Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Signa Consulting located at 1343 Main St 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 16th day of October, 2026
MARCHUK & CO LLC
Anatoliy Marchuk
October 23, 2026 26-02465S

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 Lurk Loyalty located at 1343 Main St 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 16th day of October, 2026
Drip Rewards Inc.
Anatoliy Marchuk
October 23, 2026 26-02466S

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 Siesta Key Plumbing located at 5317 Fruitville Rd Unit 307 in the City of Sarasota, Sarasota, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of October, 2026
Jacob Lane
October 23, 2026 26-02461S

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 Designer Marble & Granite located at 1227 Mango Avenue in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of October, 2026
Dawn Legacy DMG Inc
October 23, 2026 26-02471S

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 PREMIER SOLUTIONS INDEPENDENT NETWORK CONSULTANTS located at 5342 Clark Rd in the City of Sarasota, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of October, 2026
Christie Anderson
October 23, 2026 26-02494S

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 10th day of November, 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. De Jesus, Yaritza BOXES, APPLIANCES, CLOTHES; Brinegar, Eleanor BOXES, FURNITURE, HOUSEHOLD GOODS, TIRE; Norton, Jadyn BOXES, TOOLS, FURNITURE, HOUSEHOLD GOODS, BATHTUB; Balwin, Roy BOXES, APPLIANCES, ELECTRONICS, TOOLS, CLOTHES ,SHOES; Toung, Ajha BOXES, APPLIANCES, ELECTRONICS, HOUSEHOLD GOODS, FURNITURE; YOUNG, TYRAN BOXES, APPLIANCES, CLOTHES, SHOES; Erasmo, Sao Mendez BOXES, APPLIANCES, ELECTROBNICS, FURNITURE, HOUSEHOLD GOODS; Pereira, Gerardo BOXES, APPLIANCES, FURNITURE, ALCOHOL BOTTLES Sale is subject to cancellation in the event of settlement between owner and obligated party.
October 23, 30, 2026 26-02449S

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DELPHINE DELORES BONK will, on November 4, 2026, at 10:00 a.m., at 5361 Wellfleet Drive E., Lot #382, Sarasota, Sarasota County, Florida 34241; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1992 FLEE MOBILE HOME, VIN: FLFLM79A10005GB, TITLE NO.: 0062689781, and
VIN: FLFLM79B10005GB, TITLE NO.: 0062689782
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-921)
October 23, 30, 2026 26-02454S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME STATUTE

TO WHOM IT MAY CONCERN:
NOTICE is hereby given that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of proof of the publication of this notice, the fictitious name, to-wit: "LAKEHOUSE WEST" under which the undersigned is engaged in business at 3435 Fox Run Road, Sarasota, Florida 34231 . That the party interested in said business enterprise is as follows: Lakehouse West, LLLP, a Florida limited liability limited partnership.
Dated at Sarasota County, Sarasota, Florida, October 16, 2026
October 23, 2026 26-02464S

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 Backyard Audio located at 4840 Sawyer Rd in the City of Sarasota, Sarasota, FL 34233-2140 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of October, 2026
Fred Nowicki
October 23, 2026 26-02460S

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 Painted by Anie located at 2260 Ringling Blvd, Unit 141 in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of October, 2026
Painted by Anie Beauty LLC
Stephanie Ruggiero
October 23, 2026 26-02472S

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 Salt & Teak located at 5885 Ibis St in the City of Sarasota, Sarasota, FL 34241 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of October, 2026
Zachary D Schlabach
October 23, 2026 26-02502S

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 Buffone Hospitality Consulting located at 8610 Palmer Park Circle in the City of Sarasota, Sarasota, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of October, 2026
Bene Rosas LLC
October 23, 2026 26-02505S

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 All-Way-Up insurance Agency located at 12152 Grand Jardin Dr in the City of Fort Myers, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of October, 2026
Katie Cagle
October 23, 2026 26-02508S

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 11/12/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1157	Jud Blaker	Boxes.
Unit 2209	Donald Ryan	Clothes, and Bags.
Unit 3164	Robinette Mccrory	Clothes, and Bags.
Unit 3194	Ruben Wakefield	Clothes and furniture.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions (941) 893-1782.
October 23, 30, 2026 26-02452S

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 Nancianne Mosca located at 17291 Luminous Ave in the City of Venice, Sarasota, FL 34293-7948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of October, 2026
Nancianne Mosca
October 23, 2026 26-02490S

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that GC Bakery, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of "Mama G's Production Bakery", located at 3437 Tanglewood Drive, Sarasota, FL 34239, Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
October 23, 2026 26-02491S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Kimberly Lyons / HAIRBYKIMMY LLC will engage in business under the fictitious name THELYONSMANE, with a physical address 1188 N Tamiami Trail Sarasota, FL 34236, with a mailing address 2908 20th Ave W Bradenton, FL 34205, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
October 23, 2026 26-02496S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on 11/12/2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.
Auction will be held online at, Storagetreasures.com/auctions
7850 N. Tamiami Trail Sarasota FL 34243

NAME	UNIT	BALANCE
john dusch	1583	$330
kevin mathis	2302	$250

4861 S. Tamiami Trail Sarasota FL 34231

NAME	UNIT	BALANCE
adriana lungu	123	$479

5055 Pan American Blvd North Port, FL 34287

NAME	UNIT	BALANCE
Ilya Fenin	BB12	$1,170
christopher devoto	C56	$1,370
Tiffanie Fisher	D95	$270
Ilya Fenin	102	$535
farah joseph	AA8	$281

October 23, 30, 2026 26-02462S

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 Melissa's Gourmet Goods located at 2495 Redstone Avenue in the City of North Port, Sarasota, FL 34288 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of October, 2026
Melissa Dale
October 23, 2026 26-02485S

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 PROPER PIZZA located at 2283 ringling blvd in the City of sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of October, 2026
MIS HOSPITALITY GROUP LLC
sean zametz
October 23, 2026 26-02495S

FIRST INSERTION

Public Auction

A-American Self Storage and unit #42/Unit 49B , 7830 38th ave n, 33710, 727-276-8080. A-American Self Storage hereby gives PUBLIC notice of the disposal of property for the default of lease agreement, pursuant to Florida Statues Section 83.801-83.809 on the following individuals:

Customer Name	Inventory
John Uzzardi Unit 33	household items

The contents of these units shall be disbursed of on or after Nov 9th 11am.
A-American Self Storage
4960 Trott Circle
North Port FL 34287
October 23, 30, 2026 26-02451S

FIRST INSERTION

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Star Farms Village at North Port Stewardship District ("District") will hold regular meetings for Fiscal Year 2027 at 12:00 p.m., at 551 N. Cattlemen Rd., Suite 304, Sarasota, Florida 34232 on the following dates:

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. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://starfarmsvillageatnorthportsd.net/.

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
October 23, 2026 26-02503S

FIRST INSERTION

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT NOTICE OF THE BOARD OF PUBLIC MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the University Town Center Improvement District ("District") will hold a regular meeting of the Board of Supervisors on November 4, 2026, at 9:00 a.m., at Nathan Benderson Park Finishing Tower, Floor 2, 5851 Nathan Benderson Circle, Sarasota, FL 34235.

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817 Phone: (407) 723-5900 ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Vivian Carvalho
District Manager
October 23, 2026 26-02450S

FIRST INSERTION

THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF MEETING

Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Special Meeting on October 30, 2026 at 11:00 a.m., at 5800 Lakewood Ranch Blvd. N, 1st floor Training Room, Sarasota, Florida 34240 to consider certain construction contract assignment documents and funding agreement, as well as consider any and other business which may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office 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 Manager's Office.

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

District Manager
October 23, 2026 26-02477S



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 5404 SC
Division Probate
IN RE: ESTATE OF
DANIEL F. GENASCI Deceased.

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

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

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

The personal representative has no duty to discover whether any property 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 October 23, 2026.

Personal Representative:
Arthur W. Genasci
1311 Triano Circle
Venice, Florida 34292

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
October 23, 30, 2026 26-02481S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2026 - CP - 4636 NC
IN RE: ESTATE OF
PAUL E. COHAN,
Deceased.

The administration of the ESTATE OF PAUL E. COHAN, deceased, whose date of death was August 3, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of the first publication of this Notice is October 23, 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
October 23, 30, 2026 26-02480S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 5413 SC
Division Probate
IN RE: ESTATE OF
LORI NADENE COCHRAN WALES
Deceased.

