

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Burke Concrete located at 12161 Mercado Dr., #204 in the City of Venice, Sarasota, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of September, 2026
Burke Suncoast Builders, LLC
Brian Burke
September 18, 2026 26-02136S

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chefs For Families Sarasota, located at 4141 Taggart Cay S Apt 103, in the County of Sarasota, in the City of Sarasota, Florida 34233 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Sarasota, Florida, this 13th day of September, 2026.
CHEF SHOP, SARASOTA LLC
September 18, 2026 26-02149S

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:
5109 Fruitville Rd Sarasota, FL 34232 on 10/08/2026 at 10:00am
Kristin Sensley
Household
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 18, 25, 2026 26-02153S

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 10/08/2026 at 10:00am
Adrian McPherson
furniture, pizza oven, wagon, chairs, boxes, Sports, carpets
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 18, 25, 2026 26-02152S

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:
2255 N Washington Blvd, Sarasota, FL 34234, 10/8/26
Crystal Flores
King bed an frame an dresser 2 computer tables an 2ebikes an computer an2 monitors, big tv laptop
Refugio Gomez
clothes, household items
Delki Duran
CAR, MOTORCYCLE, FURNITURE
Walter Lee Bailey Jr
qbox spring and mattress, tv and stand, end tables
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 18, 25, 2026 26-02137S

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 Sunstate Business Systems located at 8388 S. Tamiami Trail, Suite 39 in the City of SARASOTA, Sarasota, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
joseph e ball
September 18, 2026 26-02156S

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ArViBe Salon and Boutique, located at 5106 summerwood court, in the City of Sarasota, County of Sarasota, State of FL, 34233, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11 of September, 2026.
Emily Rae Sluman,
Heather Michelle Gomez
5106 summerwood court
Sarasota, FL 34233
September 18, 2026 26-02144S

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: 10/08/2026 Time: 10.30am
Nancy Shoupe
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 18, 25, 2026 26-02125S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address, Date and Time of Sale
8400 Fruitville Road Saarasota FL 34240 10/08/26 10am
Igor Khashchuk
Supplies equip
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 18, 25, 2026 26-02151S

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
NOTICE IS HEREBY GIVEN pursuant to section 715.109, Fla. Stat., that on Monday, September 28, 2026, at 3:00 p.m. at 5652 Jason Lee Place, Sarasota, FL 34233, in Sarasota County, Florida, the following property, abandoned by former tenant 2Zero Car Studio, will be offered for public sale and will sell at public outcry to the highest and best bidder for cash, pursuant to Chapter 715: cabinets, computers, monitor, keyboard, table, desk, chairs, fans, tool chests on wheels, various tools (some power-operated), various car detailing supplies (including buffer, air compressor, and wet/dry vac), various car painting supplies (including spray paint and rolling stools, cords, hoses, metal racks, metal containers, plastic containers, paint), shelving, various car parts (primarily bumpers), fire extinguishers, filing cabinets, dolly, tires.
September 18, 25, 2026 26-02182S

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that GREENHOME REMODELING INC, OWNER, desiring to engage in business under the fictitious name of GREEN HOME REMODELING SW located at 4630 COUNTRY MANOR DR, SARASOTA, FLORIDA 34233 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 18, 2026 26-02150S

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 Sunglass Express Optical located at 343 St Armands Circle 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 14th day of September, 2026
Becker & Business LLC
September 18, 2026 26-02159S

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 Through A Nurse's Lens located at 5607 Sheffield Greene Circle in the City of Sarasota, Sarasota, FL 34235 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of September, 2026
Nanetta Culbert
September 18, 2026 26-02135S

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of White Sands Exteriors located at 6301 MOSBY PL in the City of Sarasota, Sarasota, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of September, 2026
White Sands Window and Door LLC
Thomas McDowell
September 18, 2026 26-02155S

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 Because You Care Custom Greeting Cards located at 10955 Crooked Creek Dr. unit 203 in the City of Venice, Sarasota, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
Marta Webb
September 18, 2026 26-02160S

