Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that V.P. CONSULTANTS, INC., a Florida corporation, located at 105 N. Creek Lane, Osprey, FL 34229, intends to register the fictitious name V.P. Appraisal Roadshow with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.

November 6, 2026 26-02588S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that V.P. CONSULTANTS, INC., a Florida corporation, located at 105 N. Creek Lane, Osprey, FL 34229, intends to register the fictitious name Appraisal Roadshow with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.

November 6, 2026 26-02589S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that V.P. CONSULTANTS, INC., a Florida corporation, located at 105 N. Creek Lane, Osprey, FL 34229, intends to register the fictitious name V.P. Tel-Appraisal with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.

November 6, 2026 26-02590S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that V.P. CONSULTANTS, INC., a Florida corporation, located at 105 N. Creek Lane, Osprey, FL 34229, intends to register the fictitious name Tel-Appraisal with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.

November 6, 2026 26-02591S

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 Galilean Investigations located at 392 Mazari Lane in the City of North Venice, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2026

Tristan Baraness

November 6, 2026 26-02597S

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 Ascension Digital Products located at 5667 Axminster Dr 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 3rd day of November, 2026

Toinette Banks

November 6, 2026 26-02622S

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 Arnasi Remodeling located at 3696 Jesup A w 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 3rd day of November, 2026

Abraham Al-Arnasi

November 6, 2026 26-02619S

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 Crescent Club of Siesta Key located at 6519 Midnight Pass Road in the City of Sarasota, Sarasota, FL 34242 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

CCSK Management LLC

Gary Kompothecras

November 6, 2026 26-02615S

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 Crescent Club located at 6519 Midnight Pass Road in the City of Sarasota, Sarasota, FL 34242 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

CCSK Management LLC

Gary Kompothecras

November 6, 2026 26-02617S

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 AlignED by Lattice located at 237 Daylily Blvd. in the City of Nokomis, Sarasota, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2026

Kristi D'Souza

November 6, 2026 26-02602S

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 Master Movers Sarasota located at 1343 Main Street, Suite 502 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 2nd day of November, 2026

Master Movers LLC

Chad Coatney, Manager

November 6, 2026 26-02616S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Westflcoins, located at 7524 Renato Court, in the City of Sarasota, County of Sarasota, State of FL, 34238, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 29 of October, 2026.

Danny J Collins

7524 Renato Court

Sarasota, FL 34238

November 6, 2026 26-02593S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Sound Alchemy Method located at 1952 Morrill St. Unit B 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 1st day of November, 2026

Sound Alchemy Studios, LLC

Blanca Zulema Ibarra

November 6, 2026 26-02601S

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 Ducko Designs 3D located at 3112 Arapaho St in the City of Sarasota, Sarasota, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

Andrea Ducko

November 6, 2026 26-02614S

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 Lesley's Pet Sitters located at 33 S Gulfstream Avenue Unit 804 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 2nd day of November, 2026

Lesley Miley

November 6, 2026 26-02611S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 12:30 PM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 68525, 2245 Bobcat Village Center Rd, North Port, FL 34288, (941) 429-3939

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

1003 - Briggs, Charles (Doris); 1011 - Melton, Jacob; 1102 - Stoll, Ingrid; 1506 - Roman, Joslyn; 1513 - Guldager, Erik ; 1515 - Pierkowski, Barbara; 1803 - Bradshaw, Ashley; 2019 - Smith, Luther; 204041 - Owen, BryAnna; 2417 - Dufresne, William; 2425 - Smith, Paul; 260304 - Smith, Luther; 2729 - Bolster, John; 3911 - Carter, Rory; 5001 - Bunker, Mark; 5008 - Hine, Jeffrey; 5018 - Mortimer, Dawn; 5039 - Pierkowski, Barbara; 5052 - Mortimer, Dawn; P12 - Compass Facilities Management Inc. Olsen, Willie

PUBLIC STORAGE # 23953, 540 N Indiana Ave, Englewood, FL 34223, (941) 337-3250

Time: 01:45 PM

Sale to be held at www.storagetreasures.com.

0110 - Baumann, Lilly; 0115 - Rella, Amy; 0116 - Parker, Robert; 1022 - Booth, Dana; 1097 - Carr, Debra; 2016 - Brownell, Kimberlee; 2095 - Maddox, Kelly; 3233 - Kondovski, Steven

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

November 6, 13, 2026 26-02605S

FIRST INSERTION

TRI-PAR ESTATES PARK AND RECREATION DISTRICT

The following dates are proposed for our yearly schedule of Workshops and Board Meetings:

	BD. Workshop			BD. Meeting	
Jan-27	1/5/2027	6:00 p.m	Jan-27	1/19/2027	10:00 a.m
Feb-27	2/2/2027	6:00 p.m	Feb-27	2/16/2027	10:00 a.m
Mar-27	3/2/2027	6:00 p.m	Mar-27	3/16/2027	10:00 a.m
Apr-27	4/6/2027	6:00 p.m	Apr-27	4/20/2027	10:00 a.m
May-27	5/4/2027	6:00 p.m	May-27	5/18/2027	10:00 a.m
Jun-27	6/1/2027	6:00 p.m	Jun-27	6/15/2027	10:00 a.m
Jul-27		na		na	
Aug-27	8/3/2027	6:00 p.m	Aug-27	8/17/2027	10:00 a.m
Sep-27	9/7/2027	6:00 p.m	Sep-27	9/21/2027	10:00 a.m
Oct-27	10/5/2027	6:00 p.m	Oct-27	10/19/2027	10:00 a.m
Nov-27	11/2/2027	6:00 p.m	Nov-27	11/16/2027	10:00 a.m
Dec-27		na		na	

November 6, 2026 26-02623S

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 November 18, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd. N, 1st floor Training Room, Sarasota, Florida 34240 to consider any and all business which may properly come before it.

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

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

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

District Manager

November 6, 2026 26-02620S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 11:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

J016 - Reddick, Jaimyla; Q067 - Dingman, Michael

PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

1032 - Minor, Lori; 1093 - Thomas, Rebbecca; 1095 - Wright, Arthur; 1192 - Colon, Gabriel; A29 - Vazquez, Jessica; B46 - Tillery, Jacqueline; D18D22 - falasiri, Navid; D50 - Richman, Denise; F07 - Bolden, Jason; F34 - Davis, Stacie; G22 - Sinflorant, Bidney; G23 - Powell, Dionne; G24 - works, Nicole; H20 - McCann, John; XX03 - Reid, Sheniyah; XX15 - Rosier, Asia; XX25 - May, Rosemary; XX44 - Clark, Kayla; Keisha Yolanda Perkins, 1086

PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

B2022 - Hernandez, Alex; C0325 - Gill, Elizabeth; C3109 - Alvarez, Michele; E5019 - MacLeod, Gary; E5038 - Daniels, Benjamin; F0601 - Slackman, Jason; G0706 - paresi, Christie; G0743 - Copeland, Andrew; H0814 - Cedeno , Tonya; J0916 - Sazerac Company Comeaux, Jacey; K1110 - newlife insurance adviors inc Charlton, Steven; K1116 - Galambos, Frank

PUBLIC STORAGE # 00134, 1651 Sarasota Center Blvd, Sarasota, FL 34240, (941) 231-3228

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

1160 - Roder, Michelle; 1168 - Smoker, Lynn; 2009 - Roder, Michelle

PUBLIC STORAGE # 30164, 7600 Claxstrauss Dr, Sarasota, FL 34240, (800) 688-8057

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

1040 - Mills, Ginger; 2140 - Pullen, Christopher; 3064 - Miller, Kurtis; 5051 - Gregg, Brian

PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580

Time: 01:30 PM

Sale to be held at www.storagetreasures.com.

110 - Evans, Jason; 126 - Evans, Jason; 2110 - Christopher, Traphagan; 2154 - Bailey, Kristie; 2216 - Mcleod, Paul; 2402 - PHILLIPS, JULIE; 2703 - Davis, Jerry; 3032 - Hancock, Charlie

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

November 6, 13, 2026 26-02606S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30162, 8901 S Tamiami Trail, Sarasota, FL 34238, (941) 340-3672

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

618 - Doyle, Joseph; 655 - Doyle, Joseph; 680 - Brown, Jamie; 729 - Griesmeyer, John; 866 - Albers, Kim

PUBLIC STORAGE # 30160, 335 South Beneva Road, Sarasota, FL 34232, (941) 424-1784

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

0108 - Nahale, Duston; 0148 - Punsalan Jr., Ernesto; 0150 - Jacobs, Benjamin; 0245 - Rodzwell, Elizabeth; 0254 - Edwards, John; 0365 - Lindsay, Joanna Cornelius Nee; 0367 - Lindsay, Joanna Cornelius Nee; 0374 - Surgery Partners, Sarasota Payables c.o; 0379 - Fernandez, Francesca; 0927 - Sauceda, Herbert; 1060 - Clark, Robin

PUBLIC STORAGE # 30161, 2590 17th Street, Sarasota, FL 34234, (941) 866-3851

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

0912 - Smith, Briana; 0931 - Gudino, Kimbellyn ; 1002 - Phillips, Danica Lashone; 1006 - Smith, Terry; 1021 - Ewing, Amanda; 1026 - Davis, Mary; 1027 - Robinson, Latoya; 1106 - Dunlap, Robert; 1118 - Fashaw, Brian; 1122 - Brown, Mark; 1144 - Bell, Robert; 1187 - Gallegos, Eduardo; 1309 - Griffin, Michael; 1310 - Green, Jerrika; 1427 - Mendoza, Oscar Adrian; 1437 - Newman, Mike; NLT07 - Smith, Briana

PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A018 - Ellis, Herbert; B040 - Kanine Concrete Williams, Mark; B052 - Henry, Donna; GE19 - Turst, John

PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

1076 - Mckendry, Tiffany

PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

2018 - Gilmore, Alexander; 2093 - Hardy, Howard; 3135 - Snyder, Amy; 3186 - Dufour, Kyle

PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

2095 - Lynne D Ross Designer Ross, Lynne; 3104 - Frazier, Jordan

PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

P002 - Williams, Jameriah

PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

E283 - JD CLEAN UP LLC Vanni, Jacinto Di; E456 - Adams, Lisa; E492 - flanagan, Christopher; E616 - Kennedy, Hailie; E685 - Pfeiffer, Stephen

PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 1547 - Hansen, Noreen; 2514 - Gerzon, Mor; 2614 - Mullins, Jennfier; 2621 - Hansen, Noreen; 7003 - Gallery Properties International Nutt, Christopher

PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

3006 - Raulerson, Donna; 3007 - Raulerson, Donna; 4147 - Beale, Zoe; 4159 - Reyna, Itccel; 5013 - castilla, Merling; 6270 - Thomas, Dorie; 6273 - Ross, John; 9110 - Dariela, Lisbeth

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407

Time: 01:30 PM

Sale to be held at www.storagetreasures.com.