The administration of the estate of Lori Nadene Cochran Wales, deceased, whose date of death was June 4, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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, 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 October 23, 2026.

Personal Representative:
Beckett Wolf Wales
3428 Papaya Rd Venice, Florida 34293

Attorney for Personal Representative:
Daniel Hooper Smith, Esq. Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, Florida 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
October 23, 30, 2026 26-02484S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-004959-NC
Division Probate
IN RE: ESTATE OF
ERNEST ARTHUR DESROSIERS, JR.,
Deceased.

The administration of the estate of Ernest Arthur Desrosiers, Jr., deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 October 23, 2026.

Personal Representative:
Holly Marie Sexton
3165 Longridge Way
Grove City, OH 43123

Attorney for Personal Representative:
Charla M. Burchett
E-Mail Addresses:
cburchett@shutts.com
cmbcourt@shutts.com
Florida Bar No. 0813230
Shutts & Bowen LLP
1858 Ringling Blvd., Suite 300
Sarasota, FL 34236
Telephone: (941) 552-3500
October 23, 30, 2026 26-02486S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2026 CP 5408 NC
IN RE: ESTATE OF
GARY J. HILKERT,
Deceased.

The administration of the ESTATE OF GARY J. HILKERT, deceased, whose date of death was August 31, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is October 23, 2026.

Personal Representative:
BRANDON J. HILKERT
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representative:
DANIEL L. TULLIDGE
Florida Bar No. 106749
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941)957-1900
dtullidge@fergesonskipper.com
services@fergesonskipper.com
October 23, 30, 2026 26-02482S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 005411 SC
IN RE: ESTATE OF
CYNTHIA H CHRISTY,
Deceased.

The administration of the estate of CYNTHIA H CHRISTY, Deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St. Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
Braiden Christy

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
October 23, 30, 2026 26-02458S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 004969 NC
Division: Probate
IN RE: ESTATE OF
LAURA ANN WRIGHT
Deceased.

The administration of the estate of LAURA ANN WRIGHT, deceased, whose date of death was June 29, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, 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 October 23, 2026.

Personal Representative:
JULIE A. COLLINS
801 E. Venice Ave., Suite 2
Venice, Florida 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: jcolins@staaslawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com
October 23, 30, 2026 26-02457S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 5606 NC
Division Probate
IN RE: ESTATE OF
SHANNON SUMMER MARIE TORKELSON
Deceased.

The administration of the estate of SHANNON SUMMER MARIE TORKELSON, deceased, whose date of death was May 30, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 200 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, 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 October 23, 2026.

Personal Representative:
Richard Scott Torkelson
PO Box 6, Ste 1
Millicent, Canada T0J2A0

Attorney for Personal Representative:
Melissa R. Casanueva, Esq.
Florida Bar Number: 0105788
Butler Legacy & Litigation, PLLC
2025 Lakewood Ranch Blvd, Ste. 201
Lakewood Ranch, FL 34211
Telephone: (941) 254-6611
E-Mail: melissa@legacyandlit.com
October 23, 30, 2026 26-02456S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000566 NC
IN RE: ESTATE OF
MAURICE KEITH KELLOW, JR.
a/k/a M. KEITH KELLOW, JR.
a/k/a MAURICE K. KELLOW, JR.
Deceased.

The administration of the estate of Maurice Keith Kellow, Jr., deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 23, 2026.

Personal Representative:
John Kellow
4740 Parfet Street
Wheat Ridge, Colorado 80033

Attorney for Personal Representative:
Jessa M. Gary
E-mail Addresses:
jgary@isaacwiles.com
Florida Bar No. 92351
Isaac Wiles Burkholder & Miller
300 W. Wilson Bridge Road, Suite 170
Worthington, Ohio 43085
Telephone: (614) 221-2121
October 23, 30, 2026 26-02455S

Q&A

What is a public notice?

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

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

LV18237_V34

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026 CP 005141 SC
IN RE: ESTATE OF JOSEPH R. PAPANEK
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 on October 15, 2026 in the estate of Joseph Robert Papanek, deceased, File Number 2026 CP 005141 SC, by the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237; that the decedent's date of death was August 20, 2026; that the total value of the estate is exempt tangible personal property valued at $16,450.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

David R. Papanek 2929 Albine Drive, Glenshaw, PA 15116

Kenneth A. Papanek 2926 Barker Cypress Road, Apt. 1103 Houston, TX 77084

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 SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 23, 2026.

Petitioner:
/s/ David R. Papanek
2929 Albine Drive,
Glenshaw, PA 15116

Attorney for Petitioner:
s/ James L. Essenson
James L. Essenson, Esquire
100 Wallace Ave., Ste. 310,
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwelch@essensonlaw.com
Fla. Bar # 0359033
October 23, 30, 2026 26-02487S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-004744
IN RE: ESTATE OF RACHEL SHERRY SIMON,
Deceased.

The administration of the estate of RACHEL SHERRY SIMON, deceased, whose date of death was June 21, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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: October 23, 2026.

MARK BRADFORD SIMON
Personal Representative
PO Box 11
Conifer, CO 80433

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
October 23, 30, 2026 26-02459S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005396 NC
Division Probate
IN RE: ESTATE OF DAVID M. SLOAN
Deceased.

The administration of the estate of David M. Sloan, 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 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 October 23, 2026.

Personal Representative:
Kimberly C. Sobbe
2320 Bee Ridge Road, Lot 138
Sarasota, Florida 34239

Attorney for Personal Representative:
John T. Griffin
Attorney
Florida Bar Number: 0674281
GRIFFIN & GRIFFIN
7077 S. Tamiami Trail
Sarasota, FL 34231
Telephone: (941) 966-2700
Fax: (941) 966-2722
E-Mail: john@griffinelderlaw.com
Secondary E-Mail:
tish@griffinelderlaw.com
October 23, 30, 2026 26-02440S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2026 CP 4522 NC
IN RE: ESTATE OF AILENE M. OSTLUND,
Deceased.

The administration of the estate of AILENE M. OSTLUND, deceased, whose date of death was November 22, 2025 and whose Social Security Number ends in XXX-XX-3607, is pending in the Circuit Court for Sarasota County, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 October 23, 2026.

Personal Representative:
James W. Ostlund
5373 San Juan Drive
Sarasota, Florida 34235

Attorney for Personal Representative:
Brenden S. Moriarty, Esq.
LONG, RAGSDALE & WATERS, P.C.
1111 N. Northshore Drive, Suite S-700
Knoxville, Tennessee 37919
(865) 584-4040
Florida Bar No. 0189863
bmoriarty@lrwlaw.com
pleadings@suncoastlegalgroup.com
October 23, 30, 2026 26-02492S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 5714 NC
Division Probate
IN RE: ESTATE OF JOSEPH JOHN GABRIS SR.
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 JOSEPH JOHN GABRIS SR., deceased, File Number 2026 CP 5714 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237; that the decedent's date of death was October 12, 2026; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Jeffrey Allen Gabris 5816 Willow Marsh Ct Sarasota, FL 34238

Joseph John Gabris Jr. 9544 Forest Hills Cir Sarasota, Florida 34238

David Andrew Gabris 311 Ballard St APT 1A Yorktown, VA 23690

Lori Ann Gabris 5711 Soldier Cir APT 102 Sarasota, Florida 34233

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is October 23, 2026.

Persons Giving Notice:
Jeffrey Gabris
Joseph John Gabris Jr.
David Andrew Gabris
Lori Ann Gabris

Attorney for Persons Giving Notice
Christopher D. Smith, Esq.
Attorney for Jeffrey Gabris
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
Secondary E-Mail:
paralegals@chrissmith.com
October 23, 30, 2026 26-02441S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
FILE NO. 2026 CP 004259 NC
Division PROBATE
IN RE: ESTATE OF DENNIS M. MCGOWAN
Deceased.

The administration of the estate of Dennis M. McGowan. deceased, whose date of death was April 17, 2026, is pending in the Circuit Court for Sarasota County. Florida, Probate Division, the address of which is 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 October 23, 2026.