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
10/08/26 - 10:00am
Dianna Crane
Household goods and furniture
Mark Ruiz
Clothes in boxes and bags
Keith McAlister
Bins and Kayak
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 18, 25, 2026 26-02124S

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 Signature On The Go located at 8499 S. Tamiami Trail #270 in the City of Sarasota, Sarasota, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
Cynthia Mascato
September 18, 2026 26-02165S

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 Freedom Logistics located at 8097 Alam Ave in the City of North Port, Sarasota, FL 34287 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
Bujo, Inc.
September 18, 2026 26-02166S

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 Loyal Talent Connect located at 2542 57th st in the City of Sarasota, Sarasota, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
Loyal Entertainment Connect LLC
Simona Rosales
September 18, 2026 26-02167S

FIRST INSERTION
NOTICE OF PUBLIC SALE
The auction will be held on October 8, 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.

FACILITY 64 7850 N. Tamiami Trail Sarasota FL 34243		
NAME	UNIT	BALANCE
REBECCA JETTE	2001	\$499
Antonio Johnson	2145-47	\$557

FACILITY 27 5055 Pan American Blvd North Port, FL 34287		
NAME	UNIT	BALANCE
KENDRA Ginsberg	AA5	\$1,647
Ilya Fenin	102	\$406
eddie kelly	A26	\$379
Brett Barnhill	H04	\$379
christopher devoto	C56	\$1,154
Giovanni Aviles	E15	\$154

September 18, 25, 2026 26-02162S

FIRST INSERTION
NOTICE OF MEETINGS
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their meetings for Fiscal Year 2026-2027 on the 3rd Wednesday at 5:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289, in the following months unless otherwise indicated:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Lakeside Plantation Community Development District
September 18, 2026 26-02179S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 4164 SC
Division: PROBATE
IN RE: ESTATE OF
MAUREEN RIVERA
Deceased

The administration of the Estate of MAUREEN RIVERA, deceased, File No. 2026 CP 4164 SC, 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ON THEM.

The date of first publication of this notice is September 18, 2026.

Personal Representative:
David Orris
Post Office Box 1111
Englewood, Florida 34295
Attorney for Personal Rep.
Robert A. Dickinson
FL Bar No: 161468
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
September 18, 25, 2026 26-02130S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002761
Division PROBATE
IN RE: ESTATE OF
RAY LIGHT SMITH, III,
Deceased.

The administration of the estate of RAY LIGHT SMITH, III, deceased, whose date of death was March 5, 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

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 18, 2026.

RAY LIGHT SMITH, IV
Personal Representative
9443 Braceo St
Hesperia, CA 92344
MARY LYNN DESJARLAIS
Attorney for Personal Representative
Florida Bar No. 0347469
Desjarlais Law & Title
2750 Stickney Point Rd, Suite 201
Sarasota, FL 34231
Telephone: 941-923-3388
Email:
mldesjarlais@attorneydesjarlais.com
September 18, 25, 2026 26-02139S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-3277NC
IN RE: ESTATE OF
EMILIO MATA
Deceased.

The administration of the estate of Emilio Mata, deceased, whose date of death was May 2, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the mailing 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

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 18, 2026.

Personal Representative:
Nicole Mata
655 41st Street
Sarasota, FL 34234
Attorney for Personal Representative:
Alexander A. Stewart
Attorney
Florida Bar Number: 122110
Stewart & St. Paul Estate Law, PLLC
1201 6th Avenue West, Suite 100
Bradenton, Florida 34205
Telephone: (941) 217-7654
E-Mail: stewart@sspestatelaw.com
September 18, 25, 2026 26-02180S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-2589
IN RE: ESTATE OF
THOMAS C. LANCE
Deceased.

The administration of the estate of THOMAS C. LANCE, deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, 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 18, 2026.

