

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
Fictitious Name Notice Notice is hereby given that LDVG LABS LLC, desiring to engage in business under the fictitious name Winch located at 2229 Florinda Street, Sarasota, FL 34231, intends to register said name in Sarasota County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. September 25, 202626-02208S	

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 Rx Sunglasses Gulf Coast Robin A. Love LDO located at 4177 S Tamiami Trail 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 17th day of September, 2026 Robin A. Love DO, LLC September 25, 202626-02200S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY NOTICE IS HEREBY GIVEN pursuant to section 715.109, Fla. Stat., that on Monday, October 5, 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. Sept. 25; Oct. 2, 202626-02239S	

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1027 N. Washington Blvd Sarasota, Fl 34236, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storage-treasures.com on 10/15/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit 1005	Ashley Goins	Furniture
Unit 2213	George Halliday	Boxes, Furniture, Electronics
Unit 3205	Bianca Clyburn	Books, Furniture, Boxes
Unit 4023	Louise Converse	Appliances, Boxes, Furniture
Unit 4044	Clayton Pelletier	Artwork, Boxes, Furniture

FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT FISCAL YEAR 2026-2027	

The Board of Supervisors of the University Town Center Improvement District will hold its regular monthly meetings for Fiscal Year 2026-2027 on the first Wednesday of each month at 9:00 AM at the location below as follows:

Benderson Development 7978 Cooper Creek Blvd., Suite 100 University Park, FL 34201	
1.	October 7, 2026
2.	November 4, 2026
3.	December 2, 2026
4.	January 6, 2027
5.	February 3, 2027
6.	March 3, 2027
7.	April 7, 2027
8.	May 5, 2027
9.	June 2, 2027
10.	July 7, 2027
11.	August 4, 2027
12.	September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Management Services, LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager Vivian Carvalho September 25, 2026	26-02226S
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FIRST INSERTION	
Fictitious Name Notice Notice is hereby given that LDVG LABS LLC, desiring to engage in business under the fictitious name GabADoc located at 2229 Florinda Street, Sarasota, FL 34231, intends to register said name in Sarasota County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. September 25, 202626-02207S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 10-22-2026 at 11 a.m. the following vessel may be sold at public sale for storage charges pursuant to F.S. 328.17 tenant Tim Krivosheenko ownership changed to SYD-NEE MARIE ZIGAS 1974 34ft Columbia Sailboat Hin # CLYC033440574 FL2832TD Title: 0145252935 & 11.9 ft Dinghy sale to be held at Jack Graham LLC DBA/ Marina Jack Yacht Basin Mooring City Of Sarasota 2 Marina Plaza Sarasota Fl 34236 reserves the right to bid/reject any bid/vessel may have be released prior to the sale. ALL Sales ARE HELD WITH RESERVE Sept. 25; Oct. 2, 202626-02219S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on10/09/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 FLEE recreational vehicle bearing the vehicle identification number FLFLN70A207000P, and all personal items located inside the recreational vehicle. Last Tenant: Alexey Bashayev. Sale to be held at: Sun Outdoors Sarasota, 7125 Fruitville Road, Sarasota, Florida 34240, 941-371-2505. Sept. 25; Oct. 2, 202626-02222S	

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 LookyDooky located at 4411 Pompano Rd 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 21st day of September, 2026 Susan Aprill September 25, 202626-02206S	

FIRST INSERTION	
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 13th day of October, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1011 E Price Blvd, North Port, FL, 34288. Spencer, Beverly Boxes, Bags, totes, miscellaneous Sale is subject to cancellation in the event of settlement between owner and obligated party. Sept. 25; Oct. 2, 202626-02184S	

FIRST INSERTION	
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Florida Self Storage Facility Act (Sections 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 20th day of October, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 3323 17th St, Sarasota, FL, 34235. Oney, Lisa: BOXES, FURNITURE, HOUSEHOLD GOODS, CLOTHES; Mitchell, Jantzen: BOXES, TOOLS, ELECTRONICS, TENT, HOUSEHOLD GOODS, FURNITURE. Sale is subject to cancellation in the event of settlement between the owner and the obligated party. Sept. 25; Oct. 2, 202626-02183S	

FIRST INSERTION	
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 940394 from Orion Property Company, LLC 5800 Lakewood Ranch Blvd N. Sarasota, FL 34240. Application received: 5/6/2026. Proposed activity: single-family residential. Project name: Seaglass Phases 1-A, 1-B, 1-C & 1-D. Project size 301.00 acres Location: Section(s) 5,7,8, Township 36 South, Range 20 East, in Sarasota County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/ . Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org . The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. September 25, 202626-02187S	
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FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT	

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

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

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

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

Jamie Otero, District Manager Toscana Isles Community Development District September 25, 2026	26-02235S
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FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Goldright located at 677 N Washington Blvd Ste 47 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 23rd day of September, 2026 Rafael DeGennaro, Manager September 25, 202626-02238S	

FIRST INSERTION	
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 BOARD OF SUPERVISORS MEETINGS	

The Board of Supervisors ("Board") of the Toscana Isles Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at 10:00 a.m., at Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275, on the following dates:

October 7, 2026
November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website <https://www.toscanaislescdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager Toscana Isles Community Development District September 25, 2026	26-02240S
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SAVE TIME



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

SARASOTA • MANATEE
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**
lv20906_lv9

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
**IN RE: The Estate of:
HELEN MARLENE SHERDEN,
Deceased.**

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

The estate of HELEN MARLENE
SHERDEN, deceased, whose date of
death was August 8th, 2026, does not
require administration in Sarasota
County, Florida, the address of which
is Clerk of the Circuit Court, P.O. Box
3079, Sarasota, FL 34230; the names
and address of the Successor Trustee
and the Successor Trustee's attorney are
set forth below.

All creditors of the decedent and per-
sons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court WITHIN
THE LATER OF 3 MONTHS AFTER
THE DATE OF THE FIRST PUBLICA-
TION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 and 733.710 OF THE FLORI-
DA PROBATE CODE WILL BE FOR-
EVER BARRED. NOTWITHSTAND-
ING 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 25, 2026.

**SCOTT STEVEN MCGINLEY
Successor Trustee**
405 Arnold Street
West Concord, MN 55985
Mark A. Crech, Esq.
Attorney for PR
1620 Placida Rd., Ste A
Englewood, Florida 34223
941-474-3721
FB#043615
Sept. 25; Oct. 2, 2026 26-021905

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR SARASOTA
COUNTY, FLORIDA
CIVIL DIVISION
PROBATE DIVISION
**File No. 2026 - CP 5142
IN RE: ESTATE OF
CAROLYN FERN KUZIAK,
Deceased.**

JAMES A. KUZIAK, a resident of
Sarasota County, Florida, who died on
July 9, 2026 was the grantor of a trust
entitled: JAMES A. AND CAROLYN
F. KUZIAK REVOCABLE LIVING
TRUST UNDER AGREEMENT DATED
THE MARCH 11, 2008, which is a
trust described in Section 733.707(3)
of the Florida Probate Code, and is liable
for the expenses of the administration
of the decedent's estate and enforceable
claims of the decedent's creditors to the
extent the decedent's estate is insuffi-
cient to pay them, as provided in Sec-
tion 733.607(2) of the Florida Probate
Code. Additionally, this Notice of Trust
is provide under Section 736.0604 of
the Florida Statutes regarding a limita-
tion on an action contesting the validity
of this Revocable Trust and any amend-
ments thereto and will be barred unless

action is taken within the statutory time
frame.

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

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

Dated this 16th day of September,
2026.

**DEHEA K. SMITH, Successor
Trustee of the JAMES A. AND
CAROLYN F. KUZIAK
REVOCABLE LIVING TRUST
UNDER AGREEMENT DATED
THE MARCH 11, 2008**
Address: 4678 Willow Wood Cir #38,
Sarasota, FL 34231
Andrew W. Rosin, Esq.
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604
(941) 366-1252 facsimile
Attorney for Successor Trustee
arosin@rosinlawfirm.com
Sept. 25; Oct. 2, 2026 26-021895

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR SARASOTA
COUNTY, FLORIDA
CIVIL DIVISION
PROBATE DIVISION
**File No. 2026 - CP 5144
IN RE: ESTATE OF
CAROLYN FERN KUZIAK,
Deceased.**

CAROLYN FERN KUZIAK, a resident
of Sarasota County, Florida, who died on
June 27, 2026 was the grantor of a trust
entitled: JAMES A. AND CAROLYN
F. KUZIAK REVOCABLE LIVING
TRUST UNDER AGREEMENT DATED
THE MARCH 11, 2008, which is a
trust described in Section 733.707(3)
of the Florida Probate Code, and is liable
for the expenses of the administration
of the decedent's estate and enforceable
claims of the decedent's creditors to the
extent the decedent's estate is insuffi-
cient to pay them, as provided in Sec-
tion 733.607(2) of the Florida Probate
Code. Additionally, this Notice of Trust
is provide under Section 736.0604 of
the Florida Statutes regarding a limita-
tion on an action contesting the validity
of this Revocable Trust and any amend-
ments thereto and will be barred unless

action is taken within the statutory time
frame.