Personal Representative:
Brenda M. Sikora
4002 Crockers Lake Blvd., Apt. 126
Sarasota, FL 34238

Attorney for Personal Representative:
Stacey Maloney, Esq.
Attorney for Personal Representative
Florida Bar Number: 1022354
The Law Office of Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail:
stacey@maloneylegalfl.com
October 23, 30, 2026 26-02473S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP5330SC
IN RE: ESTATE OF RICHARD MORRIS POGLAJEN
Deceased

The administration of the Estate of RICHARD MORRIS POGLAJEN, deceased, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy 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 other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: October 23, 2026.

Personal Representative:
KIMBERLY MAREE POGLAJEN
2707 Peake Street
North Port, FL 34286

Attorney for Personal Representative:
DAVID J. BOUZIANE, JR., ESQ.
Florida Bar No. 58865
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
October 23, 30, 2026 26-02443S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 005262 SC
Division PROBATE
IN RE: ESTATE OF RALPH FRANKLIN DELANO RICHARDSON A/K/A RALPH F.D. RICHARDSON A/K/A RALPH RICHARDSON
Deceased.

The administration of the estate of RALPH FRANKLIN DELANO RICHARDSON A/K/A RALPH F.D. RICHARDSON A/K/A RALPH RICHARDSON, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
A. BRENT McPEEK
3986 S. Tamiami Trail
Venice, FL 34293

Attorney for Personal Representative:
A. BRENT McPEEK, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34285
Telephone: (941) 492-3400
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
October 23, 30, 2026 26-02442S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004780 NC
IN RE: ESTATE OF GARY LEE WILLIAMS, Deceased.

The administration of the estate of Gary Lee Williams, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 October 23, 2026.

Personal Representative:
David Williams
4474 San Luis Terrace
Sarasota, FL 34286

Attorney for Personal Representative:
RODOLFO SUAREZ JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 /
Fax (305) 448-4211
Primary Email:
rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com
October 23, 30, 2026 26-02479S

SAVE TIME



Email your Legal Notice
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906 V34

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY
CASE NO. 2025DP000632NC
IN THE INTEREST OF:
Z.G. DOB: 7/18/2011 a child
TO: Naika Fuentes, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: Z.G. born on 7/18/2011. You are hereby commanded to appear on December 9, 2026, at 1:00 PM before the Honorable Maria Ruhl for an ADVISORY HEARING via ZOOM Video Conference

Zoom Meeting ID: 617 768 5825
Zoom Meeting Password: 284783

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD O NAMED IN THIS NOTICE.

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 as Clerk of said Court and the Seal thereof, this 10/19/2026.

Karen E. Rushing,
Clerk of Circuit Court
(SEAL) Sarasota County, Florida
By: S. Magdalena Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-02493S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File Number 2026 CP 5384 NC
IN RE: ESTATE OF MEADE M. FERGUSON,
Deceased.

The administration of the ESTATE OF MEADE M. FERGUSON, deceased, whose date of death was August 4, 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 co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

The co-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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of the first publication of this Notice is October 23, 2026.

Co-Personal Representatives:
ANN McLAIN
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
LEE McLAIN
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for
Co-Personal Representative:
DANIEL L. TULLIDGE
Florida Bar No. 106749
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
dtullidge@fergesonskipper.com
services@fergesonskipper.com
October 23, 30, 2026 26-02483S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 2026 CP 004880 SC
IN RE: ESTATE OF COREY BROWN,
Deceased.

The administration of the Estate of Corey Brown, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Rm 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

The date of first publication of this notice is October 23, 2026.

Personal Representative:
Terry Eugene Brown
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
October 23, 30, 2026 26-02507S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-005844 NC
IN RE: ESTATE OF BARBARA J. BURGESS
Deceased.

The administration of the estate of Barbara J. Burgess, deceased, whose date of death was September 14, 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 October 23, 2026.

Personal Representative:
John M. Leichty
1160 Ringtail Rd.
Venice, Florida 34293
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@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
October 23, 30, 2026 26-02506S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
File No. 2026 CP 4873 NC
Probate Division
IN RE: ESTATE OF ROBERT REED ADELSPERGER,
Deceased.

The administration of the estate of ROBERT REED ADELSPERGER, deceased, whose date of death was June 24, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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: October 23, 2026

Signed on this 20th day of October 2026.

Douglas Reed Adelsperger
DOUGLAS REED ADELSPERGER
Personal Representative
4880 S. 900 E., Wolcottville, IN 46795
/s/ Jonell E. Dreznin
JONELL E. DREZNIN
Florida Bar No. 1064825
Sandberg Phoenix & von Gontard P.C.
6111 Exchange Way
Lakewood Ranch, FL 34202
Telephone: 941.366.0115
JDreznin@SandbergPhoenix.com
October 23, 30, 2026 26-02500S

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 5321 NC
IN RE: ESTATE OF JOHN L. VOSTAL, Deceased.

The administration of the estate of JOHN L. VOSTAL, deceased, whose date of death was August 22, 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 October 23, 2026.

Personal Representative:
M. MICHELLE ROBLES
7729 Holiday Drive
Sarasota, Florida 34231
Attorney for Personal Representative:
M. MICHELLE ROBLES, ESQ.
Attorney
Florida Bar Number: 283120
Robles Law, P.A.
7729 Holiday Drive
Sarasota, FL 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
October 23, 30, 2026 26-02478S

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 002080 NC
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
DANIEL J. LOGAN; UNKNOWN SPOUSE OF DANIEL J. LOGAN; RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 16, 2026 and entered in Case No. 2026 CA 002080 NC, of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein ROCKET MORTGAGE, LLC is Plaintiff and DANIEL J. LOGAN; UNKNOWN SPOUSE OF DANIEL J. LOGAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC; 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 November, 2026

UNIT 24 D-6, RAMBLEWOOD ACRES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1044, PAGE 1842, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGE 4, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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 20th day of October 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.: 26-00751 NML
October 23, 30, 2026 26-02504S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
File No. 2026 CP 4729 NC
Probate Division
IN RE: ESTATE OF ELISA SUZANNE JUKES FRANKE
Deceased.

The administration of the estate of ELISA SUZANNE JUKES FRANKE, deceased, whose date of death was February 15, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which 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.

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: October 23, 2026

Signed on this 19th day of October 2026.

Barbara H. Gormley
BARBARA H. GORMLEY,
Petitioner
2831 Ringling Blvd. Suite 214E
Sarasota, FL 34237
/s/ Jonell E. Dreznin
JONELL E. DREZNIN
Florida Bar No. 1064825
Sandberg Phoenix &
von Gontard P.C.
6111 Exchange Way
Lakewood Ranch, FL 34202
Telephone: 941.366.0115
JDreznin@SandbergPhoenix.com
October 23, 30, 2026 26-02501S

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 000863 NC
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
YOVANY MARTINEZ; UNKNOWN SPOUSE OF YOVANY MARTINEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 17, 2026, and entered in 2026 CA 000863 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff and YOVANY MARTINEZ; UNKNOWN SPOUSE OF YOVANY MARTINEZ 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 November 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 36, LESS THE SOUTHERLY 30 FEET, CORRECTED PLAT OF BAY POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 66, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 501 PAMETO RD, 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 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 20 day of October, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-378494 - MaM
October 23, 30, 2026 26-02499S

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 000026 NC
FEDERAL NATIONAL MORTGAGE ASSOCIATION,
Plaintiff, vs.
DANIEL D. HORSLEY; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF NORTH PORT, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 17, 2026, and entered in 2026 CA 000026 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein COMPU-LINK CORPORATION, DBA CELINK is the Plaintiff and DANIEL D. HORSLEY; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF NORTH PORT, FLORIDA 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 November 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 1022, 21ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 1450 WARD STREET, NORTH PORT, FL 34288

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 20 day of October, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-366911 - MaM
October 23, 30, 2026 26-02498S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CC 005017 NC
HERITAGE OAKS GOLF & COUNTRY CLUB, INC.,
Plaintiff, vs.
5230-1313HHA TRUST dated June 22, 2023, LAND TRUST SERVICE CORPORATION, a Florida corporation, as Trustee and UNKNOWN TENANT IN POSSESSION,
Defendants.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on October 8, 2026 in the above-referenced matter pending in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen E. Rushing, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on November 23, 2026 the following property described below, situated in Sarasota County, Florida, as set forth in the Final Summary Judgment of Foreclosure:

THE PHYSICAL ADDRESS IS:
5230 Hyland Hills Avenue, Unit 1313
Sarasota, Florida 34241
DESCRIPTION OF THE REAL PROPERTY:
Unit 1313, Building 1300, Veranda IV at Heritage Oaks, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Instrument 2000015022, and subsequent amendments thereto, and as per the plat thereof recorded in Condominium Book 34, pages 24, 24A through 24F, of the Public Records of Sarasota County, Florida.