Personal Representative:
WENDY LANCE RICHART
3957 Waypoint Ave.
Osprey, FL 34229
Attorney for Personal Representative:
Andrew J. Krause, Esq.
Florida Bar Number: 330922
Taft Stettinius & Hollister LLP
9130 Galleria Court
Suite 101
Naples, FL 34109
Telephone: (239) 497-8362
E-Mail: akrause@taftlaw.com
Secondary E-Mail:
Probate_Naples@taftlaw.com
September 18, 25, 2026 26-02164S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THE 12TH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
FILE NO. 2026 CP 003817 NC
Division PROBATE
IN RE: ESTATE OF
ELIN L. AYERBE
Deceased.

The administration of the estate of Elin L. Ayerbe, deceased, whose date of death was January 17, 2025, 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 September 18, 2026.

Signed September 14, 2026.

Personal Representative:
Paul R. Ayerbe
1272 Woodcrest Dr.
Macon, Georgia 31210
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@maloneylegalfi.com
September 18, 25, 2026 26-02163S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 4607 NC
Division: Probate
IN RE: ESTATE OF
GEORGE N. WILEMAN
Deceased.

The administration of the estate of GEORGE N. WILEMAN, deceased, whose date of death was April 30, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, 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 18, 2026.

Personal Representative:
DAVID M. WILEMAN
c/o Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. 2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. 2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: jcollins@staaslawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com
September 18, 25, 2026 26-02145S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-004333 SC
IN RE: ESTATE OF
MATTHEW HERMAN BRUNTJEN
AKA MATTHEW H. BRUNTJEN
Deceased.

The administration of the estate of Matthew Herman Bruntjen aka Matthew H. Bruntjen, deceased, whose date of death was May 9, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 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 September 18, 2026.

Personal Representative:
Debora A. Elliott
10326 S. Highway 68
St James, MO 65559
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelgal.com
Secondary E-Mail:
stephanie@legacylifelgal.com
September 18, 25, 2026 26-02142S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-004945 SC
IN RE: ESTATE OF
CLINTON FRANK KNAUS
Deceased.

The administration of the estate of Clinton Frank Knaus, 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 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 18, 2026.

Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
801 E. Venice Ave. Suite 2
Venice, Florida 34285
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelgal.com
Secondary E-Mail:
stephanie@legacylifelgal.com
September 18, 25, 2026 26-02141S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-004931 NC
IN RE: ESTATE OF
MARY JO HOOVER
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 18, 2026.

Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
801 E. Venice Ave. Suite 2
Venice, Florida 34285
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelgal.com
Secondary E-Mail:
stephanie@legacylifelgal.com
September 18, 25, 2026 26-02140S

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



FIRST INSERTION

ALL CLAIMS NOT FILED WITHIN

Tel: (412)310-3555
September 18, 25, 2026 26-02146S

FIRST INSERTION

The personal representative has no duty to discover whether any property

FIRST INSERTION

The personal representative has no

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

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

Attorney for Personal Representative
September 18, 25, 2026 26-02154S

FIRST INSERTION

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

Florida Bar No. 0611999
September 18, 25, 2026 26-02168S

FIRST INSERTION

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

pkehoe@williamsparker.com

FIRST INSERTION

The personal representative has no duty to discover whether any property

September 18, 25, 2026 26-02169S

FIRST INSERTION

The personal representative has no

E-Mail: Heather@spanskilaw.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE

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

Case No. 26-CA-1659-SC

FUBAR ASSETS, LLC, a Florida limited liability company, Plaintiff, v. CECIL J. BLAIR and GLORIA M. BLAIR, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on June 16, 2026 in Case No. 26-CA-1659-SC in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein Fubar Assets, LLC, a Florida limited liability company is the Plaintiff and Cecil J. Blair and Gloria M. Blair are the Defendants. The Clerk of the Court will sell to the highest bidder for cash at www.sarasota.realforeclose.com on October 15, 2026 at 9:00 a.m. the following described real property: Lot 6 Block 2100 45th Add to Port Charlotte Parcel ID: 1131-21-0006

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 15th day of September, 2026

/s/ Vestalia Aylsworth
Vestalia Aylsworth, Esq.
Law Office of Vestalia Aylsworth
21101 SW 198 Ave.
Miami, FL 33187
Telephone: (305) 280-6020
va@aylsworthllp.com
Fla. Bar. No. 111007
Attorney for Plaintiff
September 18, 25, 2026 26-02172S

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 2026 CA 003621 NC

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff, vs. DEBRA L. KOLAKOWSKI F/K/A DEBRA L. MAXEY A/K/A DEBRA L. FISCHER, ET AL.