2024 - Wachter, Marty; 2743 - Ratner, Paul; 3812 - Felder, Marianne C

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

November 6, 13, 2026 26-02607S

--- PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26CA2755NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
GABRIEL ANIBAL MENDEZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF GABRIEL ANIBAL MENDEZ; ALI HARUNA; and UNKNOWN SPOUSE OF ALI HARUNA, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Monday, the 28th day of December, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 20, Block 2120, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2026-CA-002755-NC.

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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
November 6, 13, 2026 26-02640S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA002749NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
AUDETH FENDER-HOBBINS; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF AUDETH FENDER-HOBBINS, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Monday, the 28th day of December, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 15, Block 2080, FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2026-CA-002749-NC.

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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
November 6, 13, 2026 26-02641S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Maricela Vasquez Vasquez will engage in business under the fictitious name JASMINE HOUSE CLEANING, with a physical address 717 FLINT RIVER CT UNIT 1 SARASOTA, FL 34237, with a mailing address 717 FLINT RIVER CT UNIT 1 SARASOTA, FL 34237, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 6, 2026 26-02629S

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 48HR Web Design located at 107 links Ave 706 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 3rd day of November, 2026
Cyber Intelligence Industries LLC
Daniel Chisholm
November 6, 2026 26-02628S

FIRST INSERTION

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold a special meeting on November 18, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at 5800 Lakewood Ranch Blvd N, 1St Floor Training Room, Sarasota, FL 34240 to consider any and all business which may properly come before it.

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

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

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

District Manager
November 6, 2026 26-02624S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005528 SC
IN RE: ESTATE OF LISA SCRIVEN
Deceased.

The administration of the estate of LISA SCRIVEN, deceased, whose date of death was March 21, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 6, 2026.

Personal Representative:
JENNIFER FRANCES SCRIVEN
42 Fisher Street, Apt. No. 4
North Attleborough, Massachusetts 02760

Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari Elder Law
7100 S. Beneva Road
Sarasota, Florida 34238
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@ferrarielderlaw.com
Secondary E-Mail:
pollyb@ferrarielderlaw.com
November 6, 13, 2026 26-02608S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 5406 NC
Division Probate
IN RE: ESTATE OF MARLENE M. BISCHMAN
Deceased.

The administration of the estate of MARLENE M. BISCHMAN, deceased, whose date of death was March 11, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida, 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
KAREN L. SMITHMAN
4622 Baycedar Lane
Sarasota, Florida 34241

Attorney for Personal Representative:
KAREN L. SMITHMAN
Attorney
Florida Bar Number: 1044536
355 W. Venice Ave.
VENICE, FL 34285
Telephone: (941) 483-4246
Fax: (941) 485-8163
E-Mail: karen@smithmanlaw.com
2ndary E-Mail:
joyce@smithmanlaw.com
November 6, 13, 2026 26-02585S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005824 SC
Division Probate
IN RE: ESTATE OF HARRY P. CLAUSE III
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 HARRY P. CLAUSE III, deceased, File Number 2026 CP 005824 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was June 27, 2026; that the total value of the estate is $20,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
DEBORAH SAVAGE
1224 N. Indies Circle
Venice, FL 34285

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 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 November 6, 2026.

Person Giving Notice:
DEBORAH SAVAGE
1224 N. Indies Circle
Venice, Florida 34285

Attorney for Person Giving Notice
ANTHONY G. MOWRY, Attorney
Florida Bar Number: 107374
Berg, Sloan, & Mowry, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: tony@sloanmowry.com
Secondary E-Mail:
jen@sloanmowry.com
November 6, 13, 2026 26-02586S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026 CP 005582 SC
IN RE ESTATE OF MARIKO VANN BILINSKY,
Deceased.

The administration of the Estate of MARIKO VANN BILINSKY, deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, Florida 34237, under File No.: 2026-CP-005582-SC. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on November 6, 2026.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN THIRTY (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 the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statute.

Dated: October 28, 2026

Edward Stephen Bilinsky /s/
Edward Stephen Bilinsky,
Personal Representative
c/o Paul J. Bupivi, Esq.
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360

Paul J. Bupivi /s/
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the
Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
November 6, 13, 2026 26-02595S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 4220 SC
Division Probate
IN RE: ESTATE OF MICHAEL A. DIPAOLO
Deceased.

The administration of the estate of Michael A. DiPaolo, deceased, whose date of death was July 1, 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 November 6, 2026.

Personal Representative:
Angelina Mattessino
1711 Gondola Park Drive
Venice, Florida 34292

Attorney for Personal Representative:
/s/ Christopher D. Smith, Esq.
Christopher D. Smith, Esq.
Attorney
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
November 6, 13, 2026 26-02594S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP005166SC
Division Probate
IN RE: ESTATE OF MARY CATHERINE STEINER
Deceased.

The administration of the estate of Mary Catherine Steiner, deceased, whose date of death was June 28, 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 November 6, 2026.

Personal Representative:
Kathleen Rutter
10527 Falling Leaf Court
Parrish, Florida 34219

Attorney for Personal Representative:
Jeffrey M. Backo
Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary: shelly@northportlaw.com
November 6, 13, 2026 26-02584S

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20916_V3

--- ESTATE ---

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 Vibrant Living located at 1430 Pattison Ave in the City of Sarasota, Sarasota, FL 34239 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of November, 2026

Perri Brock

November 6, 2026 26-02627S

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 Envoute Society located at 5216 Paylor Lane in the City of Sarasota, Sarasota, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

Jeremy T Rogers

November 6, 2026 26-02644S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-004545-NC
IN RE: ESTATE OF JACQUELYN ARCHER, Deceased.

The administration of the estate of JACQUELYN ARCHER, deceased, whose date of death was December 30, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. 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 November 6, 2026.

DAVE M. EVANS, JR.
Personal Representative
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232

Dave M. Evans, Jr.,
Attorney for Personal Representative
Email: DEvans@leeandevans.com
Secondary Email:
SKrauss@leeandevans.com
Florida Bar No. 1013511
Lee & Evans, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
November 6, 13, 2026 26-02598S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026 CP 006037 SC
IN RE: ESTATE OF NICHOLAS S. CELIA

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 Nicholas S. Celia, deceased, Case Number 2026 CP 006037 SC, by the Circuit Court for Sarasota County, Florida, Probate Division; that the decedent's date of death was December 31, 2025; that the total value of the estate is $57,235.00; and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address	Asset / Share Amount
Michael A. Celia, as Trustee of the Nicholas S. Celia Living Trust, u/d/t dated July 9, 2015, as amended	65 Forrest Street, Berkley, MA 02779	1972 Triumph TR6 (VIN: CC81478U) — $15,600.00
Michael A. Celia, as Trustee of the Nicholas S. Celia Living Trust, u/d/t dated July 9, 2015, as amended	65 Forrest Street, Berkley, MA 02779	Fidelity Investment account no. ending 5484 — $15,000.00
Michael A. Celia, as Trustee of the Nicholas S. Celia Living Trust, u/d/t dated July 9, 2015, as amended	65 Forrest Street, Berkley, MA 02779	1986 Porsche 944 — $22,000.00
Michael A. Celia, as Trustee of the Nicholas S. Celia Living Trust, u/d/t dated July 9, 2015, as amended	65 Forrest Street, Berkley, MA 02779	2002 Lexus SUV — $4,135.00
Michael A. Celia, as Trustee of the Nicholas S. Celia Living Trust, u/d/t dated July 9, 2015, as amended	65 Forrest Street, Berkley, MA 02779	Fidelity IRA account no. ending 2200 — $500.00

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 are required to file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: November 18, 2026.

Person Giving Notice:
Petitioner: Nicholas S. Celia, Jr.
3 Leo's Lane Avon, MA 02322
Telephone: 508-588-4878

November 6, 13, 2026 26-02618S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer

LV4671

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 26CP5112
Division Probate
IN RE ESTATE OF BARBARA A. RINKER
Deceased.

The administration of the estate of Barbara A. Rinker, deceased, whose date of death was August 5, 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 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 11/06/2026.

Personal Representative:
Clark R. Abel
715 Spruce Street
Englewood, Florida 34223

Attorney for Personal Representative:
Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
November 6, 13, 2026 26-02625S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2026 CP 002878 NC
IN RE: ESTATE OF JOSEPH R. MALANEY

The administration of the estate of Joseph R. Malaney, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
/s/ Jason Montgomery
Jason M. Montgomery
6327 Sturbridge Court
Sarasota, FL 34238

Attorney for Personal Representative:
s/ Marc J. Soss
Marc J. Soss, Esq
FBN: 937045
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Telephone: (941) 928-0310
Email: mjs@fl-estateplanning.com
November 6, 13, 2026 26-02596S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 005483 NC
IN RE ESTATE OF EILEEN C. STAHLER, 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 EILEEN C. STAHLER, deceased, File Number 2026 CP 005483 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was July 2, 2026; that the total value of the estate is miscellaneous tangible personal property and personal property valued at approximately $35,250 and that the names and addresses of those to whom it has been assigned by such order are:

WILLIAM P. YANOTI
25 Nancy Drive, Sayville, NY 11782
TIMOTHY J. YANOTI
27 Willowmere Circle,
Riverside, CT 06878
EILEEN C. STAHLER TRUST DATED MAY 16, 1994, AS AMENDED
William P. Yanoti, Trustee
25 Nancy Drive, Sayville, NY 11782

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is November 6, 2026.

