUNCOAST ENDOSCOPY OF SARASOTA, L.L.C.,
Assignor, to
LARRY S. HYMAN,
Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. **PLEASE TAKE NOTICE** that on August 27, 2026, a Petition was filed commencing an assignment for the benefit of creditors, pursuant to Chapter 727, Fla. Stat., made by SUNCOAST ENDOSCOPY OF SARASOTA, L.L.C., Assignor, with its principal place of business at 2089 Hawthorne Street, Suite 200, Sarasota, FL 34239, to Larry S. Hyman, Assignee, whose address is P.O. Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County, Florida.

2. **YOU ARE FURTHER NOTIFIED** that pursuant to §727.105, Fla. Stat., no proceeding may be commenced against the Assignee except as provided in Chapter 727, and except in the case of a consensual leaseholder enforcing its rights in personal property or real property collateral, there shall be no levy, execution, attachment or the like in respect of any judgment or claim against assets of the Estate in the possession, custody or control of the Assignee.

3. **YOU ARE FURTHER NOTIFIED** that pursuant to § 727.107(3) & 727.108(2), Fla. Stat., the Assignee will examine an authorized corporate representative of the Assignor, under oath, concerning the acts, conduct, assets, liabilities, and financial condition of the Assignor or any matter related to Assignee's administration of the estate. The examination will take place virtually, utilizing Zoom. **The Zoom examination will be held on Thursday, September 24, at 12:30 p.m. Eastern Standard Time.**

Join Zoom Meeting
https://us06web.zoom.us/j/8764586246 7?pwd=d0hk6B3mEPVubYbvAm9pdw7y ILHPlE.1
Meeting ID: 876 4586 2467
Passcode: 939788

One tap mobile
+13052241968,,87645862467#,,,,*939788# US
+16469313860,,87645862467#,,,,*939788# US
Join instructions
https://us06web.zoom.us/meetings/8764586246 7/invitations?signature=_WjIM4TYHJ1TMJ48HnPzOyEGXuah1ynMV-VHZlMGRGRE

4. **YOU ARE FURTHER NOTIFIED** that in order to receive any dividend in this proceeding, you must file a Proof of Claim (form attached hereto) with the Assignee, Larry S. Hyman, Assignee, P.O. Box 18625, Tampa, FL 33679, or via email to: **Claims@LarryHymanCPA.com**, as well as a copy to the undersigned counsel on or before December 25, 2026 (120 days from the date of the Petition).

DATED: August 28, 2026.
RESPECTFULLY SUBMITTED,
/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Boulevard
Suite 300
Tampa, FL 33629
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for Assignee
September 4, 11, 18, 25 2026
26-02045S

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS, NOTICE OF EXAMINATION OF CORPORATE REPRESENTATIVE, AND NOTICE OF CLAIMS BAR DATE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-004571
Division: A

In Re:
GASTROENTEROLOGY ASSOCIATES OF SARASOTA, LLC,
Assignor, to
LARRY S. HYMAN,
Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. **PLEASE TAKE NOTICE** that on August 27, 2026, a Petition was filed commencing an assignment for the benefit of creditors, pursuant to Chapter 727, Fla. Stat., made by GASTROENTEROLOGY ASSOCIATES OF SARASOTA, LLC, Assignor, with its principal place of business at 2089 Hawthorne Street, Suite 200, Sarasota, FL 34239, to Larry S. Hyman, Assignee, whose address is P.O. Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County, Florida.

2. **YOU ARE FURTHER NOTIFIED** that pursuant to §727.105, Fla. Stat., no proceeding may be commenced against the Assignee except as provided in Chapter 727, and except in the case of a consensual leaseholder enforcing its rights in personal property or real property collateral, there shall be no levy, execution, attachment or the like in respect of any judgment or claim against assets of the Estate in the possession, custody or control of the Assignee.

3. **YOU ARE FURTHER NOTIFIED** that pursuant to § 727.107(3) & 727.108(2), Fla. Stat., the Assignee will examine an authorized corporate representative of the Assignor, under oath, concerning the acts, conduct, assets, liabilities, and financial condition of the Assignor or any matter related to Assignee's administration of the estate. The examination will take place virtually, utilizing Zoom. **The Zoom examination will be held on Thursday, September 24, at 12:30 p.m. Eastern Standard Time.**

Join Zoom Meeting
https://us06web.zoom.us/j/8450519749 0?pwd=3Ievnkz0bh2tvxpdDKbCpNHKm mc6L6.1
Meeting ID: 845 0519 7490
Passcode: 511993

One tap mobile
+13052241968,,84505197490#,,,,*511993# US
+13017158592,,84505197490#,,,,*511993# US (Washington DC)
Join instructions
https://us06web.zoom.us/meetings/8450519749 0/invitations?signature=bv0IG567 -relKIoOe53QnH9kMc3jYWyg53VFH-nxOxGI

4. **YOU ARE FURTHER NOTIFIED** that in order to receive any dividend in this proceeding, you must file a Proof of Claim (form attached hereto) with the Assignee, Larry S. Hyman, Assignee, P.O. Box 18625, Tampa, FL 33679, or via email to: **Claims@LarryHymanCPA.com**, as well as a copy to the undersigned counsel on or before December 25, 2026 (120 days from the date of the Petition).

DATED: August 28, 2026.
RESPECTFULLY SUBMITTED,
/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Boulevard
Suite 300
Tampa, FL 33629
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for Assignee
September 4, 11, 18, 25 2026
26-02046S

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Speed to Contact, LLC, desiring to engage in business under the fictitious name Ricochet360 located at 1343 Main Street, Suite 205, Sarasota, FL 34236, intends to register said name in Sarasota County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statute.
September 4, 2026 26-02022S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that AMF Bowling Centers, Inc., 7221 S Tamiami Trail, Sarasota, FL 34231, is desiring to engage in business under the fictitious name of Lucky Strike Sarasota, with its principal place of business in the State of Florida in the County of Sarasota, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
September 4, 2026 26-02027S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 09/24/2026 at 10:00am
Donna Gaccione
-Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances, Office Furn/Machines/Equip
Michelle Oblek
-Purchased storage lots
Airyanna Durand
-Household iteams

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.
September 4, 11, 2026 26-02009S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage
2255 N. Washington Blvd.
Sarasota, FL. 34234
Auction 09/24/2026 at 10:00 AM
-Joseph Estrada
Tools / furniture
-Fatimah Stanley
Household items
-Scott Jacobs
Furniture, Christmas decorations, miscellaneous home items
-Lavern Williams
Couch, mattress, platform bed, clothes.

The auction will be listed and advertised on www.storagetreasures.com

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
September 4, 11, 2026 26-02026S

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that CJ BEATZ MEDIA LLC, desiring to engage in business under the fictitious name wav.arena, located at 2153 Inner Cass Circle, Sarasota, Florida 34231, in Sarasota County, intends to register said name with the Florida Department of State, Division of Corporations.
Owner: CJ BEATZ MEDIA LLC
September 4, 2026 26-02024S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

450 N Cattlemen Dr, Sarasota, FL 34235, 9-10-26 at 10am
Kathryn Howlett
moving furnished 3 bed house, clothing

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
September 4, 11, 2026 26-02036S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4173 Clark Rd. Sarasota, FL 34233, 9/24/2026 at 10:00 AM
Judy Ubertaccio
Decorations 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.
September 4, 11, 2026 26-02047S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002908-NC
Division Probate
IN RE: ESTATE OF ANN L. DAVENPORT Deceased.