Defendants

To the following Defendant(s): DEBRA L. KOLAKOWSKI F/K/A DEBRA L. MAXEY A/K/A DEBRA L. FISCHER (CURRENT RESIDENCE UNKNOWN)

Last Known Address: 260 HILLVIEW ROAD, VENICE, FL 34293

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 70, VENICE GARDENS, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A 260 HILLVIEW ROAD, VENICE FL 34293

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness,

Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before October 19, 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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 8 day of September, 2026

Karen E. Rushing
SARASOTA COUNTY
CLERK OF COURT
By G. Kopinsky (SEAL)
As Deputy Clerk

TF21754-26/cam
September 18, 25, 2026 26-02133S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION

Case No.: 2026-CA-002130-NC

YELLOW SKIES, LLC, a Nevada limited liability company, Plaintiff, vs. THE ESTATE OF JOY J. WRIGHT; DARRYL WRIGHT, an individual; ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION, INC., a Florida not-for-profit corporation; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; ANY AND ALL UNKNOWN HEIRS/BENEFICIARIES, DEVISEES AND CLAIMANTS OF THE ESTATE OF JOY J. WRIGHT, DECEASED; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on August 18, 2026 in the above-referenced matter pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen E. Rushing, the Clerk of this Court will sell the following described property situated in Sarasota County, Florida: Lot 13, Block F, Unit 2, Englewood Isles Subdivision in Sarasota County, Florida, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 28, of the Public Records of Sarasota County, Florida, together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagors in and to all buildings and improvements, storm and screen windows and

doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion, detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

For Informational Purposes Only:

Property Address: 2 Stone Mountain Place, Englewood, FL 34223-4647

at public sale, to the highest and best bidder, for cash, on October 16, 2026, beginning at 9:00 a.m., conducted electronically online at the following website: http://www.sarasota.realforeclose.com.

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

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

/s/ Lara Roeske Fernandez
LARA ROESKE FERNANDEZ
Florida Bar No.: 0088500
lfernandez@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
101 East Kennedy Boulevard, Suite 2700
Tampa, Florida 33602
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorneys for Yellow Skies LLC
September 18, 25, 2026 26-02138S

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 2025 CA 003999 NC

FREEDOM MORTGAGE CORPORATION, PLAINTIFF, VS. ALEXIS DAWN DOUGLAS, ET AL. DEFENDANT(S).

To: Unknown spouse of Alexis Dawn Douglas F/K/A Alexis Russell

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 3799 Laredo Ave, North Port, FL 34288

To: Alexis Dawn Douglas

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 3799 Laredo Ave, North Port, FL 34288

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

Lot 7, Block 727, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Pages 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

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

ten defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 10-19-2026 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: September 9, 2026

KAREN E RUSHING, CLERK
Clerk of the Circuit Court
G. Kopinsky (SEAL)
Deputy Clerk of the Court
Our Case #: 25FL373-0383
September 18, 25, 2026 26-02147S

FIRST INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

Case #: 2024 CA 006286 NC

DIVISION: A

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.- Amy Darr; Michael Dudash a/k/a Michael J. Dudash a/k/a Michael James Dudash; Unknown Spouse of Amy Darr; Unknown Spouse of Michael Dudash a/k/a Michael J. Dudash a/k/a Michael James Dudash; Titan Florida LLC, a Delaware limited liability company; Sarasota County, Florida; Kapitius Servicing, Inc. F/K/A Colonial Funding Network, Inc., as Servicing Provider for Direct Merchants Funding, LLC D/B/A Flash Advance; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024 CA 006286 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Amy Darr are defendant(s), I, Clerk of Court, Karen