Any person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

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

DATED: October 19, 2026.

ADAMS & REESE LLP
2001 Siesta Drive, Suite 302
Sarasota, Florida 34236
Phone: (941) 316-7600
Primary e-mail:
david.boyette@arlaw.com
Secondary e-mail:
helen.martin@arlaw.com
By: /s/ David L. Boyette
David L. Boyette
Florida Bar No. 0813140
October 23, 30, 2026 26-02488S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CC 005029 NC
HERITAGE OAKS GOLF & COUNTRY CLUB, INC.,
Plaintiff, vs.
5230-1323HHA TRUST dated June 22, 2023, LAND TRUST SERVICE CORPORATION, a Florida corporation, as Trustee, et al.,
Defendants.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on October 8, 2026 in the above-referenced matter pending in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen E. Rushing, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on November 23, 2026 the following property described below, situated in Sarasota County, Florida, as set forth in the Final Summary Judgment of Foreclosure:

THE PHYSICAL ADDRESS IS:
5230 Hyland Hills Avenue, Unit 1323
Sarasota, Florida 34241
DESCRIPTION OF THE REAL PROPERTY:
Unit 1323, Building 1300, Veranda IV at Heritage Oaks, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Instrument 2000015022, and subsequent amendments thereto, and as per the plat thereof recorded in Condominium Book 34, pages 24, 24A through 24F, of the Public Records of Sarasota County, Florida.

Any person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

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

DATED: October 19, 2026.

ADAMS & REESE LLP
2001 Siesta Drive, Suite 302
Sarasota, Florida 34236
Phone: (941) 316-7600
Primary e-mail:
david.boyette@arlaw.com
Secondary e-mail:
helen.martin@arlaw.com
By: /s/ David L. Boyette
David L. Boyette
Florida Bar No. 0813140
October 23, 30, 2026 26-02489S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION
Case No. 2025 CC 007874- NC
SARASOTA SANDS OWNERS ASSOCIATION, INC.,
Plaintiff, v.
ETHEL J. YOPS,
Defendants.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case dated October 19, 2026, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit A 231 Week 48 and Unit A556 Week 48 and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on December 3, 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 payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.
P. O. Box 671
Saluda, NC 28773
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: 941-875-5853
email: doaksesq54@outlook.com
Dates of Publication:
October 23, 30, 2026 26-02497S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026 CA 004057 NC
PennyMac Loan Services, LLC
Plaintiff, vs.
Ashton Randazzo; Joseph J. Randazzo a/k/a Joseph Randazzo; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Ashton Randazzo and Joseph J. Randazzo a/k/a Joseph Randazzo
Last Known Address: 1139 Jeannin Dr, North Port, FL 34288

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

LOT 21, BLOCK 1688, 33RD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 15, PAGE 17, 17A-17N, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 23, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 October 8, 2026.

Karen Rushing
As Clerk of the Court
By G. Kopinsky
As Deputy Clerk

File # 26-F02843
October 23, 30, 2026 26-02439S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 001908
WELLS FARGO BANK, N.A.,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BRIAN MOHAN A/K/A BRIAN W. MOHAN, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by through under or against the estate of Brian Mohan a/k/a Brian W. Mohan, deceased
Last Known Residence: Unknown

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

LOT 48, BLOCK B, DE SOTO ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 41 AND 42 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 23, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 October 14, 2026

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

1113-075B
Ref# 27446
October 23, 30, 2026 26-02475S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 2026 CA 003924
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
ALLOURA GREEN;ALEXANDER PRIDDEE; et al.,
Defendant(s).

TO: Alexander Priddee
Last Known Residence: 5493 Trekell St North Port, FL 34287
TO: Unknown Spouse Of Alexander Priddee
Last Known Residence: 5493 Trekell St North Port, FL 34287

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

LOT 19, BLOCK 2765, OF 55TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 40A THROUGH 40E, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 23, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 October 13, 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1184-2724B
Ref# 27237
October 23, 30, 2026 26-02446S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000486 NC
GUILD MORTGAGE COMPANY LLC,
Plaintiff, vs.
PAIGE RAMEY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 17, 2026 in Civil Case No. 2026 CA 000486 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Paige Ramey, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of November, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 34, Block 2583, Fifty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Pages 8 and 8A through 8GG, inclusive, of the Public Records of Sarasota County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-15410FL
October 23, 30, 2026 26-02468S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026CA004688
BORN 2 BEI LLC,
Plaintiff, v.
RONALD R. EPLIN, RICHARD B. PURDY and DONNA PURDY,
Defendants.

TO: RICHARD B. PURDY
3125 RAVENNA ST
NOKOMIS, FL 34275
RONALD R. EPLIN
3095 RAVENNA ST
NOKOMIS, FL 34275
DONNA PURDY
3125 RAVENNA ST
NOKOMIS, FL 34275

YOU ARE NOTIFIED that an action to quiet title on the following property in Sarasota County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN SARASOTA COUNTY, FLORIDA, TO WIT:
S 25 FT LOT 15 & LOT 16 BLK 50 VENICE BY WAY.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2000 Main St, Sarasota, Florida 34237 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 13 day of October, 2026.

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

The Law Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
Oct. 23, 30; Nov. 6, 13, 2026
26-02444S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000734 NC
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
JAMES T KUPANOFF, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 17, 2026 in Civil Case No. 2026 CA 000734 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and James T Kupanoff, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of November, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 19, Block 76, Gulf Gate Woods, Unit 1, according to the plat thereof, as recorded in Plat Book 19, Pages 36 and 36A of the Public Records of Sarasota County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-14109FL
October 23, 30, 2026 26-02470S

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LV20906_V34

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023 CA 001564 NC
DIVISION: A
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1,
Plaintiff, vs.
GLORIA BRYANT a/k/a GLORIA A. BRYANT a/k/a GLORIA ANN BRYANT; UNKNOWN SPOUSE OF GLORIA BRYANT a/k/a GLORIA A. BRYANT a/k/a GLORIA ANN BRYANT; PINNACLE FINANCE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered on September 15, 2026, in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen E. Rushing, the Clerk of Court will sell to the highest and best bidder for cash at http://www.sarasota.realforeclose.com, on NOVEMBER 16, 2026 at 9:00 A.M., the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 8, NORTH RIVERSIDE PARK, PLAT BOOK VOLUME 1, PAGE 166.
Property Address: 1260 Highland Street, Sarasota, FL 34234

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

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: October 13, 2026

/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (404) 474-7149
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com
October 23, 30, 2026 26-02453S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 002983 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-FLAT SERIES VI TRUST,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DORIS E. LEVI, DECEASED; KELLI MAUREEN SMITH A/K/A KELLI M. SMITH; JENNIFER A. CASTLE; STEPHEN ROBERT LEVI A/K/A STEPHEN R. LEVI; et al,
Defendant(s).

To the following Defendant(s):
STEPHEN ROBERT LEVI A/K/A STEPHEN R. LEVI
(Last Known Address: 4017 SAN LUIS DRIVE, SARASOTA, FL 34235)

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

LOT 518, DESOTO LAKES, UNIT NO. 8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
PROPERTY ADDRESS: 4017 SAN LUIS DRIVE, SARASOTA, FL 34235

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 11-23-2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 7 day of October, 2026.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
October 23, 30, 2026 26-02448S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CA 000005 NC
DATA MORTGAGE INC., DBA ESSEX MORTGAGE
Plaintiff, v.
Daniel Walchok, et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2026, and entered in Case No. 2026 CA 000005 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota COUNTY, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE, is Plaintiff, and Daniel Walchok, et al. are Defendants, the clerk, Karen E. Rushing, will sell to the highest and best bidder for cash, beginning at 9:00a.m. in Sarasota County in accordance with Chapter 45, Florida Statutes, on the November 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 1096, TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 13,13A THROUGH 13I 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 no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