Person Giving Notice
WILLIAM P. YANOTI
25 Nancy Drive
Sayville, NY 11782

Attorney for Person Giving Notice
ELIZABETH P. DIAZ
Florida Bar No. 92847
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary: ediaz@williamsparker.com
Secondary:
ncarson@williamsparker.com
November 6, 13, 2026 26-02612S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005764 NC
IN RE: ESTATE OF JAMES CARL ABBOTT, JR.
Deceased.

The administration of the estate of JAMES CARL ABBOTT, JR., deceased, whose date of death was October 7, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 6, 2026.

Personal Representatives:
JAMES CARL ABBOTT, JR
2846 Riverside Drive
Sarasota, Florida 34234
MARK THOMAS ABBOTT
3571 Sarasota Golf Club Blvd.
Sarasota, FL 34240

Attorney for Personal Representatives:
JOHN FERRARI, JR., Attorney
Florida Bar Number: 111132
Ferrari Elder Law
7100 S. Beneva Road
Sarasota, Florida 34238
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@ferrarielderlaw.com
Secondary E-Mail:
pollyb@ferrarielderlaw.com
November 6, 13, 2026 26-02609S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 005490 NC
IN RE: ESTATE OF DIANE HURTER
Deceased.

The administration of the estate of Diane Hurter, deceased, whose date of death was September 18, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 48927, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
David Glowacki
1642 Beth Road
The Villages, Florida 34762

Attorney for Personal Representative:
Albert Stickley III, Esquire
Attorney
Florida Bar Number: 0051605
Farr Law Firm, P.A.
237 Nokomis Avenue South
Venice, Florida 34285
Telephone: (941) 474-5506
Fax: (941) 497-7636
E-Mail: astickley@farr.com
Secondary E-Mail: smerlo@farr.com
November 6, 13, 2026 26-02599S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 005261 SC
Division Probate
IN RE: ESTATE OF GERALD F. HILL aka GERALD FRANCIS HILL, JR., Deceased.

The administration of the estate of Gerald F. Hill also known as Gerald Francis Hill, Jr., 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 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 November 6, 2026.

Personal Representative:
Callie W. Cowan, Esq.
c/o Ledbetter Cowan Law Group
229 Pensacola Rd.
Venice, Florida 34285

Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@ledbettercowan.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@ledbettercowan.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@ledbettercowan.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@ledbettercowan.com
November 6, 13, 2026 26-02610S

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_V2.0

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005333 SC
IN RE: ESTATE OF GERALD J. BRIELMAIER,
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 Gerald J. Brielmaier, deceased, File Number 2026 CP 005333 SC; by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237, that the decedent's date of death was October 16, 2025, that the total value of the estate is $17,600.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:
Steven Brielmaier, Trustee of the Gerald J. Brielmaier Living Trust dated April 11, 1991, as amended
997 Westfield Circle Pewaukee, WI 53072

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 date of first publication of this Notice is November 6, 2026.

Attorney for Petitioner:
Kelly M. Spott
Attorney for Steven Brielmaier, Petitioner
Florida Bar No. 1022683
O'Neil, Cannon, Hollman, DeJong & Laing S.C.
111 E. Wisconsin Avenue, Suite 1400
Milwaukee, WI 53202
Telephone: 414-276-5000
Email: Kelly.Spott@wilaw.com
Secondary Email:
cherl.gullicksen@wilaw.com
November 6, 2026 26-02587S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-005729-NC
Division Probate
IN RE: ESTATE OF JOHN DORCAK, JR.
Deceased.

The administration of the estate of JOHN DORCAK, JR., deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative
Susan L. Pelton
482 Oriskany Court
Osprey, FL 34229
Personal Representative
J. Kevin Dorcak
423 East End Avenue
Pittsburg, PA 15221

Attorney for Personal Representative:
F. Gant McCloud
Attorney
Florida Bar Number: 0072163
F. GANT MCCLOUD, P.A.
1605 Main Street, Suite 900
Sarasota, FL 34236
Telephone: (941) 957-9330
E-Mail: gant@boardcertifiedestateplanning.com
November 6, 13, 2026 26-02643S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
(SOUTH COUNTY)
File # 2026-CP-4839-SC
IN RE: THE ESTATE OF JOSEPH SILVA,
Deceased.

The administration of the estate of Joseph Silva, deceased, File Number 2026-CP-4839-SC, is pending in the Twelfth Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is November 6, 2026.

Personal Representative:
Deborah Marie Silva Brandimarte,
Personal Representative
626 Barclay Avenue
Morrisville, PA 19067

Attorney for Personal Representative:
/s/ Brett Tyler Smith
WAYNE LaRUE SMITH
Florida Bar No. 0031410
BRETT TYLER SMITH
Florida Bar No. 0085412
ASHLEY N. SYBESMA
Florida Bar No. 0022059
THE SMITH LAW FIRM,
a professional association
509 Whitehead Street
Key West, Florida 33040
T: (305) 296-0029
E:
Court-Filings@thesmithlawfirm.com
November 6, 13, 2026 26-02639S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005637
Division Probate
IN THE ESTATE OF DAVID I. WEINSTEIN Deceased.

The administration of the estate of David I. Weinstein, deceased, whose date of death was September 17, 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 November 6, 2026.

Personal Representative:
Abigail Jones
16029 7th Ave E
Bradenton, Florida 34212

Attorney for Personal Representative:
Kate Smith
Attorney
Florida Bar Number: 0196010
3400 S. Tamiami Trail, Suite 101
Sarasota, FL 34239
Telephone: (941) 952-0550
Fax: (941) 952-0551
E-Mail: Kate@KateSmithLawFL.com
Secondary E-Mail:
Marisol@KateSmithLawFL.com
November 6, 13, 2026 26-02631S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2026 CP 005291 NC
IN RE: ESTATE OF BARBARA JEAN WOOD,
Deceased.

The administration of the ESTATE OF BARBARA JEAN WOOD, deceased, whose date of death was May 2, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal 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 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 the first publication of this Notice is November 6, 2026.

Personal Representatives:
PATRICIA E. R. WOOD
74 B Jacinto Road
Santa Fe, NM 87508
J. RONALD SKIPPER
P.O. Box 5396
Sarasota, FL 34277

Attorney for Personal Representatives:
MATTHEW B. MAYPER
Florida Bar No. 0956820
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
mmayper@fergesonskipper.com
services@fergesonskipper.com
November 6, 13, 2026 26-02632S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2026 CA 001467
Division A
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
BRIE ELLE TRENKLE FKA BRIE ELLE EPLIN, RONALD RAY EPLIN, JR. AKA RONALD R EPLIN JR, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, UNKNOWN SPOUSE OF BRIE ELLE TRENKLE FKA BRIE ELLE EPLIN, UNKNOWN SPOUSE OF RONALD RAY EPLIN, JR. AKA RONALD R EPLIN JR, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 3, 2026, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 19, BLOCK 1389, TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 12, 12A THROUGH 12K, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 7876 VAN ECK RD, NORTH PORT, FL 34291; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on DECEMBER 1, 2026 at 9:00 A.M..

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

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

Dated : November 4, 2026
By: /s/ Ryan P.Sutton
Ryan P. Sutton
Attorney for Plaintiff
011150/2532760/wll
November 6, 13, 2026 26-02638S

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE AND GUARDIANSHIP DIVISION
FILE NO. 2026-CP-005316-NC
IN THE ESTATE OF GEORGE A. BLANCHARD A/K/A GEORGE ARTHUR BLANCHARD, Deceased.

The administration of the estate of George A. Blanchard, deceased, whose date of death was August 4, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate and Guardianship Division, File Number 2026-CP-005316-NC, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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 the 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 has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 November 6, 2026.

Personal Representative:
Elizabeth French c/o Neil W. Scott

Attorney for the Personal Representative
Neil W. Scott FBN 402575
1800 Second Street, Suite 790
Sarasota, FL 34236
Tel. (941) 906-8555
Email address: neil@nwscott.com
Secondary email address for service:
service@nwscott.com
November 6, 13, 2026 26-02630S

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- 004923 NC
IN RE: ESTATE OF JOHN EDWARD CHARLES PETHER,
Deceased.

The administration of the estate of JOHN EDWARD CHARLES PETHER, deceased, whose date of death was June 8, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. 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: November 6, 2026.

Signed on this 4th day of November, 2026.

LAURA F. PETHER
Personal Representative
4646 Arborfield Rd
Sarasota, FL 34235

JOHN J. WASKOM
Attorney for Personal Representative
Florida Bar No. 0962181
GUNSTER, YOAKLEY & STEWART, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-907-0006 Telephone
jwaskom@icardmerrill.com - primary
gbugayev@icardmerrill.com - secondary

KIRSTIN TURNER
Personal Representative
143 Point Circle
Jupiter, FL 33469

GENNY I. BERNSTEIN
Florida Bar No. 0295050
MELANIE R. SKENIAN
Florida Bar No. 139469
Attys for Kirstin Turner
JONES FOSTER P.A.
505 South Flagler Drive, Suite 1100
West Palm Beach, FL 33401
561-650-0469 Telephone
gbernstein@jonesfoster.com
mskenian@jonesfoster.com
November 6, 13, 2026 26-02642S

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-005671-SC
IN RE: ESTATE OF JUDITH A. THOMSON,
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 JUDITH A. THOMSON, deceased, File Number 2026-CP-005671-SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was August 13, 2026; that the total value of the estate is approximately $500 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
BARBARA A. BURNSIDE 198 Lakewood Drive, Williamsburg, VA 23185
ROBERT E. THOMSON 18 Hoodkroft Drive, Derry, NH 03038
ELIZABETH L. THOMSON 38 Sumner Street, Milford, MA 01757

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is November 6, 2026.