The administration of the estate of ANN L. DAVENPORT, deceased, whose date of death was March 16, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Lindsay Davenport
220 Newport Center Dr. #11-643
Newport Beach, CA 92660
Attorney for Personal Representative:
F. Gant McCloud
Attorney
Florida Bar Number: 0072163
F. GANT MCCLOUD, P.A.
1605 Main Street, Suite 900
Sarasota, FL 34236
Telephone: (941) 957-9330
E-Mail: gant@boardcertifiedestateplanning.com
September 4, 11, 2026 26-02071S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that ARTISAN CONSTRUCTION SRQ, LLC, OWNER, desiring to engage in business under the fictitious name of ARTISAN LUXURY HOME SERVICES located at 429 NORTH LIME AVE UNIT #1, SARASOTA, FLORIDA 34237 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 4, 2026 26-02042S

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 Florida Native Home Group located at 195 Palm Drive in the City of VENICE, Sarasota, FL 34292 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
Scott Thinnes
September 4, 2026 26-02015S

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

Cleo Crismond-Adams, District Manager
Sarasota National Community Development District
September 4, 2026 26-02078S

FIRST INSERTION

NOTICE OF PUBLIC AUCTION

Notice of Public Auction for monies due on storage units. The auction will be held on September 25, 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
5055 Pan American Blvd
North Port, FL 34287

NAME	UNIT	BALANCE
Rebecca Willett	C33	$353
Winston Jhonson	F08	$510
Tobiana Beauvais	DD54	$596
ETANIEL DUMERJUSTE	AA2	$690
Antonio Pereira Nunez	C05	$749

September 4, 11, 2026 26-02067S

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 Joy of Spirituality located at 4411 Bee Ridge Road, #122 in the City of Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of August, 2026
Express Success LLC
Joy Pedersen
September 4, 2026 26-02037S

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 TME Technologies located at 5485 Farmington Avenue in the City of North Port, Sarasota, FL 34288 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
Tina Estes
Spots Of Color, LLC
September 4, 2026 26-02064S

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 Suncoast Outdoor Spaces located at 12339 Lavender Loop in the City of Bradenton, Sarasota, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of August, 2026
Brent Howells
September 4, 2026 26-02041S

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 Provaprep located at 1420 Pine Warbler Place, 1211 in the City of Lakewood Ranch, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
Nicolas Ballesteros Barrios
September 4, 2026 26-02053S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Twins Spa located at 1542 4th Street 104 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 31st day of August, 2026
The Twins Medspa LLC
September 4, 2026 26-02068S

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 Banyan Electric located at 933 Riviera Street in the City of Venice, Sarasota, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of August, 2026
Tyson R Possehl
September 4, 2026 26-02040S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SARASOTA HEALTH AND REHABILITATION CENTER located at 1524 S EAST AVE in the City of SARASOTA, Sarasota, FL 34239 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Sarasota Community HC, LLC
September 4, 2026 26-02079S

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 COASTLINE AIR AND HEAT located at 2432 FOSTER LN in the City of SARASOTA, Sarasota, FL 34239 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026
COASTLINE AIR CONDITIONING SERVICES LLC
September 4, 2026 26-02072S

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 SHOP THE FORGE located at 318 S Shade Ave in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of August, 2026
Michael Peters
September 4, 2026 26-02039S

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 JP8080.ORG located at 5020 Clark Rd STE 109 in the City of Sarasota, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of August, 2026
Jeff Harris
September 4, 2026 26-02020S

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 004165 NC
IN RE: ESTATE OF
JOAN LITZKY,
Deceased.

The administration of the estate of JOAN LITZKY, deceased, whose date of death was June 25, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 4, 2026.

Personal Representative:
ERIC N. LITZKY
7 Margaret CT
Demarest, NJ 07627
Attorney for Personal Representative:
JEFFREY T. TROIANO
Florida Bar No. 0031557
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary:
jtroiano@williamsparker.com
Secondary:
pkehoe@williamsparker.com
September 4, 11, 2026 26-02055S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File No. 2026CP004246NC
Division PROBATE
IN RE: ESTATE OF
JACK M. NESBIT
Deceased

The administration of the estate of JACK M. NESBIT, deceased, whose date of death was July 20, 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 FIRSTPUBLICATION 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 September 4, 2026.

Personal Representative:
STEVEN L. NESBIT
105 Oak Knoll Dr.
Rockville, MD 20850
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
September 4, 11, 2026 26-02054S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004550 SC
Division Probate
IN RE: ESTATE OF
MONIKA KOZAKA,
Deceased.

The administration of the estate of MONIKA KOZAKA, deceased, whose date of death was April 1, 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.

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: September 4, 2026.

JERRY KOZAKA a/k/a JERZY JACEK KOZAKA
Personal Representative
8594 Olster Drive
North Port, FL 34291
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
September 4, 11, 2026 26-02016S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. S337-18729
Division South County
IN RE: ESTATE OF
PHILIP S. SCHNEIDER
Deceased.

The administration of the estate of PHILIP S. SCHNEIDER, deceased, whose date of death was May 8, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 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 September 4, 2026.

Personal Representative:
DAVID H. BUCKLES
4178 Clifton Ct.
Boulder, Colorado 80301
Attorney for Personal Representative:
STEPHEN K. BOONE, Attorney
Florida Bar Number: 0371068
BOONE, BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
September 4, 11, 2026 26-02056S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-4628-NC
Division Probate
IN RE: ESTATE OF
SAUL EICHNER
Deceased.

The administration of the estate of Saul Eichner, deceased, whose date of death was February 2, 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 September 4, 2026.

Personal Representative:
Lutheran Services Florida, Inc.
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Katherine M. Fall, Esq.
Florida Bar Number: 1008504
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: kate@boyerboyer.com
Secondary Email:
service@boyerboyer.com
September 4, 11, 2026 26-02019S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004130 NC
IN RE: ESTATE OF
MARILYN MINNIE TURNBULL,
Deceased.

The administration of the Estate of MARILYN MINNIE TURNBULL, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court Sarasota County, Florida, Probate Division, the address of which is 2071 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 Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 09/04/2026.

MATTHEW D. UNZICKER, ESQ.
Florida Bar Number: 1015962
BERLIN PATTEN EBLING PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 954-9992
E-Mail: munzicker@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
Attorney /
Ancillary Personal Representative
September 4, 11, 2026 26-02044S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 4519 NC
IN RE: ESTATE OF
PATRICIA E. McMAHON
Deceased.

The administration of the estate of PATRICIA E. McMAHON, deceased, whose date of death was July 10, 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 September 4, 2026

Elizabeth Keator
P.O. Address: 8322 Flagstaff Way,
Sarasota, FL 34241
Eugene O. George, Esq.
Bowman, George, Scheb &
Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 127285
ggeorge@bowmangeorge.com
Attorneys for Personal Representative
September 4, 11, 2026 26-02058S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003586-SC
IN RE: ESTATE OF
REITA L. BURROUGHS
Deceased.

The administration of the estate of REITA L. BURROUGHS, deceased, File Number 2026-CP-003586-SC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 South Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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 September 4, 2026.

Personal Representative:
PHILLIP JAE BURROUGHS
208 Rossman Ct.
Franklin, OH 45005
Attorney for Personal Representative:
WILLIAM BETTERTON, ESQ.
Attorney for Personal Representative
Florida Bar No. 1054055
735 E. Venice Avenue, Suite 200
Venice, Florida 34285
Telephone: 941-303-6769
September 4, 11, 2026 26-02050S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026 CP 004369 SC
IN RE: ESTATE OF
JOHN RAYMOND DePROSPO
Deceased.

The administration of the Estate of JOHN RAYMOND DePROSPO, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File Number 2026 CP 004369 SC the address of which is address of which is 2000 Main St, 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.

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

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

THE PERSONAL REPRESENTATIVE 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 FLORIDA STATUTES SECTION 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER FLORIDA SECTION 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 4, 2026.

Personal Representative:
KATE DePROSPO MARYCH
244 Moreau Court Severna Park
Severna Park, Maryland 21146
Attorney for Personal Representative:
DANA SIMON
YELEN YELEN & SIMON, P.A.
Florida Bar No. 113408
1104 Ponce de Leon Boulevard
Coral Gables, Florida 33134
(305) 445-3721
dsimon@yelen-yelen.com
September 4, 11, 2026 26-02018S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO: 2026 CA 2766
SANDALWOOD PARK HOMEOWNERS, INC., a Florida not-for-profit corporation,
Plaintiff, -vs-
DEBORAH BUTTERWORTH,
Defendant.

TO: Defendant, Deborah Butterworth

YOU ARE NOTIFIED that Plaintiff, Sandalwood Park Homeowners, Inc., has filed an action against you seeking to eject you, quiet title, and terminate a lease to the follwoing real property in Sarasota County, Florida located at 412 Longwood Drive, Venice, Florida 34285, and more particularly identified as follows:

Unit #412 of SANDALWOOD PARK, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 2925, Pages 2933-2993, of the Public Records of Sarasota County, Florida.
upon which lies a single-wide mobile home.

You are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, on or before thirty (30) days after first publication and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for four consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this Court on this 24 day of August, 2026.

KAREN E RUSHING, CLERK
Clerk of the Circuit Court
(SEAL) Glen Kopinsky
Deputy Clerk
Sept. 4, 11, 18, 25, 2026 26-02012S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 003310 NC
Division Probate
IN RE: ESTATE OF
ANGELA TROTMAN
A/K/A ANGELA F. TROTMAN
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 Angela Trotman a/k/a Angela F. Trotman, deceased, File Number 2026 CP 003310 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 June 1, 2026; that the total value of the estate is $31,952 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Angela F. Trotman Revocable
Trust dated February 18, 1998
424 Pelican Moorings
Venice, Florida 34285

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is September 4, 2026.

Person Giving Notice:
Christine Cafferelli
Attorney for Person Giving Notice:
/S/ Matthew A. Goodwin
Matthew A. Goodwin
Attorney
Email Addresses:
Matt@glpa.law
Alexandra@glpa.law
Florida Bar No. 112513
9955 Tamiami Trail North, Suite 4
Naples, FL 34108
Telephone: (239) 207-3403
September 4, 11, 2026 26-02080S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 003361 NC
IN RE: ESTATE OF
PAUL REX TEMMER
(A/K/A PAUL R. TEMMER),
Deceased.

The administration of the estate of PAUL REX TEMMER (A/K/A PAUL R. TEMMER), deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no 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 9-4-2026.

Personal Representative:
GREGORY R. TEMMER
5408 Eagles Point Circle, Apt 403
Sarasota, Florida 34231
Attorney for Personal Representative:
MATTHEW D. UNZICKER, ESQ.
Florida Bar Number: 1015962
Berlin Patten Ebling, PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
T:(941) 907-9022; F: (941) 954-9992
Primary Email:
munzicker@berlinpatten.com
Attorneys for Gregory R. Temmer,
Petitioner
September 4, 11, 2026 26-02081S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-004242-SC
IN RE: ESTATE OF
DAVID C.W. OSTROM,
a/k/a DAVID CHARLES OSTROM,
Deceased.

The administration of the ancillary estate of DAVID C.W. OSTROM, a/k/a DAVID CHARLES OSTROM, deceased, whose date of death was April 10, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 Friday, September 4th, 2026.

Personal Representative:
/s/ Robert Ostrom (Aug 31, 2026
09:42:37 EDT)
Robert Ostrom
108 Smith Lane
Beaver Falls, PA 15010
Attorney for Personal Representative:
/s/ Gregory S. Band
Gregory S. Band, LL.M.
Attorney for Personal Representative
Florida Bar Number: 869902
BAND LAW GROUP, P.L.
1543 Second Street
Sarasota, FL 34236
Telephone: (941) 917-0505
Fax: (941) 917-0506
E-Mail: gband@bandlawgroup.com
September 4, 11, 2026 26-02060S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004327 NC
Division: PROBATE
IN RE: ESTATE OF
ROBERT NUTT JR.,
Deceased.

The administration of the estate of Robert Nutt Jr., deceased, whose date of death was September 22, 2015, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Cassondra L. Anderson
c/o The Payne Law Group, PLLC
766 Hudson Ave, Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Teresa A. Monfils, Esq.
Attorney
Florida Bar Number: 1019949
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com
Secondary E-Mail:
amartinez@lawnav.com
September 4, 11, 2026 26-02069S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004253 NC
IN RE: ESTATE OF
PHILIP GREELEY BAKER,
Deceased.

The administration of the estate of PHILIP GREELEY BAKER, deceased, whose date of death was March 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 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 4, 2026.

Personal Representative:
NICOLE A. ROSE
4295 Vermont Route 22A
Bridport, VT 05734
Attorney for Personal Representative:
EMILY J. LETHBRIDGE
Florida Bar No. 1064850
Williams Parker Harrison
Dietz & Getzen
50 Central Ave, FL 8
Sarasota, FL 34236
Telephone: 941-893-4014
Designation of Email Addresses
for service:
Primary:
elethbridge@williamsparker.com
Secondary: pkehoe@williamsparker.com
September 4, 11, 2026 26-02062S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004161 NC
IN RE: ESTATE OF
THOMAS BRYNLEY WALMSLEY,
Deceased.

The administration of the estate of THOMAS BRYNLEY WALMSLEY, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 September 4th, 2026

Personal Representative:
BESSIE MARIE WALMSLEY
6186 Larry Street
Venice, Florida 34293
Attorney for Personal Representative:
EMILY M. FLINCHPAUGH, ESQ.
Florida Bar Number: 1058216
Berlin Patten Ebling, PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 954-9992
Primary Email:
eflinchpaugh@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
September 4, 11, 2026 26-02077S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026 CP 004269 NC
Division: Probate
In Re The Estate Of:
DONALD T. MURRAY
Deceased

The administration of the estate of DONALD T. MURRAY, deceased, whose date of death was May 24, 2026, File Number 2026CP004269 NC, is pending in the Probate Court, Sarasota County, Florida, 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, who have claims or demands against the decedent's estate on whom a copy of this Notice is required to be served, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS SEPTEMBER 4, 2026

Connie L. Tamburini
Personal Representative
6285 Midnight Pass Road, Apt 203
Sarasota, Florida 34242
Mary E. Van Winkle, Esq.
Attorney For Personal Representative
Van Winkle & Sams, P.A.
3859 Bee Ridge Road, Suite 202
Sarasota, Florida 34233
Phone: 941-923-1685
Fax: (941) 923-0174
Florida Bar No. 374830
Primary E-mail:
Lvanwinkle23@gmail.com
Secondary E-mail:
servicemevw@gmail.com
September 4, 11, 2026 26-02063S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 4286 NC
IN RE: ESTATE OF
CAROL EMILY POLLOCK,
Deceased.

The ancillary administration of the estate of CAROL EMILY POLLOCK, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the ancillary personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Ancillary Personal Representative:
TREVOR J. JOHNSON ESQ.
50 Central Ave, Eighth Floor
Sarasota, FL 34236
Attorney for Personal Representative:
LORENZO A. FERNANDEZ
Florida Bar No. 1039984
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for
service: Primary:
lfernandez@williamsparker.com
Secondary:
ltraver@williamsparker.com
September 4, 11, 2026 26-02065S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP004455SC
Division Probate
IN RE: ESTATE OF
DORIS KENDALL
Deceased.

The administration of the estate of Doris Kendall, deceased, whose date of death was February 26, 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 September 4, 2026.

Personal Representative:
Kimberly Roy
212 Mount Delight Road
Deerfield, New Hampshire 03037
Attorney for Personal Representative:
Jeffrey M. Backo
Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
September 4, 11, 2026 26-02066S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001656 NC
IN RE: ESTATE OF EDUARDO ANTONIO CRUZ, Deceased.

The administration of the estate of EDUARDO ANTONIO CRUZ, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

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: September 4, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
September 4, 11, 2026 26-02061S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2026-CP-4559 NC
IN RE: ESTATE OF MARGARET C. VILLELA, Deceased.

The administration of the ESTATE OF MARGARET C. VILLELA, deceased, whose date of death was July 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.

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 September 4, 2026.

Personal Representative:
MICHAEL C. VILLELA
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
September 4, 11, 2026 26-02059S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CA 000708 NC
PLANET HOME LENDING, LLC, Plaintiff, vs.
MIGUEL A. BASTIAS; UNKNOWN SPOUSE OF MIGUEL A. BASTIAS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 27, 2026 and entered in Case No. 2026 CA 000708 NC, of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and MIGUEL A. BASTIAS; UNKNOWN SPOUSE OF MIGUEL A. BASTIAS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.SARASOTA.REALFORECLOSE.COM, at 9:00 A.M., on 25th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1615, SARASOTA SPRINGS UNIT 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 13 EAST; LESS THE FOLLOWING PARCEL:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 1615; THENCE SOUTHEASTERLY 34.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND THE WESTERLY RIGHT-OF-WAY LINE OF SAVOY ROAD, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 15°55'40" AND A CHORD WHICH BEARS SOUTH 36°20'17" EAST A DISTANCE OF 34.64 FEET; THENCE INTO SAID LOT 1615 SOUTH 55°14'10" WEST A DISTANCE OF 101.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 1615; THENCE ALONG THE LOT LINE BETWEEN LOTS 1614 AND 1615, NORTH 36 13'35" EAST A DISTANCE OF 106.30 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 this 27th day of August 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-02044 PHL
V6.20190626
September 4, 11, 2026 26-02028S

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-4409 NC
IN RE: ESTATE OF: GLENN G. GLUBIAK, Deceased.

The administration of the estate of GLENN G. GLUBIAK, 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 Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 4, 2026.

RACHEL A. WOLFE
Personal Representative
2576 Star Apple Way
Sarasota, FL 34240
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
September 4, 11, 2026 26-02057S

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 000617 NC
THE HUNTINGTON NATIONAL BANK, Plaintiff, vs.
MEL INTERIANO A/K/A MELVIN F. INTERIANO; MICHELLE INTERIANO A/K/A MICHELLE L. INTERIANO; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; ZEBRA DISTRIBUTION LLC, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated July 30, 2025, and entered in Case No. 2025 CA 000617 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein The Huntington National Bank, is Plaintiff and Mel Interiano a/k/a Melvin F. Interiano; Michelle Interiano a/k/a Michelle L. Interiano; United States of America, Department of the Treasury - Internal Revenue Service; Zebra Distribution LLC, are Defendants, the Office of the Clerk of Karen E. Rushing, Sarasota County Clerk of the Court will sell via online auction at https://www.sarasota.realforeclose.com/ at 9:00 a.m. on the 1st day of October 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, PRESERVE AT HERON LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 7510 Preservation Drive, Sarasota, Florida 34241

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 8/27/2026
McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein, Esq.
Craig Stein
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 23-400301
September 4, 11, 2026 26-02029S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 005756 SC
FOXWOOD CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v.
ROSEMARIE SAPONARA, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 04/24/2026 in the above-styled cause, in the County Court of Sarasota County, Florida, Karen E. Rushing, Clerk of Circuit Court, will sell the property situated in Sarasota County, Florida legally described as:

That certain condominium parcel composed of Unit 312, and the undivided shares in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of that Declaration of Condominium of FOXWOOD CONDOMINIUM a Condominium, as recorded in Official Record Book 1665, Page 467, of the Public Records of Sarasota County, Florida and all subsequent amendments thereto; and the plan thereof, recorded in' Condominium Book 22, Pages 7 thru 7F, of the Public Records of Sarasota County, Florida.

Commonly known as: 605 Linden Dr, Englewood, FL 34223

In an online sale at https://www.sarasota.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on October 1, 2026, at 9:00 am

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

A copy of this notice shall be published twice prior to the sale date in the Business Observer.

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

DATED this 27th day of August 2026.
Leland Wilson
Leland@associationlegalservices.com
and angelica@associationlegalservices.com
paralegal@associationlegalservices.com
12600 World Plaza Lane
Fort Myers, FL 33907
September 4, 11, 2026 26-02030S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 003409 NC
Division Probate
IN RE: ESTATE OF DOROTHY A. FRANK a/k/a DOROTHY ANN FRANK Deceased.

The administration of the estate of Dorothy A. Frank, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 September 4, 2026.

Personal Representative:
Ronald J. Frank
2810 S. Township Rd 1195
Tiffin, Ohio 44883
Attorney for Personal Representative:
Jessa Mae Gary
E-mail Addresses:
jgary@isaacwiles.com
Florida Bar No. 92351
Isaac Wiles Burkholder & Miller LLC
300 W Wilson Bridge Rd, Ste 170
Worthington 43085
Telephone: (614) 221-2121
September 4, 11, 2026 26-02070S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2025 CA 005062 NC
JOAN ENGELBACH, Plaintiff, v.
Lindsay J. Ketchum a/k/a Lindsay Ketchum; Unknown Spouse of Lindsay J. Ketchum a/k/a Lindsay Ketchum; Midland Credit Management, Inc., Unknown Parties in Possession #1, Unknown Parties in Possession #2, Defendants.

NOTICE is hereby given pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on April 15, 2026 and the Order Resetting Foreclosure Sale entered on August 11, 2026, in case number 2025 CA 005062 NC, of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein JOAN ENGELBACH, is the Plaintiff and Lindsay J. Ketchum a/k/a Lindsay Ketchum; Unknown Spouse of Lindsay J. Ketchum a/k/a Lindsay Ketchum; Midland Credit Management, Inc., Unknown Parties in Possession #1, Unknown Parties in Possession #2, are the Defendants. The Clerk of Court shall sell to the highest bidder for cash via the foreclosure sales conducted via internet at www.sarasota.realforeclose.com on the 17th day of September, 2026, beginning at 9:00 a.m., the following described property in Sarasota County, Florida, as set forth in the said Final Judgment, to wit:

The South 1/2 of Lot 25 and All of Lot 27, Block 2, PLAT OF SARASOTA BAY PARK, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 49, of the Public Records of Sarasota County, Florida

The street address for this property is 2403 Hickory Avenue, Sarasota, Florida 34234 and the Parcel ID with the Sarasota County Property Appraiser is 2006020052.

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

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

Dated this 26th day of August, 2026.
WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, PLLC
/s/ Amy Concilio
Amy Concilio
Fla. Bar No. 71107
50 Central Avenue ,
Eighth Floor
Sarasota, FL 34236
Telephone: (941) 366-4800
Facsimile: (941) 366-5109
Primary Email:
aconcilio@williamsparker.com
Secondary Email:
jhawkins@williamsparker.com
Attorneys for Plaintiff
11361956.v1
September 4, 11, 2026 26-02021S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 005273 NC
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.
RACQUEL DOUGLAS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 28, 2026 in Civil Case No. 2025 CA 005273 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Racquel Douglas, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of September, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3, BLOCK 2494, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 7, 7A THROUGH 7H, INCLUSIVE, 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.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13202FL
September 4, 11, 2026 26-02017S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION – PROPERTY
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CC 005811 NC
HERITAGE OAKS GOLF & COUNTRY CLUB, INC., a Florida not for profit corporation,
Plaintiff, vs.
DONNA L. KERN; VERANDA VIII AT HERITAGE OAKS ASSOCIATION, INC., a Florida not for profit corporation; CBNJR, INC., a Florida profit corporation, d/b/a EXPERT WATER REMOVAL; DAVEYGEE, LLC, a Florida limited liability company; D&A COZY HOMES, LLC, a Florida limited liability company; and UNKNOWN TENANT IN POSSESSION,
Defendants.

TO: Unknown Tenant in Possession and all others to whom it may concern:

YOU ARE NOTIFIED that an action seeking to foreclose a claim of lien and for damages relating to property located at 5300 Hyland Hills Avenue, Unit 2013, Sarasota, Florida 34241, which is legally described as follows:

Unit 2013, Building 2000, Veranda VIII at Heritage Oaks, a Condominium according to the Declaration of Condominium recorded in Official Records Instrument No. 2002151863 and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Sarasota County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before 10-5-2026, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED on August 26, 2026.

KAREN E. RUSHING
CLERK OF CIRCUIT COURT & COMPTROLLER
(SEAL) By: Glen Kopinsky
Deputy Clerk

September 4, 11, 2026 26-02014S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 006373 NC
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
BRANDI MARIE ERSKINE A/K/A BRANDI ERSKINE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2026 in Civil Case No. 2025 CA 006373 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Brandi Marie Erskine a/k/a Brandi Erskine, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of September, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 19148 and 19149, South Venice, Unit No. 72, according to the plat thereof recorded at Plat Book 7, Page 60, in 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.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13863FL

September 4, 11, 2026 26-02075S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 3497 SC
Division Probate
IN RE: ESTATE OF PHILIP EUGENE GERKIN
Deceased.

The administration of the estate of Philip Eugene Gerkin, deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Christopher Douglas Smith, Sr.
1561 Lakefront Dr Unit 204
Sarasota, Florida 34240
Attorney for Personal Representative:
Christopher D. Smith, Esq.
Attorney for Personal Representative
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com

September 4, 11, 2026 26-02031S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 006255 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MICHELLE T REAM, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2026 in Civil Case No. 2025 CA 006255 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Michelle T Ream, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of September, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 12, BLOCK 1944, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 42, 42A THROUGH 42F, 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.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13753FL

September 4, 11, 2026 26-02076S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 006261 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
BRENT GOODMAN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2026 in Civil Case No. 2025 CA 006261 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Brent Goodman, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of September, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 13, Block 377, 10th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 12, Page(s) 22 to 22M 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.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13757FL

September 4, 11, 2026 26-02074S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 CA 006190 NC
DIVISION: C
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL1,
Plaintiff, vs.
GIZELE SAINVIL AKA GIZELE PHILIPPE; UNKNOWN SPOUSE OF GIZELE SAINVIL; UNITED STATES DEPARTMENT OF TREASURY- INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered on July 29, 2026, in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen E. Rushing, the Clerk of Court will sell to the highest and best bidder for cash at http://www.sarasota.realforeclose.com, on SEPTEMBER 29, 2026 at 9:00 A.M., the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 2576, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PG(S) 8, 8A THRU 8GG, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FL.

Property Address: 5321 Hightower Rd., North Port, FL 34288

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 27, 2026

/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (404) 474-7149
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com

September 4, 11, 2026 26-02032S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026 CA 001496 NC
Freedom Mortgage Corporation
Plaintiff, vs.
Michael Stathi a/k/a Michael Strathi; et al
Defendants.

TO: Michael Stathi a/k/a Michael Strathi and Kristen Stathi a/k/a Kristen Strathi
Last Known Address: 47 Woodbine Ave, Pembroke, MA 02359

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

LOT 11, BLOCK 2616, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before October 5, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on August 25, 2026.

Karen Rushing
As Clerk of the Court
(SEAL) By Glen Kopinsky
As Deputy Clerk

File # 26-F00550

September 4, 11, 2026 26-02013S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CC 001659 NC
JEFFERSON CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ALICE GONZALES; MARIA HETTIEER; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; GUY BROTHERS ROOFING AND SIDING, INC, a Florida for-profit corporation,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on August 31, 2026, and entered in Case No. 2026 CC 001659 NC, in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein JEFFERSON CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation is the Plaintiff and ALICE GONZALES; MARIA HETTIEER; TENANT OR OCCUPANT #1, NOW KNOWN AS NATALIA GONZALES; and GUY BROTHERS ROOFING AND SIDING, INC. are Defendants, KAREN E. RUSHING, Sarasota County Clerk of Courts will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 am on October 22, 2026, the following described property set forth in said Final Judgment, to wit:

Unit 2-G, THE JEFFERSON CLUB CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Records Book 1325, Pages 1840 through 1884, inclusive, and as amended, and as per Plat thereof recorded in Condominium Plat Book 13, Pages 7 and 7A, of the Public Records of Sarasota County, Florida.

With an address of 500 N. Jefferson Ave. #2 Bldg. G, Sarasota, FL 34237

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds are unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other records against the Plaintiff, Defendants or their attorneys.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Circuit Court's Jury Office at 941-861-7400, P.O. Box 3079, Sarasota, FL 34230-3079. If hearing impaired, contact (TDD) by dialing 711 via Florida Relay Service.

DATED THIS 1 DAY OF September, 2026.

/s/ Michelle A. Rowe
Michelle A. Rowe, ESQUIRE
Florida Bar No. 036605
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622
Email: mrowe@lobeckrowe.com
Secondary: carrieta@lobeckrowe.com
Attorneys for Plaintiff

September 4, 11, 2026 26-02073S

LV18237_V13

Q&A

Who benefits from legal notices?

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

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

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Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

SECOND AMENDED NOTICE OF SALE, PURSUANT TO CHAPTER 45, F.S.
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NUMBER: 2026 CA 001320 NC
CHARLES E. BOURNIVAL AND PAMELA J. BOURNIVAL, AS TRUSTEES OF THE BOURNIVAL TRUST U/T/D 5/1/04;
Plaintiffs, v.
HEATHER OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, CITY OF VENICE FLORIDA, a municipal Florida corporation, MARA VISTA INVEST, LLC, a Florida limited liability company, CARRIE BECK, an individual, UNKNOWN TENANT NO. 1, UNKNOWN TENANT NO. 2, UNKNOWN TENANT NO. 3, UNKNOWN TENANT NO. 4, UNKNOWN TENANT NO. 5, UNKNOWN TENANT NO. 6, UNKNOWN TENANT NO. 7, UNKNOWN TENANT NO. 8, UNKNOWN TENANT NO. 9, UNKNOWN TENANT NO. 10, UNKNOWN TENANT NO. 11, UNKNOWN TENANT NO. 12, UNKNOWN TENANT NO. 13, UNKNOWN TENANT NO. 14, UNKNOWN TENANT NO. 15, UNKNOWN TENANT NO. 16, UNKNOWN TENANT NO. 17, UNKNOWN TENANT NO. 18, UNKNOWN TENANT NO. 19, UNKNOWN TENANT NO. 20, UNKNOWN TENANT NO. 21, UNKNOWN TENANT NO. 22, UNKNOWN TENANT NO. 23, and UNKNOWN TENANT NO. 24,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated August 4, 2026, entered in Case No. 2026 CA 001320 NC in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein CHARLES E. BOURNIVAL and PAMELA J. BOURNIVAL, as Trustees of the BOURNIVAL TRUST U/T/D 5/1/04 is the Plaintiff, and HEATHER OLSON, as Trustee of the GRADITUDE TRUST, et al., are the Defendants, that KAREN E. RUSHING, Clerk of the Circuit Court and County Comptroller of 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 29th day of September, 2026, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

SEE EXHIBIT "A"

EXHIBIT "A"

Lot 7, Block 1333, Port Charlotte Subdivision, Section 11, a Subdivision according to the Plat thereof, as recorded in Plat Book 4, Pages 22A and 22E, Public Records of Charlotte County, Florida.

Lot 3, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.

Lot 5, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.

Lot 6, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.

Lot 17 and the West 16 2/3 feet of Lot 18, Block 213, Edgewood Section of Venice Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 166, inclusive, of the Public Records of Sarasota County, Florida.

Lots 3967 and 3968, South Venice Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 6, Page 50, Public Records of Sarasota County, Florida.

The East 42 feet of Lot 13 and the West 24 feet of Lot 14, Block A, Harbor Oaks Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 44, of the Public Records of Sarasota County; Florida.

Lot 6, Block 1, Westfield Subdivision, a Subdivision according to the Plat thereof as recorded in Plat Book 1, Page 209 of the Public Records of Manatee County, Florida. Together with a portion of an alley adjacent to Lot 6, vacated in Official Record Book 1072, Page 656, Public Records of Manatee County, FL.

The East 54.2 feet of the North 101.2 feet of Lot 1 and all of Lots 11 and 12, Block B, Vierhout's Subdivision, less the E 80 feet thereof, according to the Plat thereof as recorded in Plat Book 2, Page 113, of the Public Records of Manatee County, Florida.