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

DATE: October 9, 2026

Orlans Law Group PLLC
Attorneys for Plaintiff
621 S. Federal Highway
Suite 10
Fort Lauderdale, FL 33301
Tel (561) 576-6893
Fax (561) 576-6894 ext. 1565
FLForeclosure@orlans.com
By: /s/ Heather L. Griffiths
Heather L. Griffiths
FL Bar #91444
Orlans #25-010329
October 23, 30, 2026 26-02476S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000876 NC
NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
DONNA CARTER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 17, 2026 in Civil Case No. 2026 CA 000876 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING is Plaintiff and Donna Carter, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of November, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 6, BLOCK 1358, TWENTY SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
26-19898FL
October 23, 30, 2026 26-02469S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000228 NC
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1,
Plaintiff, vs.
ALAN L WILDT, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 17, 2026 in Civil Case No. 2026 CA 000228 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 is Plaintiff and Alan L Wildt, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of November, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

All that certain parcel of land situate in the County of Sarasota, State of Florida, being known and designated as Lot 29, Block 1289, 26th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-15415FL
October 23, 30, 2026 26-02467S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION: A
CASE NO.: 2026 CA 001613 NC
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, vs.
DOUGLAS NEAL DIXON JR; ISPC, INC; KATHLEEN ANN CHASSEY
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court for SARASOTA County shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 12 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 921, TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
PROPERTY ADDRESS: 2154 CINCINNATI ST, NORTH PORT, FL 34286

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 16 day of October 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-05144
October 23, 30, 2026 26-02463S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2026 CA 003696 NC
NEWREZ LLC
Plaintiff, vs.
OMAIDDY C PITRE ESCALONA, et al.
Defendants.

TO: UNKNOWN SPOUSE OF OMAIDDY C PITRE ESCALONA
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
12322 ALTA MIRA ST
NORTH PORT, FL 34287

You are notified that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT 15 AND THE SOUTH 17 FEET OF LOT 4, BLOCK 38, WARM MINERAL SPRINGS, UNIT 84, A REPLAT OF AN AMENDED PLAT OF UNITS 83 THROUGH 87, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 82, 82A THROUGH 82F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

commonly known as 12322 ALTA MIRA ST , NORTH PORT, FL 34287, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, on or before November 23, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: October 9, 2026.

CLERK OF THE COURT
Honorable Karen E. Rushing
2000 Main Street
Sarasota, Florida 34237
(COURT SEAL) By: G. Kopinsky
Deputy Clerk

328202/2637810/wlp
October 23, 30, 2026 26-02437S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2026 CC 6991
SARASOTA LAKES CO-OP, INC., a Florida profit corporation,
Plaintiff, -vs-
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST JANET RUMKE, deceased,
Defendant.

YOU ARE NOTIFIED that Plaintiff, Sarasota Lakes Co-op, Inc., a Florida corporation has filed an eviction action concerning the following property, together with its appurtenant certificate share, located in Sarasota County, Florida:

Unit #24, Sarasota Lakes Co-op, a Cooperative, according to its Amended and Restated Form of Proprietary Lease recorded in the Official Records at Instrument 92128600, Book 2450, Page 2591, in the Public Records of Sarasota County, Florida, and otherwise identified as 1674 University Parkway, Lot #24, Sarasota, Florida 34243 and its appurtenant share, Certificate #24.

and on or before 30 days from the first date of publication of this Notice, 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, 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 (4) 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 13 day of October, 2026.

KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) G. Kopinsky
Deputy Clerk

Michael E. Schuchat, Esq.
Lutz, Bobo & Telfair, P.A.
Two North Tamiami Trail, Suite 500
Sarasota, Florida 34236
meschuchat@lutzbobo.com
Oct. 23, 30; Nov. 6, 13, 2026
26-02445S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CC 8300 SC
VENICE ISLE HOME OWNERS, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
RONALD Y. DEROY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, BENEFICIARIES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHERS CLAIMING BY, THROUGH OR UNDER RONALD Y. DEROY; MATILDA HATCH; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION.
Defendants.

To: RONALD Y. DEROY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, BENEFICIARIES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHERS CLAIMING BY, THROUGH OR UNDER RONALD Y. DEROY; MATILDA HATCH; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, and all others whom it may concern:

The property herein described is as follows:
Unit 30, Venice Isle, a Residential Cooperative, according to Exhibit "B" (plot plan) of the Master Form Proprietary Lease recorded in Official Records Book 2925, Page 2868, as thereafter amended, of the Public Records of Sarasota County, Florida.
With an address of 217 Roma Road, Venice, Florida 34285. The ID and Vin number for the mobile home situated on the Lot located at 217 Roma Road, Venice, Florida 34285 is unknown to Plaintiff.

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, VENICE ISLE HOME OWNERS, INC., and you are required to serve a copy of your written defenses, if any, to it on Michelle A. Rowe, Esquire, attorney for Plaintiff, whose address is Lobeck & Rowe, PA, 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for 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.

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

Attorney for Plaintiff:
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 0036605
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, FL 34237
Ph: (941) 955-5622
Email: mrowe@lobeckrowe.com
Secondary: carrieta@lobeckrowe.com
Attorneys for Plaintiff, VENICE ISLE HOME OWNERS, INC.
October 23, 30, 2026 26-02474S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV102.49

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026 CA 002795 NC
Village Capital & Investment LLC
Plaintiff, vs.
Sarah R. Barrett a/k/a Sarah Barrett; Unknown Spouse of Sarah R. Barrett a/k/a Sarah Barrett
Defendants.
TO: Sarah R. Barrett a/k/a Sarah Barrett and Unknown Spouse of Sarah R. Barrett a/k/a Sarah Barrett
Last Known Address: 5453 Simrak Street, North Port, FL 34287
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:
LOT 16, BLOCK 1845, FORTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 41, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 23, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
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 October 9, 2026.
Karen Rushing
As Clerk of the Court
By G. Kopinsky
As Deputy Clerk
File # 26-F01150
October 23, 30, 2026 26-02438S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2026 CA 004056 NC
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL5, MORTGAGE-BACKED NOTES, SERIES 2024-RTL5,
Plaintiff, v.
HF24, LLC, a Florida Limited Liability Company; EMILIO CHAVEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.
To the following Defendant(s):
EMILIO CHAVEZ
(LAST KNOWN ADDRESS)
1570 PEACH ST SPC 98
MEDFORD, OR 97504
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 7, BLOCK G, CLARK LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGES 29- 29A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 3661 Bernice Lane, Sarasota, FL 34238
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 11-23-2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
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 and for Sarasota County:
North and South Sarasota County (case numbers ending in NC or SC):
If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.
WITNESS my hand and the seal of this Court this 7 day of October, 2026.
CLERK'S NAME
As Clerk of the Court
(SEAL) By G. Kopinsky
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
October 23, 30, 2026 26-02447S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2026 CA 004073 NC
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED V. VAUGHN, 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 ALFRED V. VAUGHN, 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.
TO: TERESA M. FOX A/K/A TERESA FOX,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
UNIT 116, LAS PALMAS, A CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1065, PAGE 1088, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.
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 11-23-2026/ (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 13 day of October, 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
25-370058
October 23, 30, 2026 26-02436S

SUBSEQUENT INSERTIONS

--- ACTIONS / 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:
5109 Fruitville Rd Sarasota, FL 34232 on 11/05/2026 at 10:00am
Natalia McNabb
clearing my moms house after her passing, unsure the amount of value.
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.
October 16, 23, 2026 26-02407S

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:
757 apex rd. Sarasota, Fl 34240 @ 11/9/2026 at 10:00 AM EDT
*Kasey Castro
-Baby Carriage, Shelves, Coffee Table, Basket Ball, 2 wheeler, Art, Pillows, Laundry Baskets, Mop
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.
October 16, 23, 2026 26-02379S

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:
2255 N Washington Blvd, Sarasota, FL 34234, 11-05-26 and 10am
Faye Turner
Household
Rodney Jackson
Tv, Furniture, and other household items
Brandi Nicole Dunbar
Misc. Household
Rodquita Jenkins
Sofa
Barbara Lawson
furniture, boxes, binds,
Brianna Hall
dresser, crib, bins, clothes, couch
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.
October 16, 23, 2026 26-02406S

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4173 Clark Rd. Sarasota, FL 34233, 11/5/2026 at 10:00 AM
John Ghanayem
Tools
Danielle martin
Decoration and house hold 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.
October 16, 23, 2026 26-02405S

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: 11/05/2026 Time: 10.30am
Kenneth Dawson
Household Goods/Furniture
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 16, 23, 2026 26-02383S