E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on October 6, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 417, LAKE SARASOTA UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Submitted By:

ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

(561) 998-6700

(561) 998-6707

24-332264 FC01 CXE

September 18, 25, 2026 26-02157S

FIRST INSERTION

NOTICE OF ACTION

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2026 CA 001881 NC

PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. BOCA ROYALE GOLF PROPERTY OWNERS ASSOCIATION, INC; CARL KOKERNAK; KAREN O'SHEA KOKERNAK; THE UNKNOWN SPOUSE OF KAREN O'SHEA KOKERNAK; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: CARL KOKERNAK

LAST KNOWN ADDRESS: 26069 NORMAN DRIVE, ENGLEWOOD, FL 34223

CURRENT ADDRESS: UNKNOWN

TO: KAREN O'SHEA KOKERNAK

LAST KNOWN ADDRESS: 26069 NORMAN DRIVE, ENGLEWOOD, FL 34223

CURRENT ADDRESS: UNKNOWN

TO: THE UNKNOWN SPOUSE OF KAREN O'SHEA KOKERNAK

LAST KNOWN ADDRESS: 26069 NORMAN DRIVE, ENGLEWOOD, FL 34223

CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Sarasota County, Florida, to foreclose certain real property described as follows:

LOT 640, BOCA ROYALE UNIT 14 PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 49, OF THE PUBLIC RE-

CORDS OF SARASOTA COUNTY, FLORIDA.

Property address: 26069 Norman Drive, Englewood, FL 34223

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the 8 day of September, 2026.

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

BY: G. Kopinsky (SEAL)