Lots 517 and 518, Palmetto Point Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 8, Page 124 through 127 of the Public Records of Manatee 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 at Sarasota County, Florida this 27th 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
September 4, 11, 2026 26-02038S

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO: 2026-CA-004408 NC
THREE RIVERS STEWARDSHIP DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE THREE RIVERS STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,
Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THREE RIVERS STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The above cause comes to be heard upon the Complaint filed herein by the Three Rivers Stewardship District in the County of Sarasota, State of Florida, seeking to determine the authority of said District to issue its Three Rivers Stewardship District Bonds, (the "Bonds") in an aggregate amount not to exceed $1,962,247,500, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; and (d) the District has the power to plan, finance, construct and/or acquire the Project; (e) the Project serves a valid public purpose; and (f) this Court grant such other relief as is just and appropriate.

The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, appear on **October 1, 2026 at 9:00 a.m.,** before the Honorable Andrea M. Johnson in-person at 2002 Ringling Blvd., Courtroom 6C, Sarasota, Florida 34237 and via Zoom Application (invitation below) and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds and the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: **www.zoom.us, Meeting ID: 353 234 4884, Password 756433**.

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, the provision of certain assistance. Please contact the Sarasota County Clerk of Court's Jury Office, P.O. Box 3079, Sarasota, FL 34230-3079, (941) 861-8000 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.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Sarasota County, Florida, on August 28, 2026.

e-Signed 8/28/2026 8:58 AM
2026 CA004408NC
The Honorable Andrea M. Johnson
Circuit Court Judge
September 4, 11, 2026 26-02033S

SUBSEQUENT INSERTIONS

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 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, 2026 26-01961S

SECOND 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.

The administration of the estate of Kimberly Denise Hunter, deceased, whose date of death was April 20th, 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 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, 2026 26-02004S

SECOND 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 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.

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.

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@maloneylegalfl.com
Aug. 28; Sept. 4, 2026 26-02001S

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.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, 2026 26-01962S

SECOND 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.

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.

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, 2026 26-01979S

SECOND 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, 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.

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, 2026 26-01993S

SECOND 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 OFTHIS 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. 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

SECOND 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 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

SECOND 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 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, 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 004298 SC
Division Probate
IN RE: ESTATE OF DAVID KESLER
Deceased.

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

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

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

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:
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

SECOND 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 FIRSTPUBLICATION 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

SECOND 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

SECOND 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 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 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:
aholliday@lawnav.com
Aug. 28; Sept. 4, 2026 26-01989S

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, 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
LV10266
Business Observer

--- ESTATE ---

SECOND 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

SECOND 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

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

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

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

The date of first publication of this notice is 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

SECOND 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

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is: 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

SECOND 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,
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 "1", 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 Northeasterly 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 Westerly 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

FOURTH 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: l
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 description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} N/A

Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: July 31, 2026.

KAREN E. RUSHING, CLERK
CLERK OF THE
CIRCUIT COURT
(SEAL) By: Analicia Rand
{Deputy Clerk}
Aug. 14, 21, 28; Sept. 4, 2026
26-01885S

--- ACTIONS / SALES ---

SECOND 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)/DEVISEES 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, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on Official Records Book 2925, Pages 2868 - 2926, of the Public Records of Sarasota County, Florida. (Lessee is the owner of appurtenant Membership Certificate #324 of VENICE ISLE HOME OWNERS, INC., a Florida non-profit cooperation.)
a/k/a 735 Roma Road, Venice, FL 34285.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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 AMOUNTS AS UNCLAIMED IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

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

KAREN E. RUSHING
Clerk of Court
Aug. 28; Sept. 4, 2026 26-01973S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 POSSESSION
5067 ANDRIS ST, NORTH PORT, FL 34288
1
UNKNOWN TENANT IN POSSESSION 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 covering the following real and personal property describe das follows, to-wit:

LOT 11, BLOCK 2567, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it upon Daphne Ganthier, 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 Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 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

SECOND 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 LYING ADJACENT THERETO, NEWTOWN PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 190, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. AND THE WEST 1 FOOT OF LOT 19, BLOCK I, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING ADJACENT THERETO, NEWTOWN PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 190, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The street address is 1956 32nd Street, Sarasota, Fl

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 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.

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 GULFCOAST LEGAL SERVICES AT (800) 230-5920, or https://www.gulfcoastlegal.org.

IF YOU DO NOT QUALIFY FOR FREE LEGAL ASSISTANCE OR DO NOT KNOW AN ATTORNEY, YOU MAY USE AN ATTORNEY REFERRAL SERVICE OR CONTACT THE FLORIDA BAR REFERRAL SERVICE AT (800) 342-8011 or https://www.floridabar.org/public/lrs/.

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

SECOND 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 CONDOMINIUM, SECTION TWO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IS OFFICIAL RECORDS BOOK 988, PAGES 1574 THROUGH 1591, AND AMENDMENTS THERETO AND AS PER PLAT THEREOF AS RECORDED IN CONDOMINIUM BOOK 6, PAGES 31 AND 31A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 5857 TIDEWOOD 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 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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 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 highest 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 ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 366-1746 or www.gulfcoastlegal.org. or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.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.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
Aug. 28; Sept. 4, 2026 26-01969S

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 004774 NC
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL 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, UNKNOWN SPOUSE OF MARY AMOS-KING,
Whose Residence Is: 5178 OAKMONT PLACE, SARASOTA, FL 34242

and who is evading service of process and all parties claiming an interest 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 interest in the property described in the mortgage being foreclosed herein.

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

PARCEL J:
BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 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 SOUTHEAST 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 DEGREES 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 INTERSECTION 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 CENTRAL ANGLE OF 05 DEGREES 39'12"74.99 FEET TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY 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 COUNTY, FLORIDA.

PARCEL I:
BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 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 CONTINUE 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 SOUTHWEST 1/4 OF THE NORTHEAST 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 DEGREES 5751" WEST, 3570.00 FEET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 13'12", 76.02 FEET TO THE P.C.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, 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 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 COUNTY, 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 RECORDED IN PLAT BOOK 1, PAGE 167, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, 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" SUBDIVISION, AS RECORDED IN PLAT BOOK 1,PAGE 167, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT BEING 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 INTERSECTION 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 EASTERLY R/W, A DISTANCE OF 32.46 FEET (DELTA ANGLE = 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 RADIUS OF 760.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID EASTERLY 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 INTERSECTION OF SAID EASTERLY R/W OF DEWEY STREET WITH THE NORTH LINE OF LANDS PER SAID OFFICIAL 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 HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHERLY 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 INTERSECTION 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 written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 9/28/2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
CASE NO. 2026 CA 001878 NC
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MURISA KIPPIN, et al.,
Defendant.
To the following Defendants:
Murisa Kippin
8396 Trionfo Ave., North Port FL 34287
Unknown Spouse of Murisa Kippin
8396 Trionfo Ave., North Port FL 34287
Unknown Tenant in Possession 1
8396 Trionfo Ave., North Port FL 34287
Unknown Tenant in Possession 2
8396 Trionfo Ave., North Port FL 34287

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described real property:

LOT 6, LESS THE EAST 40 FEET THEREOF, AND THE EAST 50 FEET OF LOT 7, BLOCK 1926, OF FIRST REPLAT IN 41ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
PARCEL NUMBER: 0995192606

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on 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 September 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 Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 17 day of August, 2026.

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

25-12855FL
Aug. 28; Sept. 4, 2026 26-01964S

SECOND INSERTION

AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 003267 NC
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, vs.
MARCO CARDELL AND AMANDA BAZELL. et. al.
Defendant(s),
TO: AMANDA BAZELL, UNKNOWN SPOUSE OF AMANDA BAZELL,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 18, BLOCK 376, OF THE TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE(S) 22, 22A THROUGH 22M, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 9-28-2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 18 day of August, 2026.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
BY: GLEN KOPINSKY
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-413268
Aug. 28; Sept. 4, 2026 26-01965S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 001065 NC
GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE,
Plaintiff, vs.
HELEN KESLER; NANCY MARTINO; UNKNOWN SPOUSE OF HELEN KESLER; UNKNOWN SPOUSE OF NANCY MARTINO; UNITED STATES OF AMERICA; 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 18, 2026, entered in Civil Case No.: 2026 CA 001065 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE, Plaintiff, and HELEN KESLER; NANCY MARTINO; UNITED STATES OF AMERICA, are Defendants.

KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the 22nd day of September, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 18, LAS LOMAS DE SARASOTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 34, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 366-1746 or www.gulfcoastlegal.org. or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.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 21, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-52719
Aug. 28; Sept. 4, 2026 26-01972S

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 002719 NC
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
DORRIS VIRGINIA HEIL A/K/A DORIS V. HEIL, et al.,
Defendants.
TO: DORRIS VIRGINIA HEIL A/K/A DORIS V. HEIL
1121 ACADIA RD, VENICE, FL 34293
UNKNOWN SPOUSE OF DORRIS VIRGINIA HEIL A/K/A DORIS V. HEIL
1121 ACADIA RD, VENICE, FL 34293

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 5793 AND 5794, SOUTH VENICE SUBDIVISION, UNIT NO. 23, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before September 28, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in 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 21 day of August, 2026.

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

25-04577
Aug. 28; Sept. 4, 2026 26-01983S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 003867 NC
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELAINE FETT, DECEASED; GLEN OAKS MANOR HOME OWNERS ASSOCIATION, IN.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SERVICE FINANCE COMPANY, LLC; FX1 TWG HI FINANCE CO I, LLC,
Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interst by, through, under or against the Estate of Elaine Fett, deceased
3946 Glen Oaks Manor Drive
Sarasota, Florida 34232

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

LOT 21, GLEN OAKS MANOR, HOMES, THE HOMES ASSOCIATION, PHASE I, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 13-131, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Street Address: 3946 Glen Oaks Manor Drive, Sarasota, Florida 34232

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, on or before September 28, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on August 21, 2026.

Karen E. Rushing
Clerk of said Court
By: G. Kopinsky (SEAL)
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:26-400290
Aug. 28; Sept. 4, 2026 26-01985S

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026-CA-00517-NC
A.A.D.A. INC.; ALECAR HOLDING, LLC; CAROLINA RESOURCES, LLC; CMHF URBAN INVESTMENTS, LLC; DAV-ROD, LLC; LUIS GONZALEZ; HEPA LLC; HERSAB HOLDINGS, LLC; JMG HOLDINGS LLC; KIMBO 20, LLC; KRISTEN REAL ESTATE LLC; PATRICIA LARRIEU- JIMENEZ; MIA LARRIEU; MCM-ROD'S LLC; MIRA HOLDINGS LLC; RIVERA INVESTMENT LLC; GERARDO SANCHEZ; FELIX SANCHEZ; THE MARIA L. SANTAYANA LIVING TRUST; STDA HOLDINGS LLC; TEMARO INVESTMENTS LLC; MIGUEL VIVANCO; and WEKWIT INC,
Plaintiffs, v.
REVOCABLE FAMILY TRUST LLC, a Florida Limited Liability Company; SARAH WILSON; and JOHN DOE AND ALL OTHERS IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure Non-Homestead dated August 11, 2026, and entered in Case no. 2026-CA-00517-NC in the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein A.A.D.A. INC, et. al. as the Plaintiffs, and REVOCABLE FAMILY TRUST LLC, et.al., as the Defendants. KAREN E. RUSHING, as the Clerk of the Circuit Court of Sarasota County, Florida, will sell to the highest and best bidder for cash on-line at www.sarasota.realforeclose.com at 9:00 A.M., on September 9, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

LOT 44, NEWTOWN FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
LESS THAT PART OF THE ABOVE-DESCRIBED PROPERTY BEING 80 FEET X 100 FEET IN THE SOUTHEAST CONER OF THE ABOVE-DESCRIBED TRACT.
IT IS SPECIFICALLY UNDERSTOOD THAT THE 80 FEET AS DESCRIBED ABOVE LIES ALONG THE WEST SIDE OF BUTLER AVENUE.
A/K/A: 3831 BUTLER AVENUE, SARASOTA, FL 34234
A/K/A Parcel ID: 0026-16-0016

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

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 at Sarasota County, Florida this 12th day of August 2026.

LAW OFFICES OF MENDEZ & MENDEZ P.A.
7400 SW 57th Court, Suite 202
South Miami, FL 33143
Phone: (305) 667-0112
By: /s/ Daniel J. Mendez
Daniel J. Mendez, Esq.
Florida Bar Number 112086
daniel@mendezandmendezlaw.com
Aug. 28; Sept. 4, 2026 26-01970S

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.: 2024 CA 002039 NC
U.S. BANK NATIONAL ASSOCIATION ,
Plaintiff, vs.
KEVIN BOURNE AKA KEVIN L BOURNE, AMY BOURNE AKA AMY BOOURNE, FLORIDA HOUSING FINANCE CORPORATION, CITY OF SARASOTA, A MUNICIPAL CORPORATION, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 27, 2026, and entered in Case No. 2024 CA 002039 NC 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 Kevin Bourne aka Kevin L Bourne, Amy Bourne aka Amy Boourne, Florida Housing Finance Corporation, City of Sarasota, a municipal 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 25, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 32, BLOCK 405, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 21, 21A THROUGH 21S, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 1505 RIVAL TERR NORTH PORT FL 34286

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 10 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/ Robyn Sherer
Florida Bar #1030716
Robyn Sherer, Esq.
IN/23-005115
Aug. 28; Sept. 4, 2026 26-01982S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 006515 NC
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
NICHOLUS CALVIN ORTIZ, ET AL.,
DEFENDANT(S).
TO: Tatiana Elena Knott
Last Known Address: 1661 Mellon Way, Sarasota, FL 34237
Current Residence: UNKNOWN
TO: Tatiana Elena Knott
Last Known Address: 527 Oakmont CT, 88 Arnold, MD 21012
Current Residence: UNKNOWN
TO: Tatiana Elena Knott
Last Known Address: 2636 Hidden Lake Dr N, #H Sarasota, FL 34237
Current Residence: UNKNOWN
TO: Tatiana Elena Knott
Last Known Address: 2327 Bispham Rd, Sarasota, FL 34231
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

UNIT NO. 2636 H OF HIDDEN LAKE VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1368, PAGE 1482, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGE 16, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before Sept. 28, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 19 day of August 2026.

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

25FL373-0808
Aug. 28; Sept. 4, 2026 26-01958S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 005509 NC
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
THOMAS PETERSON; GOODLEAP, LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 13, 2026, and entered in 2025 CA 005509 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and THOMAS PETERSON; GOODLEAP, LLC are the Defendant(s). Karen E. Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on September 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 1710, THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: 1092 S HARTSDALE STREET, NORTH PORT, FL 34287

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

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

Dated this 21 day of August, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-332551 - MaS
Aug. 28; Sept. 4, 2026 26-01992S

--- ACTIONS / SALES ---

SECOND INSERTION

Uniform Final Judgment of Mortgage Foreclosure
This form substantially complies with Form 1.996, adopted by the Florida Supreme Court February 11, 2010, SC09-1579; form amended in 12th Circuit on 7/01/2019.
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA
Clerk Case Number: 2026 CC 001947 NC

SABRINA AQUINO, individually,
Plaintiff(s), v.
AARON BOONE, Individually, UNKNOWN PARTY IN POSSESSION #1, UNKNOWN PARTY IN POSSESSION #2,
Defendant(s).