FOURTH INSERTION

NOTICE OF HEARING ON PETITION FOR ADOPTION BY GRANDPARENT.
IN THE CIR. CT. OF THE 6TH JUD. CIR. IN PINELLAS CTY. FL,
IN THE MATTER OF THE ADOPTION OF I.A.E dob 2-13-23 in St. Lucie Co., FL. BY GRANDPARENT
NOTICE IS GIVEN TO WYATT BOATWRIGHT, 32 yo., Cauc. male, bl. hair, bl. eyes, 5'7", 170 lbs.
A Petition for Grandparent Adoption has been filed. A copy of the petition is being served with this notice (you may receive a copy by contacting Kathleen Calcutt, 727-424-4348). There will be a hearing on the Petition on 11/10/26 at 1:00 p.m. before Jdg. Kimberly S. Campbell, Circuit Court Judge, at the Pinellas County Courthouse located at 14250 49th St. N., Clearwater, FL 33762. The court has set aside 15 min. for this hearing. UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD. If you are a person with a disability who needs any accommodation contact the Clerk of the Court at 727-464-4880 or e-mail accomodations@pinellas.gov at least 7 days before your hearing. If you are hearing impaired call 711. Respectfully submitted on 9/25/26. /s/ Kathleen M. Calcutt, Esq., 7901 4th St. N., Suite 325, St. Petersburg, FL 33702, 727-424-4348, Fax 229-924-9003.CERTIFICATE OF SERVICE: I hereby certify that a true copy of foregoing on Wyatt Boatwright, Legal Father via publication. /s/ Kathleen M. Calcutt, Esq. 09-25-26.
Oct. 2, 9, 16, 23, 2026 26-02272S

THIRD INSERTION

NOTICE OF ACTION FOR Dissolution of Marriage w/ minor and property
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2026 DR 003944 NC
Lesli A Resendiz,
Petitioner and
Heli Jarel Miranda Aguirre
Respondent.
TO:Heli Jarel Miranda Aguirre
710 Tarpon Ave. Sarasota FL 34237
YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lesli A Resendiz, whose address is 4222 Palau dr. Sarasota FL 34241, on or before 11-23-2026, and file the original with the clerk of this Court at 2000 Main St Sarasota FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
4222 Palau drive Sarasota FL 34241
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated: October 7, 2026
KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) By: Glen Kopinsky
Deputy Clerk
Oct. 9, 16, 23, 30, 2026 26-02376S

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION
Case No. 2025 CC 007871- NC
SARASOTA SANDS OWNERS ASSOCIATION, INC.,
Plaintiff, v.
ANTHONY LANDI and ANN MARIE LANDI,
Defendants.
NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case dated October 6, 2026, that I will sell the following property situated in Sarasota County, Florida described as:
Undivided 1/50th interest in and to Condominium Unit A456 Week 42 and Unit A559 Week 43 and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida
at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on November 19, 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 payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.
P. O. Box 671
Saluda, NC 28773
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: 941-875-5853
email: doaksesq@comcast.net
Dates of Publication:
October 16, 23, 2026 26-02410S

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4173 Clark Rd. Sarasota, FL 34233, 11/5/2026 at 10:00 AM
John Ghanayem
Tools
Danielle martin
Decoration and house hold 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.
October 16, 23, 2026 26-02405S

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026-CA-000841
PLANET HOME LENDING LLC,
Plaintiff, v.
RANDOLPH S. QUALLS, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 18, 2026 and entered in Case No. 2026-CA-000841 in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein KIMBERLY ANN QUALLS AND RANDOLPH QUALLS, et al., are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on January 7, 2027 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:
LOT 130, GARDEN VILLAGE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 53, PAGES 40 THROUGH 42, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
and commonly known as: 5842 CALLA LILLY DR, SARASOTA, FL 34232 (the "Property").
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.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 16, 23, 2026 26-02417S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000061 NC
PHH MORTGAGE CORPORATION
Plaintiff, vs.
UNKNOWN SPOUSE, HERIS, DEVISESS, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANN D. DUBATS AKA JOANN DOLORES DUBATS AKA DOLORES JOAN DUBATS, DECEASED, et. al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2026 CA 000061 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein, PHH MORTGAGE CORPORATION, Plaintiff, and UNKNOWN SPOUSE, HERIS, DEVISESS, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANN D. DUBATS AKA JOANN DOLORES DUBATS AKA DOLORES JOAN DUBATS, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com, on November 17, 2026 at 09:00 AM, the following described property:
LOT 341, GROVE POINTE, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.
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 8th day of October 2026.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-003132 / 36615.0386 / Jean Schwartz
October 16, 23, 2026 26-02411S

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-4797-SC
Division Probate
IN RE: ESTATE OF ELIZABETH D. LUBY
Deceased.

The administration of the estate of ELIZABETH D. LUBY, deceased, whose date of death was June 6, 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 October 16, 2026.

Personal Representative:
JANE L. MORRISON
69 Mamanasco Road
Ridgefield, Connecticut 06877
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
October 16, 23, 2026 26-02427S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-005323-SC
IN RE: ESTATE OF KATHLEEN A. STRAMMER,
Deceased.

The administration of the estate of KATHLEEN A. STRAMMER, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 October 16, 2026.

Personal Representative:
KRISTIN E. MALLIA
5022 Wesley Drive
Tampa, FL 33647
Attorney for Personal Representative:
ROSE-ANNE B. FRANO
Florida Bar No. 0592218
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary: rfrano@williamsparker.com
Secondary: mbussiere@williamsparker.com
October 16, 23, 2026 26-02414S

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V12

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 5125 NC
Division Probate
IN RE: ESTATE OF RUSSELL A. POIRIER
Deceased.

The administration of the estate of Russell A. Poirier, deceased, whose date of death was May 27, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
Russan M. Chester
34 John Goffe Drive
Bedford, New Hampshire 03110
Attorney for Personal Representative:
T. Thomas Shirley, Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
Secondary E-Mail: a4@dunkinshirley.com
October 16, 23, 2026 26-02400S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
Case No. 2026 CP 003192 NC
IN RE: ESTATE OF SHARON KAY WILLIAMS
Deceased.

The administration of the estate of SHARON KAY WILLIAMS, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Adam Waresiak,
Petitioner
Jovita Ahava, Esq.
Attorney for Petitioner
Florida Bar Number: 0075429
AHAVA LEGACY LAW, P.A.
P.O. Box 83
St. Petersburg, FL 33 731
Telephone: (727) 362-1234
Fax: (888) 228-2009
E-Mail: service@ahavalegacylaw.com
Secondary E-Mail: jovita@ahavalegacylaw.com
October 16, 23, 2026 26-02420S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 5162 SC
Division South County
IN RE: ESTATE OF KORY J. ELLEBY A/K/A KORY JOHN ELLEBY
Deceased.

The administration of the estate of KORY J. ELLEBY a/k/a KORY JOHN ELLEBY, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
RUTH A. ELLEBY
316 Shore Rd
Venice, Florida 34285
Attorney for Personal Representative:
STEPHEN K. BOONE
Attorney
Florida Bar Number: 0371068
BOONE, BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
October 16, 23, 2026 26-02394S

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:
19430 Times Cir
Venice, FL 34292
11/05/2026 at 11:00am
Francis Costello
Art work boxes
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 16, 23, 2026 26-02381S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 4218 NC
Division Probate
IN RE: ESTATE OF RAMONA LOU HILL
Deceased.

The administration of the estate of Ramona Lou Hill, deceased, whose date of death was June 10, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
Janis K. MacDonald - Smith
363 E. Greyhound Pass
Carmel, Indiana 46032
Attorney for Personal Representative:
T. Thomas Shirley, Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
October 16, 23, 2026 26-02392S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-004930
IN RE: ESTATE OF ROBERT ALEX RUSSELL a/k/a ROBERT A. RUSSELL,
Deceased.

The administration of the Estate of Robert Alex Russell a/k/a Robert A. Russell, deceased, whose date of death was June 22, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 October 16, 2026.