Person Giving Notice:
BARBARA A. BURNSIDE
198 Lakewood Drive
Williamsburg, VA 23185

Attorney for Person Giving Notice:
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
November 6, 13, 2026 26-02633S

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V35

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 2026-DR-001068-NC
DIVISION: 1
IN RE: The Marriage of:
MARYSSE F. ICO
Petitioner,
and
BRADLEY E. JAMES
Respondent.

To: Bradley E. James, 6568 Waterford Cir., Sarasota, FL 34238

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 KALEY J. OGREN, ESQUIRE, at 1000 W. Cass St., Tampa, FL 33606; kogren@olderlundylaw.com, Attorney for Petitioner, MARYSSE F. ICO, on or before December 7, 2026, and file the original with the clerk of this clerk of the circuit court, located at: at 2000 Main Street, Sarasota, Florida 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 petiton.

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 addresses on record at the clerk's office.

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

DATED: October 28, 2026.

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

November 6, 13, 20, 27, 2026 26-02583S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026 CA 002028 NC
PACIFIC RBLF FUNDING TRUST, Plaintiff, v.
MODERN BUILDERS, INC., et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated October 27, 2026, issued in and for Sarasota County, Florida, in Case No. 2026 CA 002028 NC, wherein PACIFIC RBLF FUNDING TRUST is the Plaintiff, and MODERN BUILDERS, INC., T&HV INVESTMENTS LLC, THE CONCRETE FIRM, LLC, ADVANCED PLASTERING & STUCCO, INC., GULFSIDE SUPPLY, INC. and SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC. are the Defendants.

The Clerk of the Court, KAREN RUSHING, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 01, 2026, at electronic sale beginning at 9:00 AM, at www.sarasota.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 1, BLOCK 1648, THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 1703 Foxglove Ave, North Port, FL 34288

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

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

Dated This 30th day of October, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000236-1

November 6, 13, 2026 26-02600S

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 001233 NC
Village Capital & Investment LLC, Plaintiff, vs.
Mark A McIntyre, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026 CA 001233 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Mark A McIntyre; Joanne K McIntyre; Wedgewood Commons Condominium Association, Inc. are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 27th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

UNIT A-7, WEDGEWOOD COMMONS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1844, PAGE 489, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 25, PAGES 33, 33A THROUGH 33E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TAX ID: 0166-08-2007

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 2nd day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F03947

November 6, 13, 2026 26-02621S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CC 4984
MCINTOSH MEADOWS ASSOCIATION, INC., a Florida corporation not for profit
Plaintiff, vs.
PARKER WHITE,
Defendant.

TO: PARKER WHITE

The property herein described is as follows:

Lot 3, Unit 1, The Settlement, as per plat thereof recorded in Plat Book 29, page 49, of the Public Records of Sarasota County, Florida.

Last Known Address: 4271 Prairie View Drive North, Sarasota, Florida 34232

YOU ARE HEREBY NOTIFIED that a Complaint for foreclosure of Claim of Lien has been filed and commenced in this court by MCINTOSH MEADOWS ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on David J. Fredericks, Esquire, attorney for Plaintiff, whose address is 6000 Cattleridge Drive, Suite 300, Sarasota, Florida 34232, and file the original with the clerk of the above-styled court within thirty days from the first day of publication or December 7, 2026; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.

This Notice shall be published once each week for two consecutive weeks in THE BUSINESS OBSERVER.

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

WITNESS my hand and seal of said Court on this 28 day of October, 2026.

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

Attorney for Plaintiff:
David J. Fredericks, Esquire
Anderson, Givens & Fredericks, P.A.
6000 Cattleridge Drive, Suite 300
Sarasota, FL 34232
(941) 866-4348
dfredericks@andersongivens.com
November 6, 13, 2026 26-02581S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 001553
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
ALICIA K. GASTON A/K/A ALICIA GASTON; GARRY C. GASTON A/K/A GARRY GASTON, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 29, 2026 in Civil Case No. 2026 CA 001553, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and ALICIA K. GASTON A/K/A ALICIA GASTON; GARRY C. GASTON A/K/A GARRY GASTON; HOMETAP HEI FUND IV SPV II, LLC; GOODLEAP, LLC; VILLAGIO CONDOMINIUM ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on December 14, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 105, BUILDING 8, OF VILLAGIO CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT 2003257048 AND ANY AMENDMENTS THERETO, IF ANY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IF ANY.

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 30th day of October, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-1780B
Ref# 28780

November 6, 13, 2026 26-02613S

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 002607 NC
TH MSR HOLDINGS, LLC,
Plaintiff, vs.
KARA L. HAWLEY A/K/A KARA LAURYN HAWLEY, et al,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order Granting Plaintiff's Motion to Cancel Foreclosure Sale entered on September 15, 2026, and the Final Judgment of Foreclosure entered on February 19, 2026 in Case No.: 2025 CA 02607 NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein TH MSR HOLDINGS, LLC is Plaintiff, and, KARA L. HAWLEY A/K/A KARA LAURYN HAWLEY; RALPH CARMEN DIXON JR.; U.S. BANK NATIONAL ASSOCIATION; and GLEN OAKS MANOR HOME OWNERS ASSOCIATION, INC., are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m., online at https://sarasota.realforeclose.com on the 23rd day of November 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 93, GLEN OAKS MANOR HOMES, PHASE I, A HOMES ASSOCIATION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 13, PAGE 7, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

Dated: October 28, 2026

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52610

November 6, 13, 2026 26-02592S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 001890 NC
NEWREZ LLC,
Plaintiff, vs.
ANGELITO LUIS RAMOS; MELISSA SUE RAMOS; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated October 27, 2026, entered in Civil Case No.: 2026 CA 001890 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC, Plaintiff, and ANGELITO LUIS RAMOS; MELISSA SUE RAMOS; UNITED STATES OF AMERICA, are Defendants.

KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the 25th day of January, 2027, the following described real property as set forth in said Judgment, to wit:

LOT 2, BLOCK 2495, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 7, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

Dated: October 28, 2026

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52610

November 6, 13, 2026 26-02592S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2026 CA 004200 NC
KIAVI FUNDING, INC.,
Plaintiff, v.
PRATHER HOLDINGS, LLC, an Ohio Limited Liability Company; ALLEN PRATHER A/K/A ALLEN PRATHER II, an individual; UNKNOWN SPOUSE OF FRANK NARDELLI; UNKNOWN SPOUSE OF CARLO NARDELLI; UNKNOWN TENANT #1; UNKNOWN #2,
Defendant.

To the following Defendant(s):
UNKNOWN SPOUSE OF FRANK NARDELLI
2 BRONZE CT
HUNTINGTON, NY 11743
UNKNOWN SPOUSE OF ROBERT NARDELLI
91 LITTLE PLAINS RD
HUNTINGTON, NY 11743
UNKNOWN SPOUSE OF CARLO NARDELLI
3301 NELSON ST
WANTAGH, NY 11793

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

LOT 9, BLCOK 2766, FIFTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 40, 40A THROUGH 40E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

a/k/a 5698 Lingle Street, North Port, FL 34287

has been filed against you and you are required to serve a copy of you 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 12-7-2026, 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.

WITNESS my hand and the seal of this Court this 26 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

November 6, 13, 2026 26-02580S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No. 2025 CA 006494 NC
THE INVESTOR'S SOURCE, LLC,
Plaintiff, v.
NORTH COUNTY MANAGEMENT, LLC, ANY AND ALL UNKNOWN TENANTS OR PARTIES IN POSSESSION, and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE, OR INTEREST IN THE PROPERTY DESCRIBED HEREIN,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated September 23, 2026 (the "Judgment"), entered in Civil Case No. 2025-CA-006494 NC, Circuit Court in and for Sarasota, County, Florida, wherein The Investor's Source, LLC, is Plaintiff, and North County Management, LLC; Any and All Unknown Tenants or Parties in Possession; and All Unknown Parties Claiming Interests by, through, under or against a Named Defendant to this action, or having or claiming to have any right title, or interest in the property described herein are defaulted, Defendants, that at 9:00 a.m., on November 23, 2026, Karen E. Rushing, as the Clerk of the Circuit Court will sell to the highest and best bidder for cash in or at the Clerk's website for online auctions www.sarasota.realforeclose.com the following described property as set forth in the Amended Uniform Final Judgment of Mortgage Foreclosure, to wit:

Lot 166, of VENICE WOODLANDS PHASE 2B, according to the Plat thereof as recorded in Plat Book 55, Page(s) 258-263, of the Public Records of Sarasota County, Florida.

Property Address: 620 Nasturtium Ct, Nokomis, FL 34275
PID: 0393110166

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.

Dated: October 30, 2026.

MICHAEL J. BELLE, P.A.
/s/ Derek W. Eisemann
Derek W. Eisemann
Florida Bar No. 0092735
2364 Fruitville Road
Sarasota, FL 34237
(941) 955-9212
Counsel for Plaintiff

November 6, 13, 2026 26-02604S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR ANNULMENT OF MARRIAGE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2026-DR-003583-NC
REBECA TRISTANO,
Petitioner,
and
ALFONSO MENDOZA CASTILLO,
Respondent.
TO: ALFONSON MENDOZA CASTILLO
Last known address: 3725 Darden Street
Houston, Texas 77093-8321

YOU ARE NOTIFIED that an action for annulment of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, on Sara Evans, Esquire, attorney for Petitioner, whose address is 6421 N. Florida Avenue, D-1515, Tampa, Florida 33604, on or before December 7, 2026, and file the original with the Clerk of the Circuit Court, Sarasota County, at 2000 Main Street, Sarasota, Florida 34237, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petiton.