THIS action was before the Court on August 17, 2026 upon Plaintiff's Motion for Final Summary Judgment of Foreclosure (DIN 19). After reviewing the Motion, summary-judgment evidence, and court file, the Court determines that Plaintiff has met her burden to show no disputed issues of fact and that Plaintiff is entitled to foreclosure as a matter of law. Defendant came forward with no affidavits or opposing summary-judgment evidence to create a factual issue; and no affidavit under Rule 1.510(d), Fla. R. Civ. P. was filed as to why disputed facts were unavailable. Plaintiff is entitled to foreclosure in the amounts set forth in the summary-judgment evidence plus $8087.66 in interest since the filing of the evidence. Plaintiff's attorney's fees are reasonable and the hourly rates reasonable and costs are recoverable totaling $11,076.23. The Court further specifically finds:

1. There are no outstanding issues of material fact that preclude the entry of summary judgment in Plaintiff Sabrina Aquino's favor.

2. Sabrina Aquino is the owner and holder of the Promissory Note secured by a Mortgage and Security Agreement ("Mortgage") secured by the real and personal property described in the Mortgage and more particularly defined in paragraph 2 of the Order below.

3. The Original Promissory Note and Mortgage were delivered to the Clerk of Court prior to the entry of this Final Judgment on August 7, 2026 (DIN 28).

4. That Such Promissory Note and Mortgage was executed by Defendant Aaron Boone.

5. That the Affidavit of Amounts Due and Owing is legally sufficient as it contains the Promissory Note and Mortgage and no other payment records exist, no counter affidavit alleging any payment was made and the calculations within the Affidavit of Amounts Due and owing is premises on basic math for the terms of the promissory note.

6. That the Rule of Civil Procedure cited in Plaintiff's Motion for Summary judgment of 1.150 is a clear scrivener's error and intended to reference Fla. R. Civ. P. 1510.

7. That the Defendant failed to provide any evidentiary support for or allege a defense of payment in any manner or provide any Counter-affidavit refuting Plaintiff's evidence provided in support of its Motion for Summary Judgment; Accordingly,

IT IS ORDERED AND ADJUDGED that:
1. Plaintiff, [SABRINA AQUINO], is due.

Description	Amount
Principal	$200,000.00
Interest to this date of judgment	$50,005.41
Title Search Expense	$350.00
Taxes	$ 0.00
Attorneys' Fees	
Finding as to reasonable number of hours	18.5
Finding as to reasonable hourly rate:	515.00/hr
Attorneys' Fee Total	$ 9,295.00
Court costs, now taxed	$1,431.23
Other:	$amount
Other:	$amount
Other:	$amount
Other:	$amount
SUBTOTAL	$261,081.64
LESS: Escrow balance:	$amount
LESS: Other	$amount
LESS: Other	$amount
LESS: Other	$amount
TOTAL	$261,081.64

that shall bear interest at the rate of prevailing legal interest rate pursuant to Fla. Stat. 55.03 which is currently 8.06 % a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in SARASOTA County, Florida:

Lot 20, Block E, Hyde Park Terrace, according to the plat thereof as recorded in Plat Book 1, Page 67, of the Public Records of Sarasota County, Florida.

3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale as set forth below to the highest bidder for cash, on a specified day that shall be not less than 20 days or more than 35 days after the date thereof unless plaintiff or plaintiff's attorney consents to more than 35 days after the date of final judgment, in accordance with section 45.031, Florida Statutes, using the following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County	September 22, 2026	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 am	Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266 www.desotoclerk.com

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

5. On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

6. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

NOTICE: Issuance of a writ of possession does not exempt plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, additional attorney's fees and costs; writs of possession; orders determining the amount and responsibility of assessments that may be due a condominium pursuant to Fla. Stat. § 718.116, orders arising out of re-foreclosure, to include supplemental complaint to add interestholder, and or orders involving reformation of the mortgage instrument or deed to perfect title.

8. Additions. Modifications or Changes to Standard Form

Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.

a. The Court finds, based upon the affidavits presented that the actions required and time spent and fees incurred are reasonable and appropriate for Plaintiff's counsel's attorney's fees and costs. The Court finds that there are no reasons for either reduction or enhancement pursuant to Florida Patient's Compensation Funds v. Rowe, 472 So.2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees and costs in the amount indicated in paragraph 1 of this Judgment.

b. Based upon the Affidavit of Attorneys' Fees and Costs file by J. Derrick Maginness, the complexity of this foreclosure action, the amount of time and labor reasonable expended by Trenam law in prosecuting this foreclosure action are reasonable. The rates, $515.00 and $575.00 for the two attorneys who worked on this case and the $180.00 per hour for the two paralegals who provided legal services in this matter are reasonable and the .90 hours of paralegal time and 9.6 hours of attorney time spent litigating this matter prior to preparing and filing the motion for summary judgment is reasonable. That 8 hours at $515.00 per hour for drafting the motion for summary judgment, reviewing the response from opposing counsel, preparing for the hearing on summary judgment, argument and through the date of the foreclosure sale is reasonable resulting in attorney's fees of $9,295.00. And that the costs incurred in this action of $1,781.23, including $250.00 to the Saydah Law Firm for reviewing the file and preparing and providing an Affidavit as to Reasonable Attorneys' Fees is reasonable. Resulting in an award of fees and costs in the amount of $11,076.23

c.
d.
e.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2018).

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following additional language applies:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED OT HAVE A LAWYER OR ANY OTHER REPRSENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

Sarasota County Clerk of Court 2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	Manatee County Clerk of Court 1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	Desoto County Clerk of Court 115 East Oak Street Arcadia, FL 34266 (863) 993-4876 www.desotoclerk.com

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LOCAL LEGAL SERVICES LISTED BELOW TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

Sarasota County Legal Aid of Manasota Sarasota Office 1900 Main Street, Suite 302 Sarasota, Florida 34236 (941) 366-0038 Venice Office 7810 South Tamiami Trail Suite A6 Venice, Florida 34293 (941) 492-4631 Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Manatee County Legal Aid of Manasota 1101 6th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org Gulfcoast Legal Services 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	DeSoto County Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org

DONE AND ORDERED in Chambers in SARASOTA County, Florida, on August 19, 2026.

Andrea M. Johnson
CIRCUIT COURT JUDGE

August 28; September 4, 2026 26-001968S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2026 CA 000201 NC
Division A
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
JERREL E. TOWERY, PINEBROOK SOUTH HOMEOWNERS' ASSOCIATION, INC., GOLDMAN SACHS MORTGAGE COMPANY, AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 16, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 15, BLOCK 4, PINEBROOK SOUTH, UNIT 2, PER PLAT BOOK 23, PAGE 26 AND 26A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 1241 LUCAYA AVE, VENICE, FL 34285; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on September 16, 2026 at 9:00 A.M..

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

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

Dated this August 19, 2026
By: /s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
F328202/2532468/CMP
Aug. 28; Sept. 4, 2026 26-01960S

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 001793 NC
DIVISION: C
Truist Bank
Plaintiff, -vs.-
James Geard Joyce a/k/a James G. Joyce a/k/a James Joyce; Unknown Spouse of James Geard Joyce a/k/a James G. Joyce a/k/a James Joyce; Homeinc LLC; SRS Distribution, Inc. f/k/a Suncoast Roofers Supply; Port Charlotte HMA, Inc. d/b/a Bayfront Health Port Charlotte; Truist Bank, successor by merger to SunTrust Bank; Beacon Sales Acquisition, Inc. d/b/a Roofing Supply Group; Venice HMA LLC dba Venice Regional Bayfront Health; American Builders & Contractors Supply Co., Inc., d/b/a ABC Supply Co., Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Unknown Parties in Possession #1: 4079 Kennett Street, North Port, FL 34288 and Unknown Parties in Possession #2: 4079 Kennett Street, North Port, FL 34288

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:

LOTS 73, 74, 75, 76 AND 77, BLOCK 724, 12TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 8, 8A-8V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

more commonly known as 4079 Kennett Street, North Port, FL 34288.

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 17 day of August, 2026.

Karen E. Rushing
Circuit and County Courts
(SEAL) By: G. Kopinsky
Deputy Clerk

26-335120 FC01 SUT
Aug. 28; Sept. 4, 2026 26-02005S

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28