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

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

Dated this 16th day of September,
2026.

**DEHEA K. SMITH, Successor
Trustee of the JAMES A. AND
CAROLYN F. KUZIAK
REVOCABLE LIVING TRUST
UNDER AGREEMENT DATED
THE MARCH 11, 2008**
Address: 4678 Willow Wood Cir #38,
Sarasota, FL 34231
Andrew W. Rosin, Esq.
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604
(941) 366-1252 facsimile
Attorney for Successor Trustee
arosin@rosinlawfirm.com
Sept. 25; Oct. 2, 2026 26-021885

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026 CP 004849 NC
IN RE: ESTATE OF
RILLA LOUISE FLEMING,
Deceased.**

The administration of the estate of
RILLA LOUISE FLEMING, deceased,
whose date of death was July 11, 2026,
is pending in the Circuit Court for Sara-
sota County, Florida, Probate Division,
the address of which is PO Box 3079,
Sarasota, FL 34230-3079. The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.

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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.
The written demand must be filed with
the clerk.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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 25, 2026

**STEPHANIE PLUSSER
Personal Representative**
203 Mill Run E
Bradenton, FL 34212
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Sept. 25; Oct. 2, 2026 26-022215

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-003505
IN RE: ESTATE OF
PAUL GRIFFIN FERRIS,
aka PAUL FERRIS
Deceased.**

The administration of the estate of
PAUL GRIFFIN FERRIS, also known as
PAUL FERRIS, deceased, whose
date of death was August 25, 2024, is
pending in the Circuit Court for Sara-
sota County, Florida, Probate Division,
the address of which is 2000 Main St.,
Sarasota, FL 34237. The names and ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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 25, 2026.

**MAUREEN FERRIS
Personal Representative**
55 Highland Avenue
Haverhill, MA 01830
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
Sept. 25; Oct. 2, 2026 26-021945

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY
FLORIDA PROBATE DIVISION
**File No. 2026-CP-004579
Division Probate
IN RE: ESTATE OF
LEE S. KIHNKE,
Deceased.**

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

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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.
The written demand must be filed with
the clerk.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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 25, 2026.

**Personal Representative:
Kevin B. Kihnke**
18767 Greenwood Court
Spring Lake, MI 49456
Attorney for Personal Representative:
James J. Steffel
E-Mail Addresses:
jsteffel@wnj.com
Florida Bar No. 586684
Warner Norcross + Judd LLP
700 Terrace Point Road, Suite 350
Muskegon, MI 49440
Telephone: 231-727-2621
Sept. 25; Oct. 2, 2026 26-021935

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
**File No. 2026-CP-003972-NC
Division PROBATE
IN RE: ESTATE OF
MARILYN G. SCHAWK Deceased.**

The administration of the estate of
MARILYN G. SCHAWK deceased,
whose date of death was May 8, 2026,
is pending in the Circuit Court for Sara-
sota County, Florida, Probate Divi-
sion, the address of which is 2000
Main Street, Sarasota Florida 34237.
The name and address of the personal
representative and the personal repre-
sentative's attorney are set forth below.

All creditors of the decedent and oth-
er 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 the
court ON OR BEFORE THE LATER
OF THREE (3) MONTHS AFTER
THE TIME OF THE FIRST PUBLICA-
TION OF THIS NOTICE OR THIRTY
(30) DAYS AFTER THE DATE OF
SERVICE OF A COPY OF THIS NO-
TICE ON THEM.

All other creditors of the decedent
and other persons having claims or
demands against the decedent's estate
must file their claims with this court
WITHIN THREE (3) MONTHS AF-
TER THE TIME OF THE FIRST PUB-
LICATION 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.
The written demand must be filed with
the clerk.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIOD SET FORTH
IN FLORIDA STATUES SEC-
TION 733.702 WILL BE FOREVER
BARRED.

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

The date of first publication of this
notice is September 25, 2026.

**Personal Representative:
David A. Schawk**
2152 Canna Way
Naples, FL 34105
MCDERMOTT WILL & SCHULTE
LLP
Attorney for Personal Representative:
By: COLTON F. CASTRO
Email Address:
cfcastro@mcdermottlaw.com
Florida Bar No. 0125370
333 S. E. Second Avenue, Suite 4500
Miami, Florida 33131
Telephone: 305-507-2318
Sept. 25; Oct. 2, 2026 26-022165

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
**File No. 2026 CP 004752 SC
Division: PROBATE
IN RE: ESTATE OF
SANDRA MORGAN, Deceased.**

The administration of the estate of
SANDRA MORGAN, deceased, whose
date of death was June 28, 2026, is
pending in the Circuit Court for Sara-
sota County, Florida, Probate Divi-
sion, the address of which is 4004 S.
Tamiami Trail, Venice, FL 34293. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.

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

The date of first publication of this
notice is September 25, 2026.

**Personal Representative:
KEITH VINCENT HAYES
c/o Staas Law Group, P.L.L.C.**
801 E. Venice Ave., Ste. 2
Venice, FL 34285
Attorney for Personal Representative:
KEVIN G. STAAS
Florida Bar Number: 0196045
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: kstaas@staaslawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com
Sept. 25; Oct. 2, 2026 26-02205S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
**File Number 2026-CP-3241 NC
IN RE: ESTATE OF
SUZANNE H. COHAN,
Deceased.**

The administration of the ESTATE
OF SUZANNE H. COHAN, deceased,
whose date of death was March 29,
2026, is pending in the Circuit Court
for Sarasota County, Florida, Probate
Division, the address of which is P.O.
Box 3079, Sarasota, Florida 34230. The
names and addresses of the personal
representatives and the personal repre-
sentatives' attorney are set forth below.

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

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

The personal representatives have 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.

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

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

The date of the first publication of
this Notice is September 25, 2026.

**Personal Representatives:
PETER S. COHAN**
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
WILLIAM D. COHAN
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
JAMES A. COHAN
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representatives:
MATTHEW B. MAYPER
Florida Bar No. 0956820
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
mmayper@fergesonskipper.com
services@fergesonskipper.com
Sept. 25; Oct. 2, 2026 26-02202S

Q

A

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.

Q&A

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

19/8237_035

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 2026 CP 4745 NC
IN RE: ESTATE OF
JOHN ALLEN DALTON, Deceased.

The administration of The Estate of John Allen Dalton, deceased whose date of death was 07/03/26 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office 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 including un-matured, contingent or unliquidated claims on whom a copy of this notice is 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 DAYS (30) 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 the 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.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS September 25, 2026

Personal Representative
Joe Dalton
41924 County Road 452
Leesburg, FL 34788
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
(941) 755-2674
Attorney for Personal Representative
whmatty@aol.com
Sept. 25; Oct. 2, 2026 26-02217S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-004883
IN RE: ESTATE OF
TAYLOR MICHAEL OLMSTED,
Deceased.

The administration of the estate of TAYLOR MICHAEL OLMSTED, deceased, whose date of death was April 13, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 25, 2026

ROBERT D. HINES, ESQ.
Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Sept. 25; Oct. 2, 2026 26-02220S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 004581 SC
Division Probate
IN RE: ESTATE OF
WARREN L. IDE AKA
WARREN LEE IDE, Deceased.

The administration of the estate of Warren L. Ide, also known as Warren Lee Ide, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Tr., Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is September 25, 2026.

Personal Representative:
John J. Greeley, Jr.
c/o Ledbetter Cowan Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterCowan.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterCowan.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterCowan.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterCowan.com
Sept. 25; Oct. 2, 2026 26-02204S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP4891
Division Probate
IN RE: ESTATE OF
SALLY ANNE ANGERS
Deceased.

The administration of the estate of SALLY ANNE ANGERS, deceased, whose date of death was June 8, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 25, 2026.