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 mailing and e-mail addresses. You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers will be sent to the addresses on record with the Clerk.

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 strikings of pleadings.

DATED: October 28, 2026.
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
(SEAL) By: G. Kopinsky
Deputy Clerk
November 6, 13, 20, 27, 2026 26-02582S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA002759NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
CARLOS FANA-PENA and EVELYN L. ALCANTARA-MICHELI, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF CARLOS FANA-PENA; and UNKNOWN SPOUSE OF EVELYN L. ALCANTARA-MICHELI,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Monday, the 28th day of December, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 3, Block 2188, Forty-Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, of the Public Records of Sarasota County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2026-CA-002759-NC.

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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
November 6, 13, 2026 26-02634S

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. 2024 CA 000250 NC
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Mandy Miller, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000250 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Mandy Miller; Unknown Spouse of Mandy Miller; Gulf Gate Community Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 27th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 17, GULF GATE UNIT NO. 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE(S) 12, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
TAX ID: 0102040048

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 3rd day of November, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 15-F08177
November 6, 13, 2026 26-02637S

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

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. 2023 CA 006630 NC
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CHANTEL MARIE DIXON; FLORIDA HOUSING FINANCE CORPORATION,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 08, 2026, and entered in 2023 CA 006630 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and CHANTEL MARIE DIXON; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Karen E. Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK C, BROADWAY COURT OF INDIAN BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 161, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 1153 47TH ST, SARASOTA, FL 34234

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

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

Dated this 29 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
23-141346 - MiM
November 6, 13, 2026 26-02626S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 001945 NC
EF MORTGAGE LLC,
Plaintiff, v.
TDL DEVELOPMENT LLC, a Florida Limited Liability Company; THIAGO HENRIQUE GONCALVES LOPES, an Individual; GUSTAVO OLIVEIRA, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure or Order dated October 29, 2026 entered in Civil Case No. 2026 CA 001945 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein EF MORTGAGE LLC, Plaintiff and TDL DEVELOPMENT LLC, a Florida Limited Liability Company and THIAGO HENRIQUE GONCALVES LOPES, an Individual, are defendants, Defendant(s), Karne E. Rushing, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. at www.sarasota.realcoreclose.com in accordance with Chapter 45, on December 11, 2026 the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit:.

LOT 3, BLOCK 2538, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 8, 8A THROUGH 8GG, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: 5320 Marset Ln, North Port, FL 34288

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3087.000716
November 6, 13, 2026 26-02636S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 001245 NC
Division A
EF MORTGAGE LLC,
Plaintiff, v.
MODERN BUILDERS, INC., a Florida Corporation; GREGG C. GLASSER, an Individual; IFP FUND LLC; IFP FUND I LLC; SOS SEPTIC AND SEWER, INC.; BUILDER SERVICES GROUP, INC. D/B/A JANSEN & SONS INSULATION, INC.; SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure or Order dated October 29, 2026 entered in Civil Case No. 2025 CA 001245 NC Division A in Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein EF MORTGAGE LLC, Plaintiff, and MODERN BUILDERS, INC., a Florida Corporation; IFP FUND LLC; IFP FUND I LLC; SOS SEPTIC AND SEWER, INC.; BUILDER SERVICES GROUP, INC. D/B/A JANSEN & SONS INSULATION, INC. and SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC., are Defendant(s), Karne E. Rushing, Clerk of Court, will sell to the highest and best bidder for cash beginning at www.sarasota.realcoreclose.com at 9:00 A.M. in accordance with Chapter 45, Florida Statutes on December 10, 2026 the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit:

LOT 22, BLOCK 326, 5TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 2701 Coldwater Lane, North Port, FL 34286

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No.: 3087.000352
November 6, 13, 2026 26-02635S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 2201 Fruitville Rd. Sarasota, FL 34237, 11/19/2026 10:00AM
Yuli joa Avila
Couch and Mattress

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Oct. 30; Nov. 6, 2026 26-02513S

SECOND INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Tuesday the 17th day of November, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. OT024 - Sarasota, FL - Whitfield, 2024 Whitfield Park Dr, Sarasota, FL, 34243 shela schweinberg. Tyler Weighill. Kennie Hampson. Robbie Jinson Sale is subject to cancellation in the event of settlement between owner and obligated party.
Oct. 30; Nov. 6, 2026 26-02509S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

450 N Cattlemen Dr, Sarasota, FL 34232, 11-19-26 at 10am
Nicholas Dalessandro
bags and boxes for their food carriers

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.
Oct. 30; Nov. 6, 2026 26-02549S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Dr, Sarasota, FL 34238 on 11/19/26 at 10:00am
Dawn Cahanin
Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Oct. 30; Nov. 6, 2026 26-02550S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on 11/19/2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction will be held online at, Storagetreasures.com/auctions
5055 Pan American Blvd North Port, FL 34287

NAME	UNIT	BALANCE
JEFF Charles	BB7	$577
RENITA ROBINSON	D02	$190
MICHAL YACINO	H24	$377
Cynthia BERG	C27	$278
Giovanni Aviles	E15	$180
Katrina Buckley	A27	$260
Dalvin Canant	E56	$438

Oct. 30; Nov. 6, 2026 26-02517S

THIRD 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No: 26-CP-2357
IN RE: ESTATE OF
JOHN M. CASCHETTO, Deceased.

The administration of the estate of JOHN M. CASCHETTO, deceased, whose date of death was March 31, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is October 30, 2026.

Personal Representative:
/s/ Alicia Caschetto Wrenn
810 Monticello Ct.
Venice, FL 34292
Attorney for Personal Representative:
/s/Vito M. Roppo, Esq.
Fla. Bar No. 0112153
Colosseum Counsel, PLLC
3400 Tamiami Trail N.
Suite 203
Naples, FL 34103
Telephone: (239) 631-8160
Vito@FightForMe.com
Oct. 30; Nov. 6, 2026 26-02555S

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION
CASE NO.: 2026 CA 001931 NC
TH MSR HOLDINGS LLC,
Plaintiff, vs.
ZULFIIA TURSUNOVA; et al.
Defendants.

TO: ZULFIIA TURSUNOVA; 2134 ROSE STREET SARASOTA, FL 34239 UNKNOWN SPOUSE OF ZULFIIA TURSUNOVA; 2134 ROSE STREET SARASOTA, FL 34239

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

LOTS 15, BLOCK B, AKIN ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Also known as 2134 ROSE ST, SARASOTA, FL 34239 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 12-3-2026, 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 10-23, 2026.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
By: G. Kopinsky
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Oct. 30; Nov. 6, 2026 26-02557S

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 001043 NC
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
TDL DEVELOPMENT LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 26, 2026 and entered in Case No. 2026 CA 001043 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein GUSTAVO OLIVEIRA , THIAGO HENRIQUE GONCALVES LOPES, TDL DEVELOPMENT LLC, 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 November 30, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 920, TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 8, 8K, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2153 CINCINNATI ST, NORTH PORT, FL 34286 (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
Oct. 30; Nov. 6, 2026 26-02573S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026 CA 001463 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1,
Plaintiff, v.
GW & BW INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated October 26, 2026, issued in and for Sarasota County, Florida, in Case No. 2026 CA 001463 NC, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and GW & BW INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY are the Defendants.

The Clerk of the Court, KAREN RUSHING, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 30, 2026, at electronic sale beginning at 9:00 AM, at www.sarasota.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 16, BLOCK 139, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 20A THROUGH 20ZZ, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 2170 Mistleto Ln, North Port, FL 34286

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

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

Dated This 28th day of October, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
26-000068-1
Oct. 30; Nov. 6, 2026 26-02577S

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: 11/19/2026 Time: 10.30am
Scott Cable
patio furniture, bikes, totes
Kelly Blevins
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.
Oct. 30; Nov. 6, 2026 26-02514S

THIRD 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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 006411
DIVISION: C
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
RAYMOND E. TEASDALE, JR. AKA RAYMOND E. TEASDALE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 9, 2026, and entered in Case No. 2025 CA 006411 of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Raymond E. Teasdale, Jr. aka Raymond E. Teasdale, Tammy Lynn Teasdale aka Tammy Teasdale, are defendants, the Sarasota County Clerk of the Circuit Court, Karen E. Rushing will sell to the highest and best bidder for cash in/on online at www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the December 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 18, BLOCK 1843, FORTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 41, 41A TO 41E OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 5420 CAMBAY ST, NORTH PORT, FL 34287

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 27 day of October 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn. Esq.
IM/25-012371
Oct. 30; Nov. 6, 2026 26-02579S

THIRD 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

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 11/19/2026 at 10:00am
Angela Okos
Artwork. Furniture. Boxes, Bins. Household items, Tools
Flying Colors Painting
Artwork. Furniture. Boxes, Bins. Household items, Tools
Angela Okos
Artwork. Furniture. Boxes, Bins. Household items, Tools
Flying Colors Painting
Artwork. Furniture. Boxes, Bins. Household items, Tools

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 30; November 6, 2026 26-02537S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-5740-NC
Division Probate
IN RE: ESTATE OF MOHAMED BEN JEMAA
Deceased.

The administration of the estate of Mohamed Ben Jemaa, deceased, whose date of death was June 1, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Majida Ben Jemaa
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative:
Katherine M. Fall, Esq.
Florida Bar Number: 1008504
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: kate@boyerboyer.com
Secondary Email:
service@boyerboyer.com
Oct. 30; Nov. 6, 2026 26-02520S

SECOND 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 005440 NC
IN RE: ESTATE OF SAUNDRA MAE IQBAL, A/K/A SAUNDRA M. IQBAL,
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 16, 2026 in the estate of Saundra Mae Iqbal, deceased, File Number 2026 CP 005440 NC, 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 July 11, 2026; that the total value of the estate is exempt tangible personal property valued at $500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Alison P. Iqbal
4486 Del Sol Blvd., Sarasota, FL 34243

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 30, 2026.