Deputy Clerk

Plaintiff Atty: Padgett Law Group

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

attorney@padgettlawgroup.com

TDP File No. 26-004591-1

September 18, 25, 2026 26-02132S



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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004436 NC IN RE: ESTATE OF MICHAEL S. PLUNKETT, Deceased. The administration of the estate of MICHAEL S. PLUNKETT, 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 Sarasota County Probate Court, 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 sur-	
viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 11, 2026. Personal Representative: TODD PLUNKETT 4820 Lawn Avenue Western Springs, IL 60558 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: spark@williamsparker.com September 11, 18, 2026 26-02110S	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004356 NC IN RE: ESTATE OF BARBARA B. SMITH, Deceased. The administration of the estate of BARBARA B. SMITH, deceased, whose date of death was March 31, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, 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 sur-	
viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 11, 2026. Personal Representative: REBECCA R. SMITH 7540 Sunshine Skyway Lane S., Unit T-36 St. Petersburg, FL 33711 Attorney for Personal Representative: ROSE-ANNE B. FRANO Florida Bar No. 0592218 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: rfrano@williamsparker.com Secondary: ncarson@williamsparker.com September 11, 18, 2026 26-02109S	
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 006425 NC PLANET HOME LENDING, LLC Plaintiff, vs. COREY ALLEN ROBERTS; UNKNOWN SPOUSE OF COREY ALLEN ROBERTS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2026, and entered in 2025 CA 006425 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and COREY ALLEN ROBERTS; UNKNOWN SPOUSE OF COREY ALLEN ROBERTS 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 29, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 17, BLOCK 1921, 41ST ADDITION TO PORT CHAR-	
LOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 42, 42A THROUGH 42F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 4779 LOS RIOS ST, 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 8 day of September, 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: fmail@raslg.com 25-342973 - NaP September 11, 18, 2026 26-02115S	
SECOND INSERTION	
AMENDED 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 "Judgment"), 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: 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 Northerly 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 radius 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	
THIRD 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 following 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	
SECOND INSERTION	
NOTICE OF LOST TRUST IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026-CA-2919-NC IN RE: EDMUNDO B. NERY AND TERESITA L. NERY REVOCABLE TRUST dated May 30, 2001 NOTICE IS HEREBY GIVEN, as required in the Order Directing Proof of Publication entered on July 28, 2026 in Case No.: 2026-CA-2919-NC in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, that a lost trust action has been initiated by Plaintiffs, JOSE NERY and MELISSA NERY regarding the EDMUNDO B. NERY AND TERESITA L. NERY REVOCABLE TRUST dated May 30, 2001, which owns the following described real property: Lot 34, Block 1791, of 34 Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, Recorded in Plat Book 15, Page 18, of the Public Records of Sarasota County, Florida Parcel ID: 1139-17-9134 (the "Property"). ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE TRUST OR IN THE PROPERTY DESCRIBED	
SECOND INSERTION	
erly line of Tract "D" a distance of 166.05 feet to the Point of Curvature of a curve to the left, having a radius of 1491.28 feet, a central angle of 04°05'03", a chord bearing of North 22°31'15" East and a chord length of 106.28 feet; thence along the arc of said curve, an arc length of 106.30 feet to the Northwest corner of said Tract "D"; thence South 65°26'14" East, along the Northerly line of said Tract "D" a distance of 365.03 feet; thence South 88°24'08" East along the North line of said Tract "D" a distance of 3136.06 feet to the Point of Beginning. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated at Sarasota County, Florida this 9th day of September, 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 11, 18, 2026 26-02119S	
SECOND INSERTION	
HEREIN MUST FILE THEIR CLAIM(S) BEFORE THE FINAL HEARING ON NOVEMBER 5, 2026 AT 11:00 AM IN COURTROOM 7C, 2002 RINGLING BOULEVARD, SARASOTA, FLORIDA 34237. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/ Elizabeth A. Campbell, Esquire ELIZABETH A. CAMPBELL Florida Bar No. 1050935 BRIAN L. TRIMYER Florida Bar No. 183792 202 Old Main Street Bradenton, FL 34205 Telephone: 941/744-5537 Facsimile: 941/744-5547 EAC@harleebald.com BLT@harleebald.com BLY@harleebald.com Attorneys for Plaintiffs Sept. 11, 18, 25; Oct. 2, 2026 26-02103S	

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-004014 NC IN RE: ESTATE OF KAREN ANN GOODMAN, Deceased The administration of the estate of KAREN ANN GOODMAN, 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 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004386 SC IN RE: ESTATE OF DAVID ARNOLD SMITH Deceased. The administration of the estate of David Arnold Smith, deceased, whose date of death was 5/28/2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the 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 THREE 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-4404-SC Division Probate IN RE: ESTATE OF PETER D. SAYER Deceased. The administration of the estate of PETER D. SAYER, deceased, whose date of death was July 15, 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002874 NC IN RE: ESTATE OF LINDA NATHAN VIQUEIRA, Deceased The administration of the Estate of LINDA NATHAN VIQUEIRA, deceased, whose date of death was March 8, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 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 Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-4404-SC Division Probate IN RE: ESTATE OF PETER D. SAYER Deceased. The administration of the estate of PETER D. SAYER, deceased, whose date of death was July 15, 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-004390 NC Division Probate IN RE: ESTATE OF ROBERT STEWART EADS Deceased. The administration of the estate of Robert Stewart Eads, deceased, whose date of death was July 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. The personal representative has no duty to discover whether any property
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000393 NC IN RE: THE ESTATE OF MARGARET A. SHUTTS A/K/A MARGARET ANN SHUTTS A/K/A MARGARET ANN HELM SHUTTS, Deceased. The administration of the Estate of Margaret A. Shutts a/k/a Margaret Ann Shutts a/k/a Margaret Ann Helm Shutts, deceased, whose date of death was February 18, 2025, File Number 2026 CP 000393 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Sarasota County, Probate Division, 2000 Main Street, Sarasota, FL 34237. 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 the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or un-	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004252 SC Division PROBATE IN RE: ESTATE OF JOHN DAVID EWING, II. A/K/A JOHN DAVID EWING A/K/A JOHN DAVID EWING, JR. Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of JOHN DAVID EWING, II. A/K/A JOHN DAVID EWING A/K/A JOHN DAVID EWING, JR., deceased, File Number 2026 CP 004252 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293; that the decedent's date of death was January 5, 2026; that the total value of the estate is \$7,846.22 and that the names and addresses of those to whom it has been assigned by such order are: Name Address The John David Ewing Revocable Trust, dated October 6, 2020 c/o John David Ewing, III., Successor Trustee 1246 Patio Terrace North Port, FL 34286 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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004408 SC Division PROBATE IN RE: ESTATE OF MARIA ROSA DIPAOLO A/K/A MARY R. DIPAOLO Deceased. The administration of the estate of MARIA ROSA DIPAOLO A/K/A MARY R. DIPAOLO, deceased, whose date of death was June 4, 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000393 NC IN RE: THE ESTATE OF MARGARET A. SHUTTS A/K/A MARGARET ANN SHUTTS A/K/A MARGARET ANN HELM SHUTTS, Deceased. The administration of the Estate of Margaret A. Shutts a/k/a Margaret Ann Shutts a/k/a Margaret Ann Helm Shutts, deceased, whose date of death was February 18, 2025, File Number 2026 CP 000393 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Sarasota County, Probate Division, 2000 Main Street, Sarasota, FL 34237. 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 the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or un-
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004408 SC Division PROBATE IN RE: ESTATE OF MARIA ROSA DIPAOLO A/K/A MARY R. DIPAOLO Deceased. The administration of the estate of MARIA ROSA DIPAOLO A/K/A MARY R. DIPAOLO, deceased, whose date of death was June 4, 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004252 SC Division PROBATE IN RE: ESTATE OF JOHN DAVID EWING, II. A/K/A JOHN DAVID EWING A/K/A JOHN DAVID EWING, JR. Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of JOHN DAVID EWING, II. A/K/A JOHN DAVID EWING A/K/A JOHN DAVID EWING, JR., deceased, File Number 2026 CP 004252 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293; that the decedent's date of death was January 5, 2026; that the total value of the estate is \$7,846.22 and that the names and addresses of those to whom it has been assigned by such order are: Name Address The John David Ewing Revocable Trust, dated October 6, 2020 c/o John David Ewing, III., Successor Trustee 1246 Patio Terrace North Port, FL 34286 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

PUBLISH YOUR LEGAL NOTICE

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1V20678 V28

ACTIONS / SALES

SECOND 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 000032 NC NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JAY I ABRAMS A/K/A JAY ABRAMS; MARYLYN E. ABRAMS; GROVE POINTE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARVIN ABRAMS; MARVIN ABRAMS; MARNI ABRAMS A/K/A MARNI ROTMAN ABRAMS; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court for SARASOTA County shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at 9:00 AM on the 29 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 260, GROVE POINTE, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 4814 POST POINTE DR, SARASOTA, FL 34233

IF YOU ARE A PERSON CLAIMING

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 003303 NC NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LYNNE KOONS, DECEASED; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCIAL NETWORK DBA ORION LENDING; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LARRY RUSSELL KOONS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2026, and entered in 2025 CA 003303 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LYNNE KOONS, DECEASED; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCIAL NETWORK DBA ORION

LENDING; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LARRY RUSSELL KOONS 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 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 2618, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 7011 ELYTON DR, 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 8 day of September, 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 25-300672 - NaP September 11, 18, 2026 26-021135

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. 2026 CA 001930 NC FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3, Plaintiff, vs. STEVEN LANOUE A/K/A STEVEN A. LANOUE; CHARLENE LANOUE A/K/A CHARLENE L. LANOUE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 29, 2026, and entered in 2026 CA 001930 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3 is the Plaintiff and STEVEN LANOUE A/K/A STEVEN A. LANOUE; CHARLENE LANOUE A/K/A CHARLENE L. LANOUE 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 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 84, GULF GATE WOODS, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 9 AND 9A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