Personal Representative:
Regina Rowley
2510 West 16th Street
Panama City, Florida 32405
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail: rhianna@atcauselaw.com
October 16, 23, 2026 26-02393S

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Windward at Lakewood Ranch Community Development District (the "District") in Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 11, 2026
TIME:	11:30 AM
PLACE:	5800 Lakewood Ranch Blvd. N. 1st Floor Training Room Sarasota, Florida 34240

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing gillyardd@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
October 16, 23, 2026 26-02412S

--- ACTIONS / SALES / ESTATE ---

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 001973 NC
SELENE FINANCE, LP
Plaintiff(s), vs.
VILLAGE BROOKE CONDOMINIUM ASSOCIATION, INC.; THE UNKNOWN SUCCESSOR TRUSTEE OF THE JACQUELINE M. SCHLICHTHERNLEIN LIVING TRUST DATED MARCH 30, 2021; LYNN BAESZLER BETTS; DONALD BAESZLER; CACH LLC; WELLS FARGO BANK, N.A.; THE UNKNOWN BENEFICIARIES OF THE JACQUELINE M SCHLICHTHERNLEIN LIVING TRUST DATED MARCH 30, 2021 THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

TO: THE UNKNOWN SUCCESSOR TRUSTEE OF THE JACQUELINE M. SCHLICHTHERNLEIN LIVING TRUST DATED MARCH 30, 2021
LAST KNOWN ADDRESS: 3281 BENEVA ROAD, SARASOTA, FL 34232
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN BENEFICIARIES OF THE JACQUELINE M SCHLICHTHERNLEIN LIVING TRUST DATED MARCH 30, 2021
LAST KNOWN ADDRESS: 3281 BENEVA ROAD, SARASOTA, FL 34232
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:

Unit 3281-101, Village Brooke Condominium III, according to the Declaration of Condominium recorded in Official Records Book 1262, Pages 1681 thru 1753, as amended, and as per plat thereof recorded in Condominium Book 11, Page 27, 27A thru 27D, Public Records of Sarasota County, Florida.

Property address: 3281 Beneva Road, Sarasota, FL 34232

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 6 day of October, 2026.

CLERK OF THE CIRCUIT COURT
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. 26-001234-1
October 16, 23, 2026 26-02386S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 2026 CP 002916 NC
IN RE: ESTATE OF JOHN CHARLES ANDERSON, Deceased.

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

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

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

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

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

The date of first publication of this notice is: October 16, 2026.

WILLIAM T. ANDERSON and LAURA ARCHDEACON
Co-Personal Representatives
c/o John J. Waskom, Esq.
8470 Enterprise Cir., Ste. 201
Lakewood Ranch, FL 34202
John J. Waskom
Attorney for Personal Representative
Florida Bar No. 0962181
Gunster, Yoakley & Stewart, P.A.
8470 Enterprise Cir., Ste. 201
Lakewood Ranch, FL 34202
Telephone: 941-907-0006
Email: jwaskom@icardmerrill.com
Secondary Email:
kcapp@icardmerrill.com
October 16, 23, 2026 26-02430S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-5407-NC
IN RE: ESTATE OF THOMAS R. BRADY, Deceased.

The administration of the estate of THOMAS R. BRADY, deceased, whose date of death was September 15, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 October 16, 2026.

Personal Representative:
William R. Brady
3260 Village Green Dr.
Sarasota, FL 34239
Attorney for Personal Representative:
Dave M. Evans, Jr., Esquire
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: devans@leeandevans.com
Alt Email:
ljohnston@leeandevans.com
October 16, 23, 2026 26-02421S

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 001116 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DAVID TUCKER A/K/A DAVID W TUCKER, et al.,
Defendant.

TO: DAVID TUCKER A/K/A DAVID W TUCKER, 422 CYPRESS FOREST DR, ENGLEWOOD, FL 34223
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:

LOT 35. PARK FOREST, PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 46, 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 Cheyenne Whitfiled, 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 November 16, 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 6 day of October, 2026.

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

25-19440FL
October 16, 23, 2026 26-02385S

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 002952 NC
Alliant Credit Union
Plaintiff, vs.
Collin M. Rodgers; Unknown Spouse of Collin M. Rodgers
Defendants.

TO: Collin M. Rodgers and Unknown Spouse of Collin M. Rodgers
Last Known Address: 13924 Jomatt Loop, Winter Garden, FL 34787

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

LOT 16 AND THE S 1/2 OF LOT 17, BLOCK 7, FLORENCE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 22, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 16, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 October 5, 2026.

Karen Rushing
As Clerk of the Court
By G. Kopinsky
As Deputy Clerk

File # 26-F01351
October 16, 23, 2026 26-02387S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004724 NC
IN RE: ESTATE OF JEFFREY S. FELLMAN, Deceased.

The administration of the estate of JEFFREY S. FELLMAN, deceased, whose date of death was June 26, 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 OF MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: October 16, 2026.

Personal Representative:
Deborah Meyers
635 N. Jefferson Avenue
Sarasota, FL 342377
Attorney for Personal Representative:
Christopher C. Morrison, Esq.
Christopher C. Morrison, P.A.
1432 First Street
Sarasota, FL 34236
(941) 954-7750
cmorrison@morrisonsrqlaw.com
Florida Bar No. 0780308
October 16, 23, 2026 26-02428S

SECOND 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 004747 NC
IN RE: ESTATE OF RUBY M. FANT Deceased.

The administration of the estate of Ruby M. Fant, deceased, whose date of death was on or about June 7, 2026, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 16, 2026.

Personal Representative:
Marie Renton
7455 Aguila Drive
Sarasota, FL 34240
Attorney for Personal Representative:
James L. Essenson, Esq.
(FBN 0359033)
100 Wallace Ave., Ste. 310
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwelch@essensonlaw.com
October 16, 23, 2026 26-02433S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 4790 SC
Division South County
IN RE: ESTATE OF CAROLYN D. ANGELLO Deceased.

The administration of the estate of CAROLYN D. ANGELLO, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, 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 October 16, 2026.

Personal Representative:
TONI M. WHEELER a/k/a TONI M. ANGELLO WHEELER
973 Burger Hollow Rd
Kunkletown, Pennsylvania 18058
Attorney for Personal Representative:
STEPHEN K. BOONE, ESQ.
Attorney
Florida Bar Number: 0371068
BOONE, BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
October 16, 23, 2026 26-02432S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-005553-NC
Division PROBATE
IN RE: ESTATE OF DONALD EUGENE GILLILAND Deceased.

The administration of the estate of DONALD EUGENE GILLILAND, deceased, whose date of death was August 24, 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 October 16, 2026.

Personal Representative:
JANET H. DINI
3066 Savage Road
Sarasota, Florida 34231
Attorney for Personal Representative:
BART SCOVILL, Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
October 16, 23, 2026 26-02429S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 5410 SC
Division South County
IN RE: ESTATE OF CYNTHIA ANN HERBRANDSON Deceased.

The administration of the estate of CYNTHIA ANN HERBRANDSON, deceased, whose date of death was September 4, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
STEPHEN K. BOONE
1001 Avenida Del Circo
Venice, Florida 34285
Attorney for Personal Representative:
STUART S. BOONE
Attorney
Florida Bar Number: 119073
BOONE, BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
October 16, 23, 2026 26-02431S

--- 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 005094 NC
Agency Case No.: 26-035146
IN RE: THE FORFEITURE OF: $4,009.00 IN U.S. CURRENCY
A PETITION OF THE CITY OF SARASOTA f/b/o THE SARASOTA POLICE DEPARTMENT

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER, on the following property in Sarasota County, Florida: Four Thousand and Nine Dollars and 00/100 cents in U.S. Currency ($4,009.00), and you are required to serve a copy of your written defenses to it, if any, on Joseph J. Polzak, Esq., PETITIONER'S attorney, whose address is P.O. Box 1000, Sarasota, FL 34236, on or before the day of November 16 2026, and file the original with the Clerk of this Court either before Service on PETITIONER'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 October 5, 2026

KAREN E. RUSHING,
CLERK OF THE
CIRCUIT COURT-SARASOTA
P.O. Box 3079
Sarasota, Florida 34230
(SEAL) By G. Kopinsky
Deputy Clerk

October 16, 23, 2026 26-02384S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA
Clerk Case Number: 2025 CC 005288 SC
VENICE GOLF & COUNTRY CLUB, MASTER ASSOCIATION INC.,
Plaintiff(s), vs.
PATRICIA FRYER BILLINGS as Trustee of the PATRICIA FRYER BILLINGS REVOCABLE TRUST AGREEMENT DATED DECEMBER 29TH, 2016; ET AL,
Defendant(s).

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered on June 23, 2026 in the above-styled case in the County Court of Sarasota County, Florida, KAREN E. RUSHING, the Clerk of the Circuit Court of Sarasota County, will sell the property situated in Sarasota County, Florida, described as:

Lot 51, Venice Golf & Country Club, Unit No. II-E, according to the plat thereof recorded in Plat Book 35, at pages 40A thru 40C, of the Public Records of Sarasota County, Florida.
Parcel ID No: 0422150015
Property Address: 115 WAYFOREST DR VENICE, FL, 34292

at public sale, to the highest and best bidder, for cash, online at www.sarasota.realforeclose.com, at 9:00 a.m. EST on November 9, 2026.

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

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

DATED this 12th day of October 2026.

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

October 16, 23, 2026 26-02415S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025-CA-006715 NC
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
GIANA PACE A/K/A GIANA SUZANE PACE, et al.,
Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on November 17, 2026, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit:

Lot 6, Block "S", SUN HAVEN UNIT NO. 3, a Subdivision according to the plat thereof recorded at Plat Book 9, Page 52, in the Public Records of Sarasota County, Florida.
Property Address: 5719 Brooklyn Avenue, Sarasota, FL 34231

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 Purchaser 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 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 on this 8th day of October, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201

October 16, 23, 2026 26-02395S

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-004435 NC
IN RE: ESTATE OF RUSSELL HAROLD CARPETNER a/k/a RUSSELL CARPENTER,
Deceased.

TO: Nicole Lynn Carpenter, daughter of Russell Harold Carpenter a/k/a Russell Carpenter, last known address 6601 West Plano Parkway, Apartment 2216, Plano, Texas 75093

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's Attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 South Missouri Avenue, Suite 201, Clearwater Florida 33756 on or before 28 to 60 days from 1st date of Publication and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses s required may result in a judgement or Order for the relief demanded without further notice.

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.

Signed on September 30, 2026

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

Oct. 9, 16, 23, 30, 2026 26-02304S

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO: 2025-CC-06722
TOWNHOMES I AT GRAN PARADISO, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
JODY YASHIN; JAMES M. CHIUMENTO; ARLENE R. CHIUMENTO; UNKNOWN SPOUSE OF JODY YASHIN; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Sarasota County, Florida, that Karen E Rushing, Clerk of Court will sell all the property situated in Sarasota County, Florida described as:

Lot 5 of GRAN PARADISO TOWNHOMES 1A, according to the Plat thereof as recorded in Plat Book 49, Page 8, of the Public Records of Sarasota County, Florida, and any subsequent amendments to the aforesaid.
Property Address: 20127 Lagente Circle, Venice, FL 34293

at public sale, to the highest and best bidder, for cash, via Internet at www.sarasota.realforeclose.com at 9:00 A.M. on December 7, 2026

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, 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 ENTITLED TO ANY REMAINING FUNDS.

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

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 0023217

October 16, 23, 2026 26-02422S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026-CA-000544 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ILEANA SANCHEZ GONZALEZ A/K/A ILEANA SANCHEZ-GONZALEZ, et al.,
Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on November 17, 2026, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit:

Lot 10, Block 1249, TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 15, Page 11A through 11M, Public Records of Sarasota County, Florida.
Property Address: 6132 Balboa Terrace, North Port, FL 34291

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 Purchaser 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 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 on this 8th day of October, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201

October 16, 23, 2026 26-02396S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 CA 000287 NC
STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
Plaintiff, vs.
GLORIA D. ARMSTRONG A/K/A GLORIA ARMSTRONG A/K/A GLORIA CANTRELL; UNKNOWN SPOUSE OF GLORIA D. ARMSTRONG A/K/A GLORIA ARMSTRONG A/K/A GLORIA CANTRELL; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 et, al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment Imposing and Foreclosing Equitable Lien entered on the 4th day of October 2026, in Case No. 2025 CA 000287 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff GLORIA D. ARMSTRONG A/K/A GLORIA ARMSTRONG A/K/A GLORIA CANTRELL; UNKNOWN SPOUSE OF GLORIA D. ARMSTRONG A/K/A GLORIA ARMSTRONG A/K/A GLORIA CANTRELL; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen E. Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 A.M. on the 13th day of November 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 55 FEET OF LOTS 18 AND 20, BLOCK G, IRVINGTON HEIGHTS, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 117 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA.
PROPERTY ADDRESS: 2012 LEON AVE, 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 WITH THE CLERK 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 12th day of October 2026.

By: /s/Orlando DeLuca
Orlando DeLuca, Esq.
Bar Number: 719501
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
21-04966-1

October 16, 23, 2026 26-02416S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 26 CA 000454
SELENE FINANCE, LP,
Plaintiff, vs.
CASSIE HUTCHINSON; UNKNOWN SPOUSE OF CASSIE HUTCHINSON,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 29, 2026, entered in Civil Case No. 2026-CA-000454 of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein SELENE FINANCE, LP is Plaintiff and CASSIE HUTCHINSON is Defendant.

The Clerk, Karen E. Rushing, will sell to the highest bidder for cash, online at www.sarasota.realforeclose.com, at 9:00 o'clock a.m. on the 27th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 495, 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 12, 12A THROUGH 12F, INCLUSIVE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
ALSO THAT TRIANGULAR PORTION OF LOT 22 IN BLOCK 495 OF THIRTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 13 AT PAGE 12A THROUGH 12F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE COMMON CORNER OF LOT 22 AND LOT 23 AT NORTHERLY RIGHT OF WAY LINE OF MARIUS ROAD, THENCE N00°25'46"E ALONG THE WESTERLY LINE OF LOT 22 FOR A DISTANCE OF 131.02 FEET TO A POINT THENCE S18°31'12"E FOR A DISTANCE OF 120.95 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MARIUS ROAD, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIAL BEARING OF N35°26'33"W, AND HAVING A RADIUS OF 4,985 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 22 FEET AND HAVING A CENTRAL ANGLE OF 0°15'10" AND A CHORD BEARING OF S54°41'02"W TO A POINT ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIAL BEARING OF N35°11'22"W TO THE RADIUS POINT, AND HAVING A RADIUS OF 25.00 FEET; THENCE NSOUTH WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 22.49 FEET AND HAVING A CENTRAL ANGLE OF 51°32'54" AND A CHORD BEARING OF S80°35'05"W TO THE POINT OF BEGINNING. SAID LAND CONTAINING MORE OR LESS 2,713 SQUARE FEET.
LESS AND EXCEPT:
THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF SARASOTA STATE OF FLORIDA, TO-WIT: A PORTION OF LOT 23 IN BLOCK 495 OF THIRTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13 AT PAGE 12A THROUGH 12F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE COMMON CORNER OF LOT 22 AND LOT 23 AT NORTHERLY RIGHT OF WAY LINE OF MARIUS ROAD, THENCE N00°25'46"E ALONG THE EASTERLY LINE OF SAID LOT 23 FOR A DISTANCE OF 131.02 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N00°25'46"E ALONG THE EASTERLY LINE OF SAID LOT 23 FORA DISTANCE OF 51.76 FEET TO THE COMMON CORNER OF LOTS 21,22, AND LOT 23, THENCE N37°10'20'W ALONG THE COMMON LINE OF LOTS 21 AND 23 FOR A DISTANCE OF 21.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIAL BEARING OF N37°10'11"W TO THE RADIUS POINT, AND HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 10.33 FEET AND HAVING A CENTRAL ANGLE OF 03°42'02" AND A CHORD BEARING OF S54°40'50"W TO A POINT, THENCE S18°31'12"E FOR A DISTANCE OF 66.45 FEET TO THE POINT OF BEGINNING; SAID LAND CONTAINING MORE OR LESS 669.52 SQUARE FEET.
Property Address: 6811 MARIUS RD, 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.

DATED this 8th day of October, 2026.

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
service@mls-pa.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424

October 16, 23, 2026 26-02402S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 11/05/2026 at 10:00am
Bill Clark
- chairs desk furniture

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

October 16, 23, 2026 26-02380S

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:

997 Center Rd. Venice, Fl. 34293
11/05/26 - 10:00am
Kenneth Bee
Whole 1 bedroom apartment

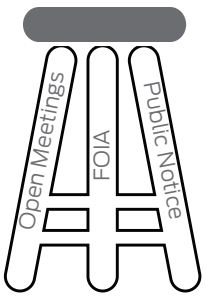
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession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

October 16, 23, 2026 26-02382S

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

XNLV18187

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

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