Petitioner:
/s/ Alison P. Iqbal
4486 Del Sol Blvd.,
Sarasota, FL 34243
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
Oct. 30; Nov. 6, 2026 26-02521S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP005550NC
IN RE: ESTATE OF LAURIE LYNN BLUM,
Deceased.

The administration of the estate of Laurie Lynn Blum, deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Richard Blum
P.O. Address: 2111 Chaparral Drive
Snellville, GA 30078
David G. Bowman, Jr., Esq.
Bowman, George, Scheb,
Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 801933
Email Address:
dbowmanj@bowmangeorge.com
Attorneys for Personal Representative
Oct. 30; Nov. 6, 2026 26-02526S

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No: 26-CP-4977
Division Probate
IN RE: ESTATE OF
KELLI D. THARPE Deceased.

The administration of the estate of Kelli D. Tharpe, deceased, whose date of death was August 20, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Jennifer Budreau
12761 Dresden Court
Fort Myers, Florida 33912

Attorney for Personal Representative:
Jennifer J. Hammond - Attorney
Florida Bar Number: 121531
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square/
FORT MYERS, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: jenniferh@trustska.com
Secondary E-Mail:
carolg@trustska.com
Oct. 30; Nov. 6, 2026 26-02556S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 005442 NC
Division PROBATE
IN RE: ESTATE OF
BETTY JEAN PERLMUTTER
A/K/A BETTY J. PERLMUTTER
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 BETTY JEAN PERLMUTTER A/K/A BETTY J. PERLMUTTER, deceased, File Number 2026 CP 005442 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079; that the decedent's date of death was May 27, 2026; that the total value of the estate is $2,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
LESLIE D. COSIMO
586 Oak Bay Drive
Osprey, FL 34229
JENNIFER ALMOND-HUMPHREY
7067 Chesapeake Circle
Boynton Beach, FL 33436
LISA ANN BARON
10361 Betterly Road
Howell, MI 48855
FREDERICK L. ALMOND
1004 Primrose Road, #102
Annapolis, MD 21403

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 30, 2026.

Person Giving Notice:
LESLIE D. COSIMO
586 Oak Bay Drive
Osprey, FL 34229

Attorney for Person Giving Notice
A. BRENT McPEEK, ESQUIRE
Attorney for Petitioner
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34293
Telephone: (941) 492-3400
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
Oct. 30; Nov. 6, 2026 26-02569S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 005259 NC
IN RE: ESTATE OF
JUDITH M. TURNER, Deceased.

The administration of the estate of JUDITH M. TURNER, 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death 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 30, 2026.

Personal Representatives:
JAMES H. TURNER III
11 A Andrew Street
Salem, MA 01970
JOHN F. TURNER
1624 M Street
Wall Township, NJ 07719

Attorney for Personal Representatives:
GIANNA M. TOMEO
Florida Bar No. 1049538
Williams Parker Harrison Dietz & Getzen
50 Central Ave Sarasota, FL 34236
Telephone: 941-329-6623
Designation of Email Addresses for service:
Primary: gtomeo@williamsparker.com
Secondary:
pkehoe@williamsparker.com
Oct. 30; Nov. 6, 2026 26-02527S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP005266SC
Division Probate
IN RE: ESTATE OF
MAUREEN E. KOWALCZYK
Deceased.

The administration of the estate of Maureen E. Kowalczyk, deceased, whose date of death was July 20, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE 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 30, 2026.

Personal Representative:
Pamela Hannon
23255 W LIberty Ave
Lake Villa, Illinois 60046

Attorney for Personal Representative:
Jeffrey M. Backo
Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
Oct. 30; Nov. 6, 2026 26-02519S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 5332 NC
IN RE: ESTATE OF
BETH REGINA OBERLE
Deceased.

The administration of the estate of BETH REGINA OBERLE, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 30, 2026.

Personal Representative:
KATHY OBERLE
7 Coliseum Ave. #332
Nashua, New Hampshire 03063

Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari Elder Law
7100 S. Beneva Road
Sarasota, Florida 34238
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@ferrarielderlaw.com
Secondary E-Mail:
pollyb@ferrarielderlaw.com
Oct. 30; Nov. 6, 2026 26-02538S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 005419 SC
Division PROBATE
IN RE: ESTATE OF
JOSEPH EUGENE VENUTI, JR.
A/K/A JOSEPH EUGENE VENUTI
A/K/A JOSEPH E. VENUTI
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 EUGENE VENUTI, JR. A/K/A JOSEPH EUGENE VENUTI A/K/A JOSEPH E. VENUTI, deceased, File Number 2026 CP 005419 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail Venice, FL 34293; that the decedent's date of death was December 11, 2025; that the total value of the estate is $11,505.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Katherine L. Venuti, Successor Trustee of the Revocable Living Real Estate Trust, Dated September 8, 1988, as Amended and Restated, Dated December 4, 2024
3950 Laurel Canyon Blvd., #1426
Studio City, CA 91604

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 30, 2026.

Person Giving Notice:
Katherine L. Venuti, of the Revocable Living Real Estate Trust, Dated September 8, 1988, as Amended and Restated, Dated December 4, 2024
3950 Laurel Canyon Blvd., #1426
Studio City, CA 91604

Attorney for Person Giving Notice
FEDERICO MOJICA, ESQUIRE
Attorney for Petitioner
Florida Bar Number: 0124187
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: federico@rossmojicalaw.com
Secondary E-Mail:
shawn@rossmojicalaw.com
Oct. 30; Nov. 6, 2026 26-02570S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 005730 NC
Division PROBATE
IN RE: ESTATE OF
PETER PATRICK HUTNIK
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 PETER PATRICK HUTNIK, deceased, File Number 2026 CP 005730 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079; that the decedent's date of death was October 7, 2026; that the total value of the estate is $48,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
DEBRA M. LUSKEY 1417 South Sheridan Road Lennon, MI 48449

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 30, 2026.

Person Giving Notice:
DEBRA M. LUSKEY
1417 South Sheridan Road
Lennon, MI 48449

Attorney for Person Giving Notice
FEDERICO MOJICA, ESQUIRE
Attorney for Petitioner
Florida Bar Number: 0124187
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: federico@rossmojicalaw.com
Secondary E-Mail:
shawn@rossmojicalaw.com
Oct. 30; Nov. 6, 2026 26-02578S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2026-CP-005529-NC
IN RE: ESTATE OF
FREDRICK JOHN MAXWELL,
DECEASED.

The petitioner of the estate of FREDRICK JOHN MAXWELL, deceased, whose date of death was SEPTEMBER 17, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File Number 2026-CP-005529-NC, the address of which is Clerk of the Circuit Court, Probate Division, P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

A petitioner or 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 of the Florida Probate Code applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211 of the Florida Probate Code.

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 30, 2026.

Petitioner:
JAMES O. MAXWELL,
1048 GROUSE WAY,
VENICE, FL 34285

Attorney for Petitioner:
William J. Fuller, III, Esq.
Florida Bar No. 218626
Fuller Law Firm
1058 N. Tamiami Trail, Suite 108-268,
Sarasota, Florida 34236
Email address:
fullerlawfirm@mac.com
Telephone: 941.955.6446
Facsimile: 941.296.8900
Oct. 30; Nov. 6, 2026 26-02551S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP005456SC
Division Probate
IN RE: ESTATE OF
LISA A. MUSGROVE
Deceased.

The administration of the estate of Lisa A. Musgrove, deceased, whose date of death was August 23, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Kim Musgrove
624 Troutbeck Dr
Baton Rouge, Louisiana 70810

Attorney for Personal Representative:
Jeffrey M. Backo
Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
Oct. 30; Nov. 6, 2026 26-02525S

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
LV10249

--- ESTATE / SALES / PUBLIC 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 002057
MCLP ASSET COMPANY, INC., Plaintiff, VS.
JANICE A. JOYCE A/K/A JANICE JOYCE; et al., Defendant(s).

TO: Janice A. Joyce a/k/a Janice Joyce
Last Known Residence: 20406 Galileo Pl Venice, FL 34293
TO: Unknown Spouse of Janice A. Joyce a/k/a Janice Joyce
Last Known Residence: 20406 Galileo Pl Venice, FL 34293

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

LOT 669 OF RENAISSANCE AT WEST VILLAGES, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE(S) 201-213, 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 30, 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 20, 2026
KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By: G. Kopinsky
As Deputy Clerk

1133-049B
Ref# 27714
Oct. 30; Nov. 6, 2026 26-02511S

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, 11-19-26 and 10am
Jasmine Mc Knight
2 bedroom, Livingroom, boxes
Mark Mcdonough
Boxees, cot
Tammy Springate
electric bicycles power washers generator air conditioner concrete drills coolers blowers edgers

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.
Oct. 30; Nov. 6, 2026 26-02548S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 005638 SC
Division Probate
IN RE: ESTATE OF STACEY ANN JACOBSON ALSO KNOWN AS STACEY ANNE JACOBSON 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 Stacey Ann Jacobson also known as Stacey Anne Jacobson, deceased, File Number 2026 CP 005638 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Tr., Venice, FL 34293; that the decedent's date of death was July 25, 2026; that the total value of the estate is $8,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Terry James Hartzell, Trustee of the Stacey Ann Jacobson Living Trust dated December 15, 2015
2959 S. Richfield St.
Aurora, CO 80013

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 30. 2026.

Person Giving Notice:
Terry James Hartzell
2959 S. Richfield St.
Aurora, Colorado 80013
Attorney for Person Giving Notice
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterCowan.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterCowan.com
Jada W. Terreros, Esq.
FL Bar No. 1032584
Email: jada@LedbetterCowan.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterCowan.com
Oct. 30; Nov. 6, 2026 26-02561S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 003995 NC
IN RE: ESTATE OF WILLIAM SIGMUND GUTEK, III Deceased.