Personal Representative:
REBECCA A. PARRISH
6820 Hughes Street
Long Boat Key, FL 34228
Co-Personal Representative:
ELIZABETH J. KAUFMANN
4112 Maverick Avenue
Sarasota, FL 34233
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
Sept. 25; Oct. 2, 2026 26-02209S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT, IN
AND FOR SARASOTA COUNTY,
FLORIDA
File No.: 2026 CP 004746 SC
Division: Probate
IN RE: ESTATE OF
EDGAR WALTER SAM KATZ,
Deceased.

The administration of the estate of Edgar Sam Walter Katz, deceased, whose date of death was May5, 2025, 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 25, 2026.

Vivien E. Kalvaria,
Petitioner
1771 Ringling Blvd #304
Sarasota, FL 34236
Jerome S. Levin, Esq
Attorney for Petitioner
1432 First Street,
Sarasota Florida 34236
Sept. 25; Oct. 2, 2026 26-02191S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026CP4792NC
Division Probate
IN RE: ESTATE OF
BETTY D. COLEMAN
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 25, 2026.

Personal Representative:
/s/ Matthew Young
(Aug 31, 2026 10:26:52 EDT)
Matthew Young
11671 Moccasin Wallow Road,
Suite 341
Parrish, Florida 34219
Attorney for Personal Representative:
Daniel Hooper Smith, Esq. Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING WIESNER
SMITH PLLC
328 N Rhodes Avenue
Sarasota, FL 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com
Sept. 25; Oct. 2, 2026 26-02203S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY
FLORIDA
PROBATE DIVISION
File No: 26-CP-004974 SC
IN RE: ESTATE OF
RYAN W. COFFIN
Deceased.

The administration of the estate of RYAN W. COFFIN, deceased, whose date of death was August 2, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2026.

Personal Representative:
GERALYN CANTWELL REED
20893 LOGGIA Court
Venice, Florida 34293
Attorney for Personal Representative:
Lisa Anne Haidermota, Esq., Attorney
Florida Bar Number: 0045225
412 Erie Avenue
Tampa, FL 33606
Telephone: (813) 843-9698
E-Mail: latennis@verizon.net
Sept. 25; Oct. 2, 2026 26-02192S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 5076 NC
IN RE: ESTATE OF
COREY R. MOUNT,
Deceased.

The administration of the estate of COREY R. MOUNT, deceased, whose date of death was JUNE 20, 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 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 25, 2026.

Personal Representative
Penny J. Disney
4009 Crockers Lake Blvd. #1221
Sarasota, FL 34238
Attorney for Personal Representative
William Shaffer, Esq.
Attorney for Petitioner
Florida Bar No. 65952
In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Will@hamiltonpricelaw.com
Secondary Email:
Tara@hamiltonpricelaw.com
Sept. 25; Oct. 2, 2026 26-02227S

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION, 1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/25/26. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: \$75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Kristen Boothroyd; Telephone: (941)906-9386 x323. 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street 3rd Floor, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. 3rd Floor, Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12.Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) n/a

The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 09/11/26. 15. Extent and Nature of Circulation: Weekly Business Newspaper No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): 5283 (average), 4386 (actual). 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 354 1. (Include advertiser's proof and exchange copies): 4341 (average), 3489 (actual). (2) In-County Paid/Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), 0(actual). (4) Distributed by Other Mail Classes Through the USPS: 0 (average), 0 (actual). C. Total Paid and/or Requested Circulation (Sum of 15B (1), (2), (3), and (4)): 4341 (average), 3489(actual). D. Non-Requested Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 490 (average), 446 (actual). (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Non Requested Distribution by Other Mail Classes Through the USPS: 0 (average), 0(actual). (4) Non Requested Distributed Outside the Mail: 20 (average), 25(actual). E. Total Nonrequested Distribution [Sum of 15D (1), (2), (3), and (4)]: 490 (average), 446 (actual). F. Total Distribution (Sum of 15C and 15E): 4832 (average), 3935 (actual). G. Copies Not Distributed: 451(average), 451 (actual). H. Total (Sum of 15F and 15G): 5283 (average), 4386 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 89.9% (average), 88.7% (actual). 16. Electronic Copy Circulation: (a) Paid 121 (average) 121 (actual) No. copies of Single issue Published Nearest to filing Date: 0. B. Total Print Copies + Paid Electronic Copies: 4462 (average), 3610 (actual). Total Requested Copy Distribution + Paid Electronic Copies: 4953 (average), 4056 (actual). Percent Paid and/or Requested Circulation (Both Print and Electronic Copies) 90.1% (average), 89.0% (actual). 17. Publication of Statement of Ownership: 09/25/26. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily A. Walsh. Date 09/22/26.

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FLORIDA'S NEWSPAPER FOR THE G-STATE

Business Observer

1920906L 024

Sept. 25; Oct. 2, 2026 26-0223



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

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

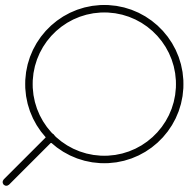


Citizens continue to learn about vital civic matters from newspaper notices.

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

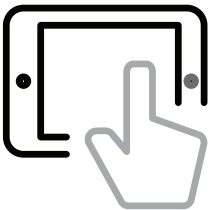
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

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

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ACTIONS / SALES

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION, FILE NO. 2026-CP-004609 PROBATE DIVISION FILE NUMBER 2026-CP-004609 IN RE: ESTATE OF EVELYN WEINSTEIN, Deceased The administration of the Estate of EV- ELYN WEINSTEIN, Deceased, File No. 2026-CP-004609, whose date of death was May 3, 2026, is pending in the Cir- cuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this notice is served who have objections that chal- lenge the validity of the will, the qual- ifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and		
other persons having claims or de- mands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the 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, DEMANDS, AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is September 25, 2026. Person Giving Notice: Sharyn Brodsky Personal Representative 1203 River Rd., #18C Edgewater, NJ 07020 Attorney for Personal Rep: Robert W. Browning, Jr. Attorney 3277 Fruitville Rd., C-2 Sarasota, FL 34237 Sept. 25; Oct. 2, 2026 26-02213S		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026 CA 000298 NC Freedom Mortgage Corporation, Plaintiff, vs. Alan Clare Kilchenman a/k/a Alan Kilchenman, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026 CA 000298 NC of the Circuit Court of the TWELFTH Judi- cial Circuit, in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Alan Clare Kilchenman a/k/a Alan Kilchen- man; Kellie Jean Kilchenman a/k/a Kellie Kilchenman; Solar Mosaic LLC are the Defendants, that Karen Rush- ing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose. com, beginning at 09:00 AM on the 2nd day of November, 2026, the follow- ing described property as set forth in said Final Judgment, to wit: LOT 24, BLOCK 1619, THIRTY- THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR- IDA. TAX ID: 1120-16-1924 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 22nd day of September, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F04388 Sept. 25; Oct. 2, 2026 26-02232S		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 005571 NC LOAN FUNDER LLC, SERIES 56860, Plaintiff, vs. J AND M HOMES GROUP LLC, a Florida Limited Liability Company; MARK GAETANO JURJESCU, Defendants. NOTICE IF HEREBY GIVEN that pursuant to a Default Summary Final Judgment entered on July 27, 2026 in the Civil Case No. 2025 CA 005571 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein the Clerk of the Court, Karen E. Rushing, will on OCTOBER 30, 2026 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.sarasota. realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Sarasota County, Florida: Lots 7598 and 7599, South Venice Unit No. 27, according to the Plat thereof, recorded in Plat Book 6, Page(s) 76, of the Public Records of Sarasota County, Florida. Property address: 1490 Fundy Road, Venice, Florida 3429 Parcel Identification Number: 0456110012 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If the sale is set aside for any reason, the Purchase at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion 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 noti- fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated 22nd day of September, 2026. Respectfully submitted, PRESTIGE LAW FIRM, PLLC /s/ Tiffani N. Brown TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Prestige Law Firm, PLLC 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tiffani@prestigelawfl.com Attorneys for Plaintiff Sept. 25; Oct. 2, 2026 26-02230S		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NUMBER: 2026 CA 000339 NC MMS 2 PROPERTIES, LLC, a Florida limited liability company, Plaintiff, vs. LUCAS HOMES SRQ, LLC, a Florida limited liability company, and MARK LUCAS, an individual, Defendants. NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that Karen E. Rush- ing, Clerk of the Circuit Court, will sell the following property in Sarasota County, Florida, described as: LOT 14 and the West 30.5 feet of Lot 15, HIBISCUS PARK, #2, as per plat thereof recorded in Plat Book 5, Page 75, of the Pub- lic Records of Sarasota County, Florida. Property Address: 2056 Sunny- side Place, Sarasota, FL 34239 ("Property" or "Real Property") Parcel ID No. 0056120053 At public sale, to the highest and best bidder for cash, via the internet: www. sarasota.realforeclose.com at 9:00 a.m. on the 17th day of November, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final pay- ment must be made on or before 4:00 p.m. of the date of sale by cash or cas- hier's check. IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI- TLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWN- ER 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 ap- pearance, 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 im- paired, call 711. Dated this 22nd day of SEPTEMBER, 2026. Andrew W. Rosin, Esq. Fla. Bar No. 0589305 Law Office of Andrew W. Rosin, P.A. 1966 Hillview Street Sarasota, FL 34239 (941) 359-2604 (Telephone) arosin@rosinlawfirm.com Attorney for Plaintiff Sept. 25; Oct. 2, 2026 26-02229S		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-4549-SC Division Probate IN RE: ESTATE OF FLORENCE CHARLES, Deceased. The administration of the estate of FLORENCE CHARLES, deceased, whose date of death was May 22, 2026, is pending in the Circuit Court for Sara- sota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 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 Com- munity 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 SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 25, 2026. Personal Representative: VERONICA PIERRE 49 Crown Street, Apt. 13F Brooklyn, New York 11225 Attorney for Personal Representative: BRADEN H. SHARRER Attorney Florida Bar Number: 0084674 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com Sept. 25; Oct. 2, 2026 26-02214S		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 000370 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. BRADLEY HOLAHAN, AS TRUSTEE OF JODEE LYNN HOLAHAN'S TESTAMENTARY TRUST FOR THE BENEFIT OF KATELYN WOODEN; KATELYN WOODEN; BRADLEY HOLAHAN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JODEE LYNN HOLAHAN; THE UNKNOWN SPOUSE OF JODEE LYNN HOLAHAN; THE LAKESIDE CLUB OF SARASOTA CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 17, 2026 in Civil Case No. 2026 CA 000370, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and BRADLEY HOLAHAN, AS TRUSTEE OF JODEE LYNN HOLAHAN'S TESTAMENTARY TRUST FOR THE BENEFIT OF KATELYN WOODEN; KATELYN WOODEN; BRADLEY HOLAHAN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JODEE LYNN HOLAHAN; THE LAKESIDE CLUB OF SARASOTA CONDOMINIUM ASSOCIATION, INC. are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose. com on November 3, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judg- ment, to wit: UNIT 7312, THE LAKESIDE CLUB OF SARASOTA, A CON- DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORD- ED IN OFFICIAL RECORDS BOOK 1341, PAGE 271, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMIN- IUM BOOK 21,PAGE 28, AND AMENDMENTS THERETO, PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Of- fice, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 21st day of September, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Mola Bosland, Esq. FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1190-1796B; Ref# 25673 Sept. 25; Oct. 2, 2026 26-02231S		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026 CP 003693 SC IN RE: ESTATE OF HENRY V. CAVALIERE Deceased The administration of the estate of Hen- ry V. Cavaliere, deceased, whose date of death was March 14, 2026 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and address- es of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent		
and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 25, 2026. Kayden J. S. Taylor Personal Representative 2640 Caliendo Circle Montgomery, IL 60538 Eric R. Hoonhout, Esq Attorney for Personal Representative Florida Bar No. 0087422 Hoonhout Law, Chartered 1219 South East Avenue, Suite 202 Sarasota, FL 34239 Telephone: (941) 237-0099 Email: Eric@hoonhoutlaw.com Sept. 25; Oct. 2, 2026 26-02241S		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026-CA-003640 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. KRISTIN JONES A/K/A KRISTIN WARREN, et al., Defendants. TO: Derek Warren 2583 Pennsylvania Terrace North Port, FL 34291 Derek Warren 557 Meridan Ave. NW Port Charlotte, FL 33952 Derek Warren 14617 Forge Ln. Port Charlotte, FL 33981 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Sara- sota County, Florida: Lot 3, Block 644, Fourteenth Addition to Port Charlotte Sub- division, according to the map or plat thereof, recorded in Plat Book 13, at Pages 13A through 13Q, Public Records of Sarasota County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme- diately thereafter; or a default will be entered against you for the relief de- manded 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 18 day of Septem- ber, 2026. Karen E. Rushing as Clerk of the Circuit Court of Sarasota County, Florida By: G. Kopinsky (SEAL) DEPUTY CLERK Sept. 25; Oct. 2, 2026 26-02199S		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 001432 NC PETER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED, and DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED, Plaintiffs, v. JAMES W. FOX, TIDEWATER BUILDERS INC, PRESCIENT CAPITAL LENDING LLC, 927 CONTENTO LLC, 525 TBW LLC, HIGEL AVE LLC, WHITE LANE LLC, ALL GLASS & WINDOWS, LLC, SOUTHWEST CONCRETE & MASONRY SYSTEMS, LLC, GATOR PLUMBING, INC., MULLET'S SALES, INC., AZURE SIESTA, LLC, Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Uniform Final Judgment of Mortgage Foreclosure dated September 22, 2026, and entered in Case No. 2025 CA 001432 NC of the Circuit Court of the Twelfth Judicial Circuit In and For Sarasota County, Florida wherein PE- TER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED and DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED, are the Plain- tiffs and JAMES W. FOX, TIDEWA- TER BUILDERS INC, PRESCIENT CAPITAL LENDING LLC, 927 CON- TENTO LLC, 525 TBW LLC, HIGEL AVE LLC, WHITE LANE LLC, ALL GLASS & WINDOWS, LLC, SOUTH- WEST CONCRETE AND MASONRY SYSTEMS, LLC, GATOR PLUMB- ING, INC., MULLET'S SALES, INC., and AZURE SIESTA, LLC are the De- fendants, the Sarasota County Clerk of Court will sell to the highest and best bidder for cash online at www.sarasota. realforeclose.com, the Clerk's website for on-line auctions at 9:00 a.m. on the 16th day of October, 2026, the following described property in Sarasota County, Florida as set forth in the Uniform Fi- nal Judgment of Mortgage Foreclosure, to wit: TAX ID: 1120-16-1924 SEE ATTACHED EXHIBITS "A" AND "B"		
EXHIBIT "A" CONTENTO PROPERTY LOT 241, SIESTA ISLES, UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 17, PAGE(S) 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Address: 927 Contento Street, Sarasota, Florida 34242 Tax ID: 0082-09-0030 EXHIBIT "B" TREASURE BOAT PROPERTY LOT 1, BLOCK H, HARMONY SUBDIVISION, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 43, PUB- LIC RECORDS OF SARASOTA COUNTY, FLORIDA. Address: 525 Treasure Boat Way, Sarasota, Florida 34242 Tax ID: 0081-05-0035 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled 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 22nd day of September, 2026. Attorney for Plaintiffs BENTLEY GOODRICH KISON, P.A. /s/ Ashley E. Gaillard MORGAN R. BENTLEY, ESQ. Florida Bar No. 0962287 mbentley@bgk.law ASHLEY E. GAILLARD, ESQ. Florida Bar No. 1019208 agailard@bgk.law 783 So. Orange Ave., Suite 300 Sarasota, Florida 34236 941-556-9030 Office dwoodson@bgk.law eserve@bgk.law Counsel for Plaintiffs Sept. 25; Oct. 2, 2026 26-02233S		

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--- ACTIONS / SALES ---

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 001065 NC GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE, Plaintiff, vs. HELEN KESLER; NANCY MARTINO; UNKNOWN SPOUSE OF HELEN KESLER; UNKNOWN SPOUSE OF NANCY MARTINO; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated August 18, 2026 and an Order Canceling and Rescheduling Foreclosure Sale dated September 17, 2026, entered in Civil Case No.: 2026 CA 001065 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE, Plaintiff, and HELEN KESLER; NANCY MARTINO; UNITED STATES OF AMERICA, are Defendants. KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the	2nd day of December, 2026, the following described real property as set forth in said Judgment, to wit: LOT 18, LAS LOMAS DE SARA-SOTA, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 7, PAGE 34, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 366-1746 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. 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 18, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 26-52719 Sept. 25; Oct. 2, 2026 26-02210S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024 CA 005548 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES,SERIES 2006-NC3, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JEANNETTE R. JACKSON, DECEASED; ALFRED MORRIS; CLARENCE JEROME MILLER, JR.; SHIRLEY ANN BROWN; ETHEL SERENA MILLER A/K/A ETHEL SERENA KING; DONALD MILLER; SERLEMER COLEMAN; JANESSA DAVIS; RITA MILLER PINNOCK; VALERIE MILLER ITUADON; ANGELA LOUISE BELLAMY; KEITH WONZEL MILLER; DAFFENY ROWE; DONYAE WHEELER, A MINOR CHILD IN THE CARE OF HER NATURAL AND LEGAL GUARDIAN DONALD LEVERN WHEELER; KEARRE BLUE; JACQUELINE MORRIS; SPENCER LEONARD MORRIS; EDDIE JOE MORRIS; JERRY JEROME MORRIS, SR.; JENEEN MORRIS; JENELL MORRIS; JULIAN MORRIS; MACK CARL HARRIS, SR.; JESSIE LEE HARRIS; SOUNDRY HARRIS; CURTIS HARRIS; QUINTON HARRIS are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on November 19, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 7, BLOCK A, IRVING-TON HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Kyle King Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1221-16459B Ref# 25280 Sept. 25; Oct. 2, 2026 26-02197S	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 001432 NC PETER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED, and DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED, Plaintiffs, v. JAMES W. FOX, TIDEWATER BUILDERS INC, PRESCIENT CAPITAL LENDING LLC, 927 CONTENTO LLC, 525 TBW LLC, HIGEL AVE LLC, WHITE LANE LLC, ALL GLASS & WINDOWS, LLC, SOUTHWEST CONCRETE & MASONRY SYSTEMS, LLC, GATOR PLUMBING, INC., MULLET'S SALES, INC., AZURE SIESTA, LLC, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order of 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 October 8, 2026, the following described property as set forth in said Final Judgment, to wit: CONTENTO PROPERTY LOT 241, SIESTA ISLES, UNIT 8,	ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Address: 927 Contento Street, Sarasota, Florida 34242 Tax ID: 0082-09-0030 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM 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 on this 21st day of September, 2026. FOREST T. SUTTON Fsutton@smd.law (primary) Florida Bar No.: 1026061 mfelton@smd.law (secondary) Sept. 25; Oct. 2, 2026 26-02224S

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 002163 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I Plaintiff(s), vs. MALDONM GROUP LLC; ANA MALDONADO; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: ANA MALDONADO LAST KNOWN ADDRESS: 15230 SW 139 STREET MIAMI, FL 33196 CURRENT ADDRESS: 15230 SW 139 STREET MIAMI, FL 33196 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 1137, UNIT NO. 17 VENICE GARDENS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.PARCEL IDENTIFICATION NUMBER: 0435-15-0059COMMONLY KNOWN AS: 456 SANDLEWOOD DRIVE, VENICE, FL 34293.	Property address: 456 Sand-lewood Drive, Venice, FL 34293 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 16 day of September, 2026. KAREN E RUSHING, CLERK As Clerk of the Court (Seal) BY: G Kopinsky Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-014520-5 Sept. 25; Oct. 2, 2026 26-02186S

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026 CC 001487 NC THE MEADOWS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. PATRICIA WHITT; et al. Defendants. TO: PATRICIA WHITT and UNKNOWN SPOUSE OF PATRICIA WHITT Last Known Address: 5690 Sheffield Greene Circle, #82, Bld 21, Sarasota, FL 34235 YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, for in rem foreclosure of claim of lien, regarding the following real property in Sarasota County, Florida, UNIT 82, OF SHEFFIELD GREENE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2175, PAGE(S) 234, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 28, PAGE 24, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS. Property Address: 5690 Shef-	field Greene Circle, #82, Bld 21, Sarasota, FL 34235 and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Sarasota County Historic Courthouse, 2000 Main Street, Sarasota, FL 34237, either before service of your defenses on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. This notice shall be published once a week for two 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 said Court on September 15, 2026. KAREN E. RUSHING CLERK OF COURT (Court Seal) By: G Kopinsky As Deputy Clerk Attn: Kari L. Martin, Esq. Najmy Thompson, P.L. 1401 8th Avenue West Bradenton, FL 34205 Sept. 25; Oct. 2, 2026 26-02185S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 001071 PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MAUREEN C. CLOUTIER; UNKNOWN SPOUSE OF MAUREEN C. CLOUTIER; UNKNOWN PARTIES CLAIMING BY, THROUGH, UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 16, 2026 in Civil Case No. 2026 CA 001071, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and MAUREEN C. CLOUTIER and UNKNOWN SPOUSE OF MAUREEN C. CLOUTIER N/K/A JIM CLOUTIER are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on November 2, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOTS 15104, 15105 AND THE WEST 1/2 OF LOT 15103, SOUTH VENICE, UNIT 57,	ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 27, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.Dated this 17th day of September, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Kyle King Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1457-067B Ref# 25469 Sept. 25; Oct. 2, 2026 26-02195S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 000548 NC TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY, Plaintiff, vs. LORI ANNE MOORE A/K/A LORI CONDE A/K/A LORI MOORE, LAZARO H. CONDE A/K/A LAZARO CONDE, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any defendant, or claiming any right, title, and interest in the subject property, Defendants, NOTICE is hereby given pursuant to the Uniform Final Judgment of Mortgage Foreclosure, entered September 16, 2026, and entered in Case Number: 2026 CA 000548 NC of the Circuit Court in and for Sarasota County, Florida, wherein TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY, is the Plaintiff, and LORI ANNE MOORE A/K/A LORI CONDE A/K/A LORI MOORE, LAZARO H. CONDE A/K/A LAZARO CONDE, PARTNERS IN CONSTRUCTION INC, are the Defendants, the Sarasota County Clerk of the Court, Karen E. Rushing, will sell to the highest and best bidder for cash, by electronic sale on-line at www.sarasota.realforeclose.com, beginning at 9:00 o'clock A.M. on the 14th day of January, 2027 the following described property as set	forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit: Property Address: 4031 Barbary Lane, North Port, FL 34287 Property Description: Lot 3, Block 63, Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 32, 32A through 32H, inclusive, of the Public Records of Sarasota County, Florida. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Arthur Barksdale Arthur S. Barksdale, IV, Esq. Florida Bar No.: 0040628 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: jdlaw@orlando-law.com Attorneys for Plaintiff Sept. 25; Oct. 2, 2026 26-02211S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 006171 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CONIFER MORTGAGE TRUST IV, Plaintiff, vs. VLADISLAV ZHEREBENKO; INNA P. ZHEREBENKO; YURIY ZOMIR; SORRENTO SHORES ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 17, 2026 in Civil Case No. 2025 CA 006171, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CONIFER MORTGAGE TRUST IV is the Plaintiff, and VLADISLAV ZHEREBENKO; INNA P. ZHEREBENKO; YURIY ZOMIR; SORRENTO SHORES ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on November 16, 2026 at 09:00:00 AM EST the following described real property as set forth in	said Final Judgment, to wit: LOT 6, SORRENTO SHORES, UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 18, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 16th day of September, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman Zachary Ullman, Esq. FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-4312B Ref# 25281 Sept. 25; Oct. 2, 2026 26-02196S

ACTIONS / SALES

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026 CA 001348 NC Fifth Third Bank, National Association, Plaintiff, vs. Gina Marie Joseph, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026 CA 001348 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and Gina Marie Joseph are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com , beginning at 09:00 AM on the 20th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 296, VENICE GOLF AND COUNTRY CLUB, UNIT NO. II-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 33, 38A THROUGH 38J, OF THE	PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. TAX ID: 0421090003 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 21st day of September, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Gavin MacMillan Gavin MacMillan, Esq. Florida Bar No. 0037641 File # 25-F04078 Sept. 25; Oct. 2, 202626-02218S

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 000632 NC ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JENNIFER LEE ANZURES, et al., Defendants. NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on September 3, 2026 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on October 15, 2026 at 9:00 A.M., at www.sarasota.realforeclose.com , the following described property: LAND SITUATED IN THE COUNTY OF SARASOTA IN THE STATE OF FL LOT 35, THE WOODS, UNIT II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 38, 38A AND 38B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 1932 Wood Hollow Lane Sarasota, FL 34235. 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: September 21, 2026 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kcchurch@qpwblaw.com Attorney for Plaintiff FL-007924-24 Sept. 25; Oct. 2, 202626-02225S

FIRST INSERTION	
CLERK'S NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No. 2025 CA 006214 NC Honorable Judge: Hunter Carroll PLANET HOME LENDING, LLC Plaintiff, vs. ANNA GRITSAYENKO; UNKNOWN SPOUSE OF ANNA GRITSAYENKO; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; Defendants, NOTICE IS GIVEN that, in accordance with the Order Rescheduling Sale dated September 3, 2026, in the above-styled cause, Karen E. Rushing, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 A.M. on October 22, 2026, the following described property: LOT 6, LILLY'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN DEED BOOK 250, PAGE 84, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT: LAND CONVEYED TO EDNA MAE WATSON IN DEED BOOK 228, PAGE 410 DESCRIBED AS FOLLOWS TO WIT: BEGIN AT THE NORTHEAST CORNER OF LOT 6, LILLY'S SUBDIVISION, THENCE WEST 112 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 6, A DISTANCE OF 110 FEET TO A POINT IN SAID LOT 6; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 6, A DISTANCE OF 58 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF LOT 6, A DISTANCE OF 110 FEET TO A POINT ON THE NORTH LINE OF LOT 6; THENCE EAST, A DISTANCE OF 58 FEET TO THE	POINT OF BEGINNING. LESS THE NORTH 12 FEET THERETO AND LESS THAT PORTION CONVEYED TO SARASOTA COUNTY FOR RIGHT OF WAY PURPOSES AND DESCRIBED IN OFFICIAL RECORDS BOOK 2888, PAGE 2599. TAX ID # 0383120011. COMMONLY KNOWN AS: 732 HIDERBURG ST, NOKOMIS, FL 34275 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 366-1746 or www.gulfoastlegal.org , or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully submitted this September 10, 2026 /s/Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office, PLLC 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff mattw@wasingerlawoffice.com Sept. 25; Oct. 2, 202626-02212S

FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 004004 NC DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-ARI, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-ARI, Plaintiff, vs. JOHN P. VEDRAL A/K/A JOHN VEDRAL; UNKNOWN SPOUSE OF JOHN P. VEDRAL A/K/A JOHN VEDRAL; SARASOTA COUNTY, FLORIDA Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 14, 2026, and entered in Case No. 2025 CA 004004 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-ARI, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-ARI, is Plaintiff and John P. Vedral a/k/a John Vedral; Unknown Spouse of John P. Vedral a/k/a John Vedral; Sarasota County, Florida, are Defendants, the Office of the Clerk of Karen E. Rushing, Sarasota County Clerk of the Court will sell via online auction at https://www.sarasota.realforeclose.com/ at 9:00 a.m. on the 20th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 3039 AND 3040, SOUTH	VENICE, UNIT 10, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 4765 Neptune Road, Venice, Florida 34293 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 9/17/2026 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 20-401280 Sept. 25; Oct. 2, 202626-02198S

SUBSEQUENT INSERTIONS

PUBLIC SALES

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5005 Englewood Road, Venice, FL 34293 Date: 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, 202626-02125S	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, 202626-02152S

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5109 Fruitville Rd Sarasota, FL 34232 on 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, 202626-02153S	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: 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, 202626-02137S

SECOND 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, 202626-02182S	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, 202626-02137S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2026 CA 001477 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, Plaintiff, vs. REMEDY CLEANING, LLC; MICHAEL DAVID CUNNINGHAM; HOLLY ANN CUNNINGHAM; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 19, 2026 and entered in Case No. 2026 CA 001477 NC, of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II is Plaintiff and MICHAEL DAVID CUNNINGHAM; HOLLY ANN CUNNINGHAM; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; REMEDY CLEANING, LLC; are defendants. KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.SARASOTA.REALFORECLOSE.COM, at 9:00 A.M., on 16th day of October, 2026, the following described	property as set forth in said Final Judgment, to wit: LOT 10, BLOCK A, MANASOTA ACRES, LESS AND EXCEPT THAT PART FOR STATE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2722, PAGE 2723, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 21st day of September 2026. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 26-00538 BSI Sept. 25; Oct. 2, 202626-02215S

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address, Date and Time of Sale 8400 Fruitville Road Saarasota FL 3424010/08/2610am 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, 202626-02151S	

SECOND INSERTION	
NOTICE OF PUBLIC SALE Notice of Public Auction for monies due on storage units. 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
REBECCA JETTE	2001
Antonio Johnson	2145-47
BALANCE	\$499
	\$557

FACILITY 27 5055 Pan American Blvd North Port, FL 34287	
NAME	UNIT
KENDRA Ginsberg	AA5
Ilya Fenin	102
eddie kelly	A26
Brett Barnhill	H04
christopher devoto	C56
Giovanni Aviles	E15
BALANCE	\$1,647
	\$406
	\$379
	\$379
	\$1,154
	\$154
September 18, 25, 2026	26-02162S

FOURTH 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, 202626-02012S

ESTATE

SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004689 SC Division Probate IN RE: ESTATE OF TIMOTHY B. GILL Deceased.	The administration of the estate of Timothy B. Gill, deceased, whose date of death was May 15, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All 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: Grace Lamb 11640 SW Tustenuggee Ave. Fort White, FL 32038 Attorney for Personal Representative Lori A. Capone, Esq. FL Bar No. 1032299 Email: lori@loricapone.com 2nd Email: loricaponejd@gmail.com 7103 L'Pavia Blvd. Venice, FL 34292 Tel: (412)310-3555 September 18, 25, 2026 26-02146S

SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Sarasota County, FLORIDA PROBATE DIVISION File No. 2026CP4308NC Division PROBATE IN RE: ESTATE OF JAMES M. THOMAS, Deceased.	The administration of the estate of James M. Thomas, deceased, whose date of death was June 26th, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must	file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 18, 2026. Kimberly McCully P.O. Address: 17410 West Single Rose Court, Cypress, TX 77429 Carrie Witham P.O. Address: 933 Commercial Street, Central City, IA 52214 Personal Representative: ROBERT W. DARNELL ATTORNEY AT LAW Attorneys for Personal Representative 2639 FRUITVILLE ROAD SUITE 201 SARASOTA, FL 34237 Telephone: (941) 365-4950 Florida Bar No. 0611999 September 18, 25, 2026 26-02168S	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-4872 NC IN RE: ESTATE OF SHARON LEIGH CLAYTON, Deceased. The administration of the estate of SHARON LEIGH CLAYTON, deceased, whose date of death was May 28, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property

SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 004692 NC IN RE: ESTATE OF ROSEMARY W. CHASE, 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 ROSEMARY W. CHASE, deceased, File Number 2026 CP 004692 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota; that the decedent's date of death was April 28, 2026; that the total approximate value of the estate is \$18,600 and that the names and addresses of those to whom it has been assigned by such order are: Name Address DEREK PETER CHASE 2566 Verbena Drive Los Angeles, CA 90068 EDWARD F. CHASE 1 Lime Street Boston, MA 02108 EDWARD F. CHASE, JR., as Trustee of The Rosemary W. Chase Trust Agreement dated July 14, 2004, as may be amended, and as Trustee of The Marital Trust created pursuant to paragraph B.1. of Article V under The Rosemary W. Chase Trust Agreement dated July 14, 2004, as may be amended 1 Lime Street Boston, MA 02108 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom	provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with a clerk. The date of first publication of this Notice is September 18, 2026. Person Giving Notice: EDWARD F. CHASE 1 Lime Street Boston, MA 02108 Attorney for Person Giving Notice: PATRICK W. RYSKAMP Attorney for Petitioner Florida Bar No. 178179 Williams Parker Harrison & Getzen 50 Central Ave Sarasota, FL 34236 Telephone: 941-536-2035 Designation of Email Addresses for service: Primary: pryskamp@williamsparker.com Secondary: pkehoe@williamsparker.com September 18, 25, 2026 26-02143S	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 005032 NC IN RE: ESTATE OF KARL BERNARD WILLIAMS (A/K/A KARL B. WILLIAMS), Deceased. The administration of the estate of KARL BERNARD WILLIAMS, deceased, whose date of death was June 11, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 18, 2026. Personal Representative: CLIFFORD S. WILLIAMS 304 Keomah Village Oskaloosa, Iowa 52577 Attorney for Personal Representative: EMILY M. FLINCHPAUGH, ESQ. Florida Bar Number: 1058216 BERLIN PATTEN EBLING PLLC 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 Telephone: (941) 954-9991 Fax: (941) 954-9992 E-Mail: eflinchpaugh@berlinpatten.com Secondary E-Mail: ktyson@berlinpatten.com September 18, 25, 2026 26-02181S

PUBLISH YOUR LEGAL NOTICE

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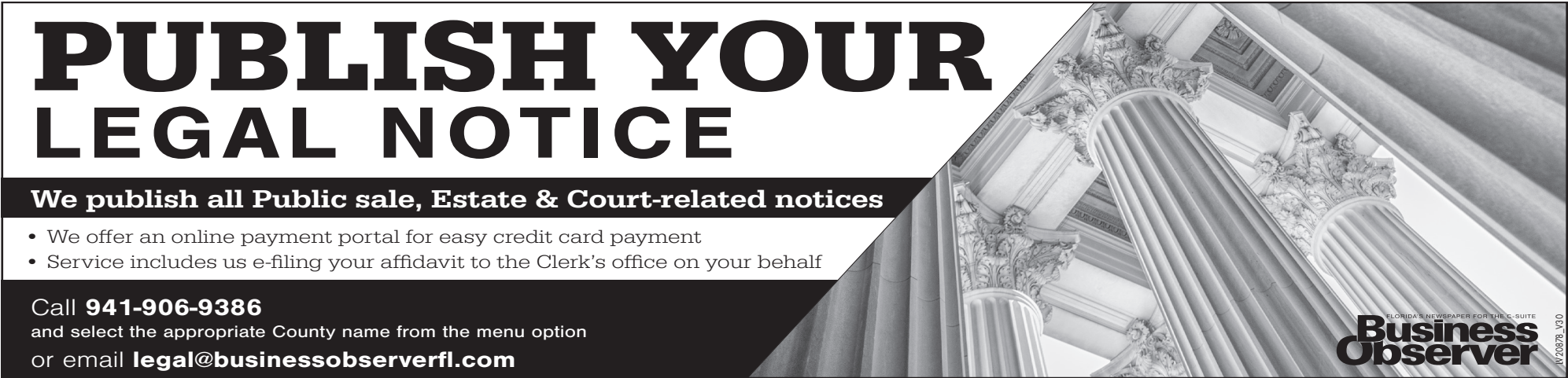
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ESTATE

SECOND 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, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the 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.

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.

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

SECOND 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

SECOND 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

SECOND 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, 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.

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

Q

Are internet-only legal notices sufficient?

A

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.

Q&A

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

30

IV 1823 2026

--- ACTIONS / SALES ---

THIRD 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 re- quired 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 ED- MUNDO B. NERY AND TERESITA L. NERY REVOCABLE TRUST dated May 30, 2001, which owns the follow- ing described real property: Lot 34, Block 1791, of 34 Addi- tion to Port Charlotte Subdivi- sion, a subdivision according to the Plat thereof, Recorded in Plat Book 15, Page 18, of the Pub- lic Records of Sarasota County, Florida Parcel ID: 1139-17-9134 (the "Property"). ALL PARTIES HAVING OR CLAIM- ING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE TRUST OR IN THE PROPERTY DESCRIBED
26-02103S

SECOND 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 UN- KNOWN) Last Known Address: 260 HILL- VIEW 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, FLOR- IDA. 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,

SECOND 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, Engle- wood Isles Subdivision in Sara- sota County, Florida, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 28, of the Public Records of Sara- sota County, Florida, together with all rents and other revenues thereof and all rights (includ- ing riparian rights), privileges, easements, tenements, interests, improvements and appurte- nances thereunto belonging or in anywise appertaining, includ- ing 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

SECOND 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-

SECOND 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; Kapitus 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

FOURTH INSERTION
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS, NOTICE OF EXAMINATION OF CORPORATE REPRESENTATIVE, AND NOTICE OF CLAIMS BAR DATE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No.: 26-CA-004571 Division: A In Re: GASTROENTEROLOGY ASSOCIATES OF SARASOTA, LLC, Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on August 27, 2026, a Petition was filed commencing an assignment for the benefit of creditors, pursuant to Chapter 727, Fla. Stat., made by GASTROENTEROLOGY ASSOCIATES OF SARASOTA, LLC, Assignor, with its principal place of business at 2089 Hawthorne Street, Suite 200, Sarasota, FL 34239, to Larry S. Hyman, Assignee, whose address is P.O. Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County, Florida. 2. YOU ARE FURTHER NOTIFIED that pursuant to §727.105, Fla. Stat., no proceeding may be commenced against the Assignee except as provided in Chapter 727, and except in the case of a consensual leaseholder enforcing its rights in personal property or real property collateral, there shall be no levy, execution, attachment or the like in respect of any judgment or claim against assets of the Estate in the possession, custody or control of the Assignee. 3. YOU ARE FURTHER NOTIFIED that pursuant to § 727.107(3) & 727.108(2), Fla. Stat., the Assignee will examine an authorized corporate representative of the Assignor, under oath, concerning the acts, conduct, assets, liabilities, and financial condition
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

SECOND 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

SECOND 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

FOURTH INSERTION
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS, NOTICE OF EXAMINATION OF CORPORATE REPRESENTATIVE, AND NOTICE OF CLAIMS BAR DATE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No.: 26-CA-004561 Division: C In Re: SUNCOAST ENDOSCOPY OF SARASOTA, L.L.C., Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on August 27, 2026, a Petition was filed commencing an assignment for the benefit of creditors, pursuant to Chapter 727, Fla. Stat., made by SUNCOAST ENDOSCOPY OF SARASOTA, L.L.C., Assignor, with its principal place of business at 2089 Hawthorne Street, Suite 200, Sarasota, FL 34239, to Larry S. Hyman, Assignee, whose address is P.O. Box 18625, Tampa, FL 33679, or via email to: Claims@LarryHymanCPA.com, as well as a copy to the undersigned counsel on or before December 25, 2026 (120 days from the date of the Petition). DATED: August 28, 2026. RESPECTFULLY SUBMITTED, /s/ Erik Johanson Erik Johanson, Esq. Florida Bar No. 106417 Joseph R. Boyd, Esq. Florida Bar No. 1039873 ERIK JOHANSON PLLC 3414 W. Bay to Bay Boulevard Suite 300 Tampa, FL 33629 erik@johanson.law jr@johanson.law e-service@johanson.law Counsel for Assignee September 4, 11, 18, 25 2026 26-02046S
of the Assignor or any matter related to Assignee's administration of the estate. The examination will take place virtually, utilizing Zoom. The Zoom examination will be held on Thursday, September 24, at 12:30 p.m. Eastern Standard Time.
Join Zoom Meeting https://us06web.zoom.us/j/87645862467?pwd=d0hk6B3mEPVubYbvAm9pdw7yILHPIE.1 Meeting ID: 876 4586 2467 Passcode: 939788
One tap mobile +13052241968,,84505197490#,,, *5119 93# US +13017158592,,84505197490#,,, *5119 93# US (Washington DC) Join instructions https://us06web.zoom.us/meetings/84505197490/invitations?signature=bv0IG567-relKfOe53QnH9kMc3jYWygs5VFH-nxOxGI
4. YOU ARE FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim (form attached hereto) with the Assignee, Larry S. Hyman, Assignee, P.O. Box 18625, Tampa, FL 33679, or via email to: Claims@LarryHymanCPA.com , as well as a copy to the undersigned counsel on or before December 25, 2026 (120 days from the date of the Petition).
DATED: August 28, 2026. RESPECTFULLY SUBMITTED, /s/ Erik Johanson Erik Johanson, Esq. Florida Bar No. 106417 Joseph R. Boyd, Esq. Florida Bar No. 1039873 ERIK JOHANSON PLLC 3414 W. Bay to Bay Boulevard Suite 300 Tampa, FL 33629 erik@johanson.law jr@johanson.law e-service@johanson.law Counsel for Assignee September 4, 11, 18, 25 2026 26-02045S

--- ACTIONS / SALES ---

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026-CA-000006 NC PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. SHARON JOHNSTON, et al., Defendants. TO: Sharon Johnston 109 San Rafael Avenue Northport, FL 34287 Sharon Johnston 1370 Sun Market Pl., Unit 8202 Northport, FL 34288 Sharon Johnston 9000 Little Palm Way Venice, FL 34292 Sharon Johnston 3186 Marita Ave. Northport, FL 34286 Unknown Spouse of Sharon Johnston 109 San Rafael Avenue Northport, FL 34287 Unknown Spouse of Sharon Johnston 1370 Sun Market Pl., Unit 8202 Northport, FL 34288 Unknown Spouse of Sharon Johnston 9000 Little Palm Way Venice, FL 34292 Unknown Spouse of Sharon Johnston 3186 Marita Ave. Northport, FL 34286 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida: Lot 12, Block 4, WARM MINERAL SPRINGS UNIT NO. 78, according to the plat thereof, as	recorded in Plat Book 9, at Page 7, of Public Records of Sarasota County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Nicole Schoen, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 8 day of September, 2026.	Karen E. Rushing as Clerk of the Circuit Court of Sarasota County, Florida By: G. Kopinsky (SEAL) DEPUTY CLERK September 18, 25, 2026	26-02131S

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY CASE NO. 2025 CA 004613 NC UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. KARA L HAWLEY AKA KARA HAWLEY A/K/A KARA L. DIXON, et al., Defendant. To the following Defendant(s): Robert Verle Cox Jr. 4010 Oberry Rd., Kissimmee, FL 34746 Monica Hall 361 Ivy Hill Dr., Lawrenceburg, IN 47025 Unknown Tenant in Possession 1 251 Fenwick Dr., Venice, FL 34285 Unknown Tenant in Possession 2 251 Fenwick Dr., Venice, FL 34285 Any and all Unknown Parties Claiming By, Through, Under, and Against Estate of Carole A. Adamo, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants 251 Fenwick Dr., Venice, FL 34285 Any and all Unknown Parties Claiming By, Through, Under, and Against Estate of Margaret June Chase, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants 251 Fenwick Dr., Venice, FL 34285 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described real property: UNIT NO. 7 OF SAYBROOK MANOR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO-	MINIUM RECORDED IN OFFICIAL RECORDS BOOK 1551, PAGE 2134, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 19, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before October 19, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 8 day of September, 2026.	KAREN E. RUSHING CLERK OF COURT OF SARASOTA COUNTY (SEAL) BY: G. Kopinsky Deputy Clerk 25-11943FL September 18, 25, 2026	26-02127S

SECOND INSERTION			
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026 CA 003703 NC ONITY MORTGAGE CORPORATION F/K/A/ PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY BRANAGAN, DECEASED. et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY BRANAGAN, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOTS 6072 AND 6073, SOUTH VENICE UNIT NO. 23, ACCORDING TO THE PLAT THEREOF RECORDED IN	PLAT BOOK 6, PAGE 70, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10-19-2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 8 day of September, 2026.	KAREN E. RUSHING CLERK OF THE CIRCUIT COURT BY: GLEN KOPINSKY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 26-418053 September 18, 25, 2026	26-02134S

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 006630 NC U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CHANTEL MARIE DIXON AND FLORIDA HOUSING FINANCE CORPORATION , et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 08, 2026, and entered in 2023 CA 006630 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and CHANTEL MARIE DIXON; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Karen E. Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on October 09, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 20, BLOCK C, BROADWAY COURT OF INDIAN BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 161, OF THE PUBLIC	RECORDS OF SARASOTA COUNTY, FLORIDA Property Address: 1153 47TH ST, SARASOTA, FL 34234 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 11 day of September, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: [S]Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-141346 - MaM September 18, 25, 2026	26-02173S	

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 582025CA001431XXXANC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JOHN LEVITA; DEBORAH LEVITA; UNKNOWN SPOUSE OF JOHN LEVITA; UNKNOWN SPOUSE OF DEBORAH LEVITA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated July 24, 2026 entered in Civil Case No. 582025CA001431XXXANC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JOHN LEVITA; DEBORAH LEVITA are defendants, Karen E. Rushing, Clerk of Court, will sell the property at www.sarasota.realforeclose.com beginning at 9:00 AM on October 23, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 19, BLOCK 2516, FIFTEETH ADDITION TO PORT	CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 7, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Property Address: 6792 Higdon Road, North Port, FL 34287 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com File No: 2390.000735 September 18, 25, 2026	26-02148S	

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026 CA 000987 NC ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JESSICA MARIE OBERLANDER A/K/A JESSICA OBERLANDER, et al., Defendant. TO: ANY AND ALL UNKNONW PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF BRADLEY JAY OBERLANDER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN JESSICA MARIE OBERLANDER JESSICA MARIE OBERLANDER 742 MANGROVE RD, VENICE, FL 34293 UNKNONW SPOUSE OF JESSICA MARIE OBERLANDER A/K/A JESSICA OBERLANDER 742 MANGROVE RD, VENICE, FL 34293 JEFFERY BRANDON OBERLANDER 700 W BITTERSWEET PL APT 1006, CHICAGO, IL 60613 UNKNOWN SPOUSE OF JEFFERY BRANDON OBERLANDER 700 W BITTERSWEET PL APT 1006, CHICAGO, IL 60613 TRAVIS JAY OBERLANDER 6365 W STATE ROUTE 41, COVINGTON, OH 45318 UNKNOWN SPOUSE OF TRAVIS JAY OBERLANDER 6365 W STATE ROUTE 41, COVINGTON, OH 45318 LAST KNOWN ADDRESS STATED,	CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOTS 2830, 2831 AND THE SOUTH 1/2 OF LOT 2832, SOUTH VENICE, UNIT NO. 9, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline L. Levine, Esq, McCalla Raymer Leibert Pierce, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before October 19, 2026, or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 8 day of September, 2026. KAREN E. RUSHING CLERK OF COURT OF SARASOTA COUNTY (SEAL) BY: G. Kopinsky Deputy Clerk 25-15287FL September 18, 25, 2026	26-02128S	

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case Number: 2026 CA 002152 NC GAC FINANCE LLC, a Florida limited liability company, Plaintiff, v. Andrew Olsen, an individual, Defendant. TO: ANDREW OLSEN, an individual ADDRESS UNKNOWN YOU ARE NOTIFIED that an action for breach of personal guaranty and deficiency judgment has been filed against you in the above-referenced court on April 16, 2026, and you are required to serve a copy of your written defenses, if any, to it on NICK ROKNICH, III, ESQ. and NICK ROKNICH, IV, ESQ., Plaintiff's attorneys, whose address is 1800 Second Street, Suite 854, Sarasota, Florida 34236, within thirty (30) days of the first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-	manded in the Complaint or Petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on September 8, 2026. KAREN E. RUSHING Clerk of the Circuit Court (SEAL) By G. Kopinsky As Deputy Clerk NICK ROKNICH, III, ESQ. Florida Bar Number: 501573 NICK ROKNICH, IV, ESQ. Florida Bar Number: 1028324 Plaintiff's Attorneys ROKNICH LAW FIRM, P.A. 1800 Second Street, Suite 854 Sarasota, Florida 34236 Sept. 18, 25; Oct. 2, 9, 2026 26-02126S		

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2026 CA 004065 NC CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE M. RUSH A/K/A ALICE MAY RUSH, DECEASED; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Alice M. Rush a/k/a Alice May Rush, deceased 4050 Cochise Terrace Sarasota, Florida 34233 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida: LOT 39, BLOCK 3, SOUTHRIDGE, UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 12 AND 12A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.	Street Address: 4050 Cochise Terrace, Sarasota, Florida 34233 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407 within 30 days after the date of the first publication of this notice, on or before October 19, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated on September 9, 2026. Karen E. Rushing Clerk of said Court By: G. Kopinsky (SEAL) As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:26-400313 September 18, 25, 2026	26-02129S	

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2025 CA 001902 NC DIVISION: A 1 Sharpe Opportunity Intermediate Trust Plaintiff, -vs- Eco Holdings Investments, LLC; Donato Ciaccia; Unknown Parties in Possession #1, as to 873 Riviera Lane, Port Charlotte, FL 33948, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, as to 873 Riviera Lane, Port Charlotte, FL 33948, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #1, as to 5039 Brack Avenue, North Port, FL 34288, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Freedom Forever FL LLC Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 001902 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein 1 Sharpe Opportunity Intermediate Trust, Plaintiff and Eco Holdings Investments, LLC 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: PARCEL 1: LOT 20, BLOCK 4292, PORT CHARLOTTE SUBDIVISION SECTION	SIXTY SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA PARCEL 2: LOT 5, BLOCK 379, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 14A THROUGH 14E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL 3: LOT 10, BLOCK 1057, TWENTY FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 14, 14A THROUGH 14M, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 25-332482 FCO1 948 September 18, 25, 2026	26-02158S	