2816 HARDEE DRIVE, SARASOTA, FL 34231

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

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

Dated this 8 day of September, 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 26-394902 - MaS September 11, 18, 2026 26-02112S

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 005992 NC ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCESCO VIGILANTE, DECEASED; MARLENE M. BROWN; HANNELORE KREBS; ROBERT VIGILANTE; DOROTHY BROWN; TENANT-OCCUPANT(S); ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2026, and entered in 2025 CA 005992 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCESCO VIGILANTE, DECEASED; MARLENE M. BROWN; HANNELORE KREBS; ROBERT VIGILANTE; DOROTHY BROWN; 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 29, 2026, the following described property as set forth in said Final Judgment, to wit:

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

Property Address: 5524 KISMET TERRACE, 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 8 day of September, 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 25-330399 - NaP September 11, 18, 2026 26-02114S

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. 2024 CA 003978 NC SELENE FINANCE, LP, Plaintiff, vs. MEL INTERIANO; MICHELLE INTERIANO; ZEBRA DISTRIBUTION, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY- INTERNAL REVENUE SERVICE; THE HUNTINGTON NATIONAL BANK F/K/A TCF NATIONAL BANK; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 30, 2025, and entered in 2024 CA 003978 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and MEL INTERIANO; MICHELLE INTERIANO; ZEBRA DISTRIBUTION, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY- INTERNAL REVENUE SERVICE; THE HUNTINGTON NATIONAL BANK F/K/A TCF NATIONAL BANK 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 29, 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.

7510 PRESERVATION DR, SARASOTA, FL 34241

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

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

Dated this 8 day of September, 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 24-218203 - NaP September 11, 18, 2026 26-02116S

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 003458 NC HSBC BANK USA, NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2005-API, Plaintiff, vs. DEO ARISTIDES CARDOZO A/K/A DEO CARDOZO; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 20, 2026, and entered in 2025 CA 003458 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2005-API is the Plaintiff and DEO ARISTIDES CARDOZO A/K/A DEO CARDOZO 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 129.68 FEET OF THE EAST 518.72 FEET OF

THE NORTH 1/4 OF THE SOUTH 1/2 OF TRACT 1, BLOCK 4, BEE RIDGE FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 248, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS ALSO RECORDED IN PLAT BOOK A, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THE SOUTH 15 FEET FOR ROAD RIGHT OF WAY.

Property Address: 4313 MAYGOG RD, SARASOTA, FL 34233

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 8 day of September, 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 25-309022 - MaS September 11, 18, 2026 26-02117S

SECOND 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 000073 NC UNION HOME MORTGAGE CORPORATION, Plaintiff, vs. QUYNHCHI T. DUONG; FIFTH THIRD BANK, N.A.; UNKNOWN SPOUSE OF QUYNHCHI T. DUONG; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF PHUONG DINH TRUONG A/K/A PHUONG TRUONG; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court for SARASOTA County shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at 9:00 AM on the 29 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 867, SIXTEENTH ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 15, 15A THROUGH 15H, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 1730 S SAN MATEO DRIVE, NORTH-PORT, FL 34288

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A 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.

Dated this 04 day of September 2026.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-05263 September 11, 18, 2026 26-02094S

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LY20878_V8

Choices and Solutions

What Should Be Done

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

BY MILTON & ROSE FRIEDMAN

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

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

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

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

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

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

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

THE NEGATIVE INCOME TAX

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



STEPS TO FIX ENTITLEMENTS

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

“““

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

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

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

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

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

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

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

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

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

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

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

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

NEGATIVE TAX HELPS POOR

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

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

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

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

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

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

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

HOW TO FIX SOCIAL SECURITY

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

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

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



eral tax funds plus the issuance of government bonds.

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

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

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

WHAT IS POLITICALLY FEASIBLE?

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

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

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

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

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

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

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

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

“The third is the additional cost to the taxpayers.

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

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

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

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

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

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

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

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

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

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

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

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