The administration of the estate of William Sigmund Gutek, III, deceased, whose date of death was April 5, 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 30. 2026.

Personal Representative:
William Sigmund Gutek IV
516 SW 19th St.
Fort Lauderdale, Florida 33315
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C.
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
Oct. 30; Nov. 6, 2026 26-02559S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CA 003826 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
LAYLA AUST A/K/A LAYLA R. AUST, et al.,
Defendants.

TO:
DOUGLAS R. WALENDZIK
122 ALGIERS DR , VENICE, FL 34293
SHANNON JAMES AUST A/K/A SHANNON J AUST
122 ALGIERS DR , VENICE, FL 34293
UNKNOWN SPOUSE OF DOUGLAS R. WALENDZIK
122 ALGIERS DR , VENICE, FL 34293

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

LOT 1, BLOCK 1, VENICE EAST, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 13, 13A AND 13B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before December 3, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 22 day of October, 2026.
KAREN E. RUSHING
As Clerk of the Court
(SEAL) By G. Kopinsky
As Deputy Clerk

26-02789
Oct. 30; Nov. 6, 2026 26-02533S

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, 11/19/2026 at 10:00 AM
Michele Mcgowan
Boxes of clothes, shoes, personal items, etc.

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.
Oct. 30; Nov. 6, 2026 26-02516S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005487 SC
Division South County
IN RE: ESTATE OF WILLIAM TODD STEVENSON Deceased.

The administration of the estate of William Todd Stevenson, 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 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 30, 2026.

Personal Representative:
Brent M. Stevenson
21524 Edgewater Drive
Port Charlotte, Florida 33952
Attorney for Personal Representative:
Andrew J. Britton, Esq., Attorney
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail: legal@andrewbrittonlaw.com
Oct. 30; Nov. 6, 2026 26-02563S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 5504 NC
Division Probate
IN RE: ESTATE OF ANTHONY M. FEDERICO Deceased.

The administration of the estate of Anthony M. Federico, 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 30, 2026.

Personal Representative:
Cheryl Federico
737 N. MacEwen Drive
Osprey, Florida 34229
Attorney for Personal Representative:
Daniel Hooper Smith, Esq.
Florida Bar Number: 1006829
ADVICATES 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
Oct. 30; Nov. 6, 2026 26-02562S

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 11/19/2026 at 10:00am
Blake Andrews
- household items, furniture, washer, dryer, boxes
Melissa Conner
-house hold, boxes
Jerold Petholsky
-Bikes ,tools

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Oct. 30; Nov. 6, 2026 26-02515S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 5669 NC
IN RE: ESTATE OF HERMAN FRANKEL, Deceased.

The administration of the estate of HERMAN FRANKEL, deceased, whose date of death was May 22, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death 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 30. 2026.

Personal Representatives:
SHARON GLASER FRANKEL
535 Sanctuary Drive, #808-C
Longboat Key, FL 34228
EVERCORE TRUST COMPANY, N.A.
150 S. Fifth Street, Suite 1330
Minneapolis, MN 55402
Attorney for Personal Representatives:
THOMAS J. MCLAUGHLIN
Florida Bar No. 0772291
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
TMcLaughlin@williamsparker.com
Secondary:
ltraver@williamsparker.com
Oct. 30; Nov. 6, 2026 26-02560S

SECOND 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. 2023 CA 003670 NC
LIBERTY SAVINGS BANK, FSB, Plaintiff, vs.
KATIMA A HALLOY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 20, 2024 in Civil Case No. 2023 CA 003670 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LIBERTY SAVINGS BANK, FSB is Plaintiff and KATIMA A HALLOY, 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 30th day of November, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

A PORTION OF LOT 44, MYAKKA VALLEY RANCHES, UNIT NO 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 4 AND 4A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF SECTION 17, TWP 37 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, AS SHOWN ON SAID PLAT OF MYAKKA VALLEY RANCHES, UNIT NO 2; THENCE S 00 DEGREES 29 MINUTES 46 SECONDS W, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF LOT 44, SAID MYAKKA VALLEY RANCHES, UNIT NO 2, FOR A P.O.B.; THENCE N 83 DEGREES 11 MINUTES 11 SECONDS E ALONG THE NORTHERLY LINE OF SAID LOT 44, A DISTANCE OF 445.81 FT TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE CENTER LINE OF A 100 FT PRIVATE ROADWAY EASEMENT (VANDERIPE ROAD); THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, AND NORTHEASTERLY LINE OF LOT 44, AND ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 358.10 FT THROUGH A CENTRAL ANGLE OF 45 DEGREES 18 MINUTES AND 08 SECONDS, A DISTANCE OF 283.14 FT; THENCE S 37 DEGREES 53 MINUTES AND 03 SECONDS W, 50 FT TO A POINT ON THE SOUTHWESTERLY R/W LINE OF SAID 100 FT PRIVATE ROAD EASEMENT; THENCE SOUTH 51 DEGREES 42 MINUTES 08 SECONDS W 218.57 FT TO A CONCRETE MONUMENT; THENCE S 37 DEGREES 33 MINUTES 39 SECONDS W, 629.17 FT TO A CONCRETE MONUMENT ON THE WEST LINE OF SAID LOT 44, SAID POINT LYING N 00 DEGREES 29 MINUTES 46 SECONDS E OF, AND 182.0 FT FROM THE S.W. CORNER OF SAID LOT 44; THENCE N 00 DEGREES 29 MINUTES 46 SECONDS E, ALONG SAID WEST LINE OF LOT 44, 860.96 FEET TO THE POINT OF BEGINNING.

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

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

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
23-07801FL
Oct. 30; Nov. 6, 2026 26-02564S



--- ACTIONS / SALES ---

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 000413 NC
LONGBRIDGE FINANCIAL, LLC
Plaintiff, vs.
MARION E. KNOX-THOMPSON AKA MARION KNOX-THOMPSON AKA MARION E. KNOX, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2026 CA 000413 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and MARION E. KNOX-THOMPSON AKA MARION KNOX-THOMPSON AKA MARION E. KNOX, 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 December 16, 2026 at 09:00 AM, the following described property:

THE EAST 1/2 OF LOT 15250 AND ALL OF LOTS 15251 AND 15252 SOUTH VENICE UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 28, 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 22nd 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
25-002766-01 / 34407.2305 / Jean Schwartz
Oct. 30; Nov. 6, 2026 26-02530S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 2025CA006641
THE POINTE ASSOCIATION, INC., a Florida not for profit Corporation,
Plaintiff, v.
DONOALD J. PANSARI, UKNOWN SPOUSE OF DONALD J. PANSARI, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT(S)/OCCUPANT(S)
Defendants

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure dated October 20, 2026 entered in Case No. 25CA006641 of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, I will sell to the highest bidder beginning at 9:00 a.m. on November 24, 2026, at www.sarasota.realforeclose.com, the following described property as set forth in said Final Judgment, to-wit:

UNIT 506B, BUILDING B OF THE POINTE ON MIDNIGHT PASS, A condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1090, Pages 745 through 801, amended in Official Records Book 1090, Page 802, Official Records book 1095, Page 2095 and Official Records book 1444, Page 2085 and as per plat thereof recorded in Condominium Plat book 8, Pages 45, 45A and 45B, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements. TOGETHER WIITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #0130031086
a/k/a9393 Midnight Pass Road, #506N, Sarasota, FL 34242

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AMOUNTS AS UNCLAIMED IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

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

KAREN E. RUSHING
Clerk of Court
Oct. 30; Nov. 6 2026 26-02522S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-006692
MOVEMENT MORTGAGE, LLC,
Plaintiff, vs.
LEANDRA LYNN ZEMLANSKY; JOHN THOMAS SPELLMAN; SOLARIS ASSETS, LLC AS SUCCESSOR TO SUNNOVA TE MANAGEMENT, LLC; UNKNOWN SPOUSE OF LEANDRA LYNN ZEMLANSKY; UNKNOWN SPOUSE OF JOHN THOMAS SPELLMAN,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on September 17, 2026, in Case No. 2025-CA-006692 of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein MOVEMENT MORTGAGE, LLC, is Plaintiff, and LEANDRA LYNN ZEMLANSKY, JOHN THOMAS SPELLMAN, SOLARIS ASSETS, LLC AS SUCCESSOR TO SUNNOVA TE MANAGEMENT, LLC, UNKNOWN SPOUSE OF LEANDRA LYNN ZEMLANSKY, UNKNOWN SPOUSE OF JOHN THOMAS SPELLMAN, are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 AM on-line at www.sarasota.realforeclose.com on November 3, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THE EASTERLY 100 FEET OF TRACT 1, VENICE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 2 AND 2A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Also known as: 350 ALLIGATOR PL, VENICE, FL 34293
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 22nd day of October 2026.

SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
Oct. 30; Nov. 6, 2026 26-02531S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 001634 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CHRISTOPHER M. OVERSTREET AKA CHRISTOPHER OVERSTREET, et al,
Defendant(s).

To:
JESSICA L. CLAYDON AKA JESSICA CLAYDON
Last Known Address: 4825 Escalante Drive
North Port, FL 34287
Current Address: Unknown

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

LOT 11, BLOCK 2762, FIFTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 4825 ESCALANTE DR NORTH PORT FL 34287

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this 22 day of October, 2026.

Karen E. Rushing
Clerk of the Circuit Court
& County Comptroller
(SEAL) By: /s/ G. Kopinsty
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-001700
Oct. 30; Nov. 6, 2026 26-02532S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 003533
WELLS FARGO BANK, N.A.,
Plaintiff, VS.
NICHOLAS BUTLER; CHRISTOPHER BUTLER; UNKNOWN SPOUSE OF NICHOLAS BUTLER; UNKNOWN SPOUSE OF CHRISTOPHER BUTLER; KEVIN J. BUTLER A/K/A KEVIN JAMES BUTLER; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 30, 2026 in Civil Case No. 2024 CA 003533, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and NICHOLAS BUTLER; CHRISTOPHER BUTLER; KEVIN J. BUTLER A/K/A KEVIN JAMES BUTLER are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on December 1, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK "G", EASTWOOD, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 95, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 13th day of October, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1113-14690B
Ref# 27452
Oct. 30; Nov. 6, 2026 26-02512S

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NUMBER: 2026-CA-4006
NCN REALTY, LLC a Florida limited liability company,
Plaintiff, vs.
THE HOSPITALITY GROUP - SARASOTA PORTFOLIO V, LLC, a Delaware limited liability company, ALL OTHER PERSONS OF INTEREST and UNKNOWN PERSON IN POSSESSION OF SUBJECT REAL PROPERTY,
Defendants.

NOTICE is hereby given pursuant to the Amended Final Judgment entered in the above noted case that Karen E. Rushing, Clerk of the Circuit Court, will sell the following property in Sarasota County, Florida, described as:

Lots 4, 5, 6 and 7 Subdivision of Lot 8, Block I, Plat of Sarasota, according to the plat thereof, as recorded in Plat Book A, page 13, of the public records of Sarasota County, Florida
Together with the easement for Refuse Improvements and For Ingress, Egress and Access to Refuse Improvements as contained in that certain Assignment of Residential Entitlements Rights and Joint Use Agreement and Easements, recorded in Official Records Instrument No. 2023057024, of the Public Records of Sarasota County, Florida.
Property Address: 1703 Main Street, Sarasota, Florida 34236
Parcel Identification #: 2027020013
(hereinafter referred to as the "Property")

At public sale, to the highest and best bidder for cash, via the internet: www.sarasota.realforeclose.com at 9:00 a.m. on the 16th day of November, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of 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.

Andrew W. Rosin, Esq.
Fla. Bar No. 0589305
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604 (Telephone)
arosin@rosinlawfirm.com
Attorney for Plaintiff
Oct. 30; Nov. 6, 2026 26-02528S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY FLORIDA
Case No. 26-CA-5537-SC
FUGH, LLC, a Florida limited liability company,
Plaintiff, v.
JORDAN M. CARCONE and LISA PATRICIA CARCONE,
Defendants.

STATE OF FLORIDA
To: JORDAN M. CARCONE, LISA PATRICIA CARCONE, and all parties having or claiming to have any right, title or interest in the below-described, whose residence is unknown.

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

Lot 4 Blk 1479 30th Add to Port Charlotte
Parcel ID: 0946-14-7904
a.k.a. 6344 Plamendon Ave, North Port, FL 34291

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before December 3, 2026 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198 Ave, Miami, FL 33187 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 23 day of October, 2026.

KAREN E RUSHING, CLERK
CLERK OF THE COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02534S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 006177 NC
SELENE FINANCE LP
Plaintiff(s), vs.
KELLY L. NEVISON; FAMILY PRIDE ROOFING INC.
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 31, 2026 in the above-captioned action, the Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of December 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 1, BLOCK 116, SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 19, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property address: 1982 Winslow Lane, North Port, FL 34286

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-011738-1
Oct. 30; Nov. 6, 2026 26-02529S

SECOND INSERTION

NOTICE OF RESCHEDULED FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 001432 NC
PETER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED, and DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED,
Plaintiffs, v.
JAMES W. FOX, TIDEWATER BUILDERS INC, PRESCIENT CAPITAL LENDING LLC, 927 CONTENTO LLC, 525 TBW LLC, HIGEL AVE LLC, WHITE LANE LLC, ALL GLASS & WINDOWS, LLC, SOUTHWEST CONCRETE & MASONRY SYSTEMS, LLC, GATOR PLUMBING, INC., MULLET'S SALES, INC., AZURE SIESTA, LLC,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure in Favor of All Glass & Windows, LLC and Order Directing Clerk to Conduct Foreclosure Sale dated September 17, 2026 ("Final Judgment"), and entered in Case No. 2025 CA 001432 NC of the Circuit Court of the Twelfth Judicial Circuit In and For Sarasota County, Florida wherein PETER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED and DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED, are the Plaintiffs and Assignees of the above-described Final Judgment, and JAMES W. FOX, TIDEWATER BUILDERS INC, PRESCIENT CAPITAL LENDING LLC, 927 CONTENTO LLC, 525 TBW LLC, HIGEL AVE LLC, WHITE LANE LLC, ALL GLASS & WINDOWS, LLC, SOUTHWEST CONCRETE AND MASONRY SYSTEMS, LLC, GATOR PLUMBING, INC., MULLET'S SALES, INC., and AZURE SIESTA, LLC are the Defendants, the Sarasota County Clerk of Court will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions, at 9:00 a.m. on the 23rd day of November, 2026, the following described property in Sarasota County, Florida as set forth in the Final Judgment, to wit:

CONTENTO PROPERTY
LOT 241, SIESTA ISLES, UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Address: 927 Contento Street, Sarasota, Florida 34242
Tax ID: 0082-09-0030

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

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

Dated this 21st day of October, 2026.

Attorney for Plaintiffs
BENTLEY GOODRICH KISON, P.A.
/s/ Ashley E. Gaillard
MORGAN R. BENTLEY, ESQ.
Florida Bar No. 0962287
mbentley@bgk.law
ASHLEY E. GAILLARD, ESQ.
Florida Bar No. 1019208
agaillard@bgk.law
783 So. Orange Ave., Suite 300
Sarasota, Florida 34236
941-556-9030 Office
dwoodson@bgk.law
eserve@bgk.law
Counsel for Plaintiffs
Oct. 30; Nov. 6 2026 26-02518S

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Business Observer

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY **MILTON & ROSE FRIEDMAN**

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

> **The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.**

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

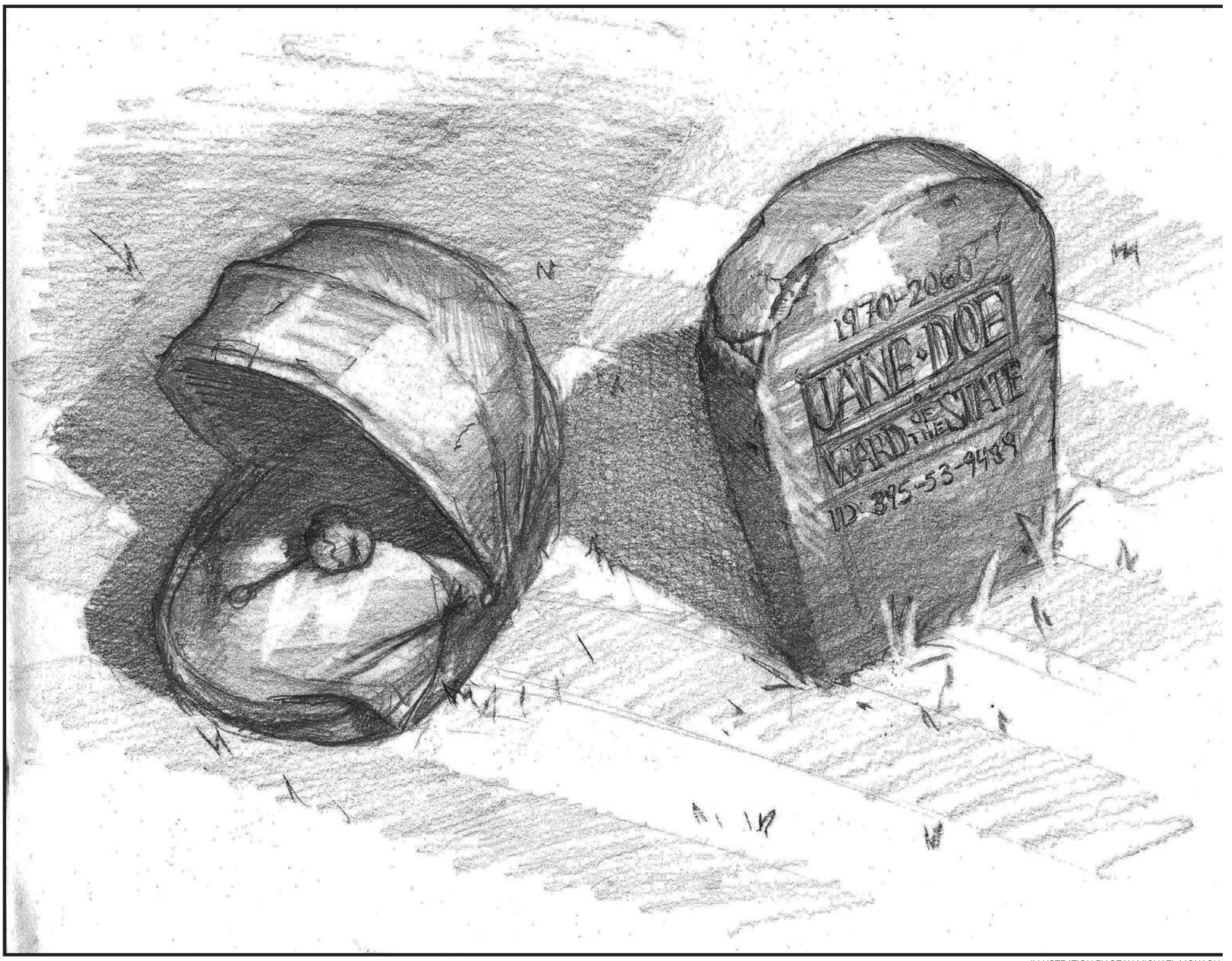


ILLUSTRATION BY SEAN MICHAEL MONAGH/

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the "general interest," even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, "Looking Backward," by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. "Looking backward," his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security "from cradle to grave" — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt's advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish "economic royalists" had abused. In the words of Roosevelt's first inaugural address, "The money changers have fled from the high seats in the temple of our civilization."

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck's Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be abandoned when they were declared unconstitutional by the Supreme Courrt, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included "make work" projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing