Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / 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 Obendorf Educational Advisory located at 439 S Tamiami Trail #201 in the City of Venice, Sarasota, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of November, 2026
Obendorf & Co., LLC
November 13, 2026 26-02659S

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 ScholarDraft Sports Agency located at 710 N Lemon Ave, 144 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 5th day of November, 2026
Andrei Maslouski
November 13, 2026 26-02662S

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 PeptideCoachRx located at 4780 S Tamiami Tr 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 5th day of November, 2026
Toby Schindebeck
November 13, 2026 26-02661S

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 Heritage Shield Home Inspections located at 4107 S Tamiami Trail #149 in the City of Venice, Sarasota, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2026
Heritage on the Gulf LLC.
November 13, 2026 26-02695S

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 Prime Fit Personal Training located at 901 Piedmont Rd in the City of Venice, Sarasota, FL 34293-4808 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2026
Roi Shik
November 13, 2026 26-02704S

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 Best Palm Appliance Repair located at 622 Vistera Blvd #8004 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 11th day of November, 2026
LUXOR INTERNATIONAL, INC.
Anvar Beisheev
November 13, 2026 26-02709S

FIRST INSERTION

Notice of Public Sale :

The Lockup Self Storage
5260 S Tamiami Trail
Sarasota Fl 34231

Will sell the contents of the following units to satisfy a lien to the highest bidder on November 27th at 10 AM at www.storagetreasures.com . All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit # 2045– Kimberly Cameron – flat screen tv's, bins, boxes, furniture, artwork.
November 13, 20, 2026 26-02689S

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 BellaScapes located at 506 Sun Chaser Drive 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 9th day of November, 2026
RS Collective Inc.
November 13, 2026 26-02680S

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 Garage & Storage Concierge located at 5664 Cantucci St 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 9th day of November, 2026
Coastal Dental Repair LLC
November 13, 2026 26-02681S

FIRST INSERTION

Notice of Public Sale:

The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following unit to satisfy a lien to the highest bidder on November 27th, 2026 by 11am, at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #2028 – Thomas Gilliard – electric scooter, couch, two recliners, TV, full-size mattress set, lamps, bags and tote bags with personal effects.
November 13, 20, 2026 26-02683S

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 Fresh Palm Cleaning Services located at 622 Vistera Blvd #8004 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 11th day of November, 2026
LUXOR INTERNATIONAL, INC.
Anvar Beisheev
November 13, 2026 26-02708S

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 Go Get Some America located at 4622 targee ave in the City of north port, Sarasota, FL 34287 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2026
Oakwhim Studios, LLC
Sylvia Wroczynski
November 13, 2026 26-02710S

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 ServicePilot located at 17255 Albatross Road in the City of Venice, Sarasota, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of November, 2026
David Schulman
November 13, 2026 26-02688S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Premier Trenchless Pipelining & Drain Services located at 6026 S Tamiami Trail 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 4th day of November, 2026
Kelly Cardin
November 13, 2026 26-02645S

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 Stockton Home Loans located at 5500 Bee Ridge Rd Unit 203 in the City of Sarasota, Sarasota, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of November, 2026
Stockton Mortgage Corporation
Anthony Whiteside
November 13, 2026 26-02676S

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 Fela Companion and Senior Concierge located at 1820 Bayonne Street 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 7th day of November, 2026
Yuniet Fuentes Diaz
November 13, 2026 26-02677S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 006256
IN RE: ESTATE OF Merle P. Haber Deceased.

The administration of the estate of Merle P. Haber, deceased, whose date of death was September 19th, 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, 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 November 13, 2026.

Kelly Nester
P.O. Address:
1050 South Tuttle Ave.,
Sarasota, FL 34237
Personal Representative
ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
Email Addresses:
arosin@rosinlawfirm.com
November 13, 20, 2026 26-02696S

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 Executive Signature Concierge located at 149 Mazari Lane 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 7th day of November, 2026
Amy Terzuoli
November 13, 2026 26-02675S

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 POSH PATINA SRQ located at 6558 Superior Avenue 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 5th day of November, 2026
Forms In Sculpture of Sarasota, Inc.
David Cohen
November 13, 2026 26-02663S

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 Statemint Sarasota located at 3000 Ringling Blvd in the City of Sarasota, Sarasota, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of November, 2026
Pink Palm Collective
Ashley Spitler
November 13, 2026 26-02660S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Fit Haven Labs, located at 7901 4th St N Ste 300, in the County of Sarasota, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 5th day of November, 2026.
DFB GLOBAL VENTURES LLC
November 13, 2026 26-02658S

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 003124 NC
NEWREZ LLC,
Plaintiff, vs.
MARTY JOHNSON; CRYSTAL CREAGH; UNKNOWN SPOUSE OF MARTY JOHNSON; UNKNOWN SPOUSE OF CRYSTAL CREAGH; 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 November 9, 2026, entered in Civil Case No.: 2026 CA 003124 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC, Plaintiff, and MARTY JOHNSON; CRYSTAL CREAGH, 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 9th day of March, 2027, the following described real property as set forth in said Judgment, to wit:

LOT 6, BLOCK 1049, 24TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 14, 14A THROUGH 14M, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 366-1746 or www.gulfcoastlegal.org. or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

Dated: November 11, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-52838
November 13, 20, 2026 26-02712S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 12/03/2026 at 10:00am
Alexander Kozachuk
- clothes
Michelle Oblek
-Purchased storage lots
Scott Anderson
-totes, kitchenware, bedding, linens, tables, chairs, bicycle
James Keenan
-Boxes, clothes and other
Alex Frazee
-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.
November 13, 20, 2026 26-02648S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Dr, Sarasota, FL 34238 on 12/03/26 at 10:00am
RONALD WRIGHT
Garage 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.
November 13, 20, 2026 26-02682S

FIRST INSERTION

PUBLIC NOTICE

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, 12/03/2026 at 10:00 AM
Ryan Burks
pianos, instruments, bed, dressers, misc, 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.
November 13, 20, 2026 26-02671S

FIRST INSERTION

PUBLIC NOTICE

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, 12-03-26 and 10am
Ethel Marie Clark Johnson
Misc. Household.
Refugio Gomez
clothes, 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.
November 13, 20, 2026 26-02673S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood Road, Venice, FL 34293 Date: 12/03/2026 Time: 10.30am
Jessica Stover
2 bed house

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.
November 13, 20, 2026 26-02646S

FIRST INSERTION

PUBLIC NOTICE

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

757 apex rd. Sarasota, Fl 34240 @ 12/07/2026 at 10:00 AM EST
Jason Ridge
Kitchenware, Personal Effects, Wall Art, Books, Electronics, Furniture, Boxes, Suitcase
Melissa Zinn
Washer, Tubes, Ladder, Scooter, Weight bars, Cabinet, Chairs, Dryer
Thomas WRIGHT
Lawn mowers, Barrel

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.
November 13, 20, 2026 26-02672S

FIRST INSERTION

PUBLIC NOTICE

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

997 Center Rd Venice Florida 34292 12-03-26 and 10am
Wendy D Mitchell
Household Goods/Furniture
Wendy D Mitchell
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.
November 13, 20, 2026 26-02670S

FIRST INSERTION

PUBLIC NOTICE

Effective Dec. 4, 2026, Joseph Moussa, MD, will no longer be providing care at Optum.

Patients of Dr. Moussa may continue care at Optum – Parkway.

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.

Nov. 13, 20, 27; Dec. 4, 2026
26-02652S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
FILE NO.: 2026-CP-005155 NC
PROBATE DIVISION
IN RE: ESTATE OF PHYLLIS E. LINDEMAN,
Deceased.

The administration of the Estate of PHYLLIS E. LINDEMAN, Deceased, whose date of death was May 26, 2026, File No.: 2026-CP-005155-NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Clerk of Court, North County, Probate Division, 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim 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 date of the first publication of this notice is November 13, 2026.

Personal Representative:
CATHY THOMPSON
4376 West Cornerstone Dr.
New Palestine, IN 46163
Attorney for Personal Representative
JENNIFER A. MCCLAIN, Esquire
Florida Bar No.: 0446830
DENT & MCCLAIN, CHARTERED
3415 Magic Oak Lane
Sarasota, FL 34232
Phone: (941) 952-1070
Fax: (941) 952-1094
E-Mail: jmcclain@dentmcclain.com
November 13, 20, 2026 26-02647S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-6025-SC
Division Probate
IN RE: ESTATE OF JEAN MARGARET BELL
Deceased.

The administration of the estate of Jean Margaret Bell, deceased, whose date of death was September 3, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal 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 November 13, 2026.

Personal Representative
Karen E. Bell
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Andrew R. Boyer, Esq.
Florida Bar Number: 35409
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: aboyer@boyerboyer.com
Secondary Email:
service@boyerboyer.com
November 13, 20, 2026 26-02685S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-004782
IN RE: ESTATE OF EMMA GRIFFIN, Deceased.

The administration of the Estate of Emma Griffin, deceased, whose date of death was August 1, 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 13, 2026.

Personal Representative:
Kathleen S. Griffin
229 S. New Jersey Avenue
Lake Hopatcong, New Jersey 07849
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
November 13, 20, 2026 26-02653S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 5962
Division Probate
IN RE: ESTATE OF WILLEM H. KAMPEN
Deceased.

The administration of the estate of WILLEM H. KAMPEN, deceased, whose date of death was July 15, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
WILLEM H.E. KAMPEN
5100 Jessie Harbor Dr. #403
Osprey, FL 34229
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
November 13, 20, 2026 26-02690S

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-005712 NC
IN RE: ESTATE OF CYNTHIA ANNE PERKIN,
Deceased.

The administration of the estate of CYNTHIA ANNE PERKIN, deceased, whose date of death was January 14, 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 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 13, 2026.

Signed on this 4 day of November, 2026.

JOHN J. WASKOM
Ancillary 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
November 13, 20, 2026 26-02684S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 5665 SC
Division: PROBATE
IN RE: ESTATE OF TIFFANY J. WILLIAMS
Deceased

The administration of the Estate of TIFFANY J. WILLIAMS, deceased, File No. 2026 CP 5665 SC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, Florida 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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
David Orris
Post Office Box 1111
Englewood, Florida 34295
Attorney for Personal Rep.
Robert A. Dickinson
FL Bar No: 161468
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
November 13, 20, 2026 26-02649S

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 005290 NC
IN RE: ESTATE OF DAVID CHARLES KIDD, Deceased.

The administration of the Estate of David Charles Kidd, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Rm 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Christine Kidd
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
November 13, 20, 2026 26-02664S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 005817 NC
IN RE: ESTATE OF NAOMI V. STRATTON
Deceased.

The administration of the estate of NAOMI V. STRATTON, deceased, whose date of death was August 24, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 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 13, 2026.

Personal Representative:
DIANA LYNN BEALL
1004 Spyglass Way
Prince Frederick, Maryland 20678
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 13, 20, 2026 26-02691S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-5583-NC
IN RE: ESTATE OF DENNIS K. BECKMAN,
Deceased.

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

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

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

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 13, 2026.

Personal Representative:
JULIA A. McMILLIN
6544 Champetre Ct.
Reno, NV 89511
Attorney for Personal Representative:
DAVE M. EVANS, JR., Esquire
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: devans@leeandevans.com
Secondary Email:
ljohnston@leeandevans.com
November 13, 20, 2026 26-02692S



--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA.
PROBATE DIVISION
File No. 2026 CP 006278 SC
IN RE: Estate of Ricky Ray Anderson
Deceased.

The administration of the estate of Ricky Ray Anderson, deceased, whose date of death was August 6, 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 TIME 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 13, 2026.

Personal Representative:
Christine Jennifer Anderson
148 Ibiza Loop
Venice, FL 34292

Attorney for Personal Representative
Alfred J. Pandl,
Florida Bar Number: 1022400
PANDL LAW PLLC
871 Venetia Bay Blvd., Suite 230
Venice, Florida 34285
Telephone: (941) 548-1071
E-Mail: APANDL@PANDLLAW.COM
November 13, 20, 2026 26-02711S

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-001046
CADENCE BANK,
Plaintiff, v.
JOSE A. HADDOCK, et al.,
Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on December 14, 2026, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit:

Lot 10, Block 1944, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof recorded in Plat Book 16, Pages 42, 42A through 42F, of the Public Records of Sarasota County, Florida.

Property Address: 4223 Bullard Street, North Port, FL 34287

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

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 5th day of November, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
November 13, 20, 2026 26-02656S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File Number: 2026 CP 005960 NC
Division: Probate
In Re The Estate Of:
NIE-LIH WEN KALAT Deceased

The administration of the estate of NIE-LIH WEN KALAT, deceased, whose date of death was September 14, 2026, File Number 2026 CP 005960 NC, is pending in the Probate Court, Sarasota County, Florida, the address of which is: P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS NOVEMBER 13, 2026.

KARL KONGPOH CHENG
Personal Representative
7026 Southeast 19th Avenue
Portland, OR 97202

Mary E. Van Winkle, Esq.
Attorney For Personal Representative
Van Winkle & Sams, P.A.
3859 Bee Ridge Road, Suite 202
Sarasota, Florida 34233
Phone: 941-923-1685
Fax: 941-923-0174
Florida Bar No. 374830
Primary E-mail:
Lvanwinkle23@gmail.com
Secondary E-mail:
servicemevw@gmail.com
November 13, 20, 2026 26-02698S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005854 NC
IN RE: ESTATE OF PHYLLIS A. RASKIN,
Deceased.

The administration of the estate of PHYLLIS A. RASKIN, deceased, whose date of death was September 24, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 November 13, 2026.

Personal Representative:
SANDEE RASKIN
575 Crane Prairie Way
Osprey, FL 34229

Attorney for Personal Representative:
ROSE-ANNE B. FRANO
Florida Bar No. 0592218
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary: rfrano@williamsparker.com
Secondary: spark@williamsparker.com
November 13, 20, 2026 26-02697S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005747 NC
IN RE: ESTATE OF DANIEL A. NELSON, a/k/a DANIEL ARTHUR NELSON
Deceased.

The administration of the estate of DANIEL A. NELSON, deceased, whose date of death was September 16, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 13, 2026.

SUZANNE GONGAWARE
P.O. Address
28014 Pablo Picasso Drive,
Englewood, FL 34223
Personal Representative

SANDY ALAN LEVITT, P.A.
Attorneys for Personal Representative
2201 RINGLING BOULEVARD
SUITE 203
SARASOTA, FL 34237
Telephone: (941) 955-9993
Florida Bar No. 0282529
Email Addresses:
salevitt.pa@verizon.net
November 13, 20, 2026 26-02706S



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

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

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.

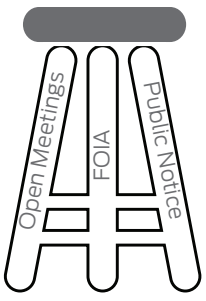
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V26

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

--- ACTIONS / SALES ---

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 001624 NC
Division A
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
ANATOLIY LIVARCHUK, YEKATERINA LIVARCHUK AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 27, 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 5, BLOCK 808, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 3401 EVERETT TERRACE, NORTH PORT, FL 34286; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on JANUARY 25, 2027 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/ David R. Byars
David R. Byars
Attorney for Plaintiff
F328202/2633073/wll
November 13, 20, 2026 26-02650S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 2026 CA 002719 NC
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
DORRIS VIRGINIA HEIL A/K/A DORIS V. HEIL; RBC CENTURA; SARASOTA COUNTY, FLORIDA; SOUTH VENICE CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE OF DORRIS VIRGINIA HEIL A/K/A DORRIS V. HEIL
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court for SARASOTA County shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 02 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

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

PROPERTY ADDRESS: 1121 ACADIA RD, VENICE, FL 34293

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

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

Dated this 09 day of November 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-04577
November 13, 20, 2026 26-02707S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026 CA 000252 NC
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
SHANNON STANFORD WIGGINS A/K/A SHANNON ALLENA STANFORD; CITY OF NORTH PORT, FLORIDA; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF SHANNON STANFORD WIGGINS A/K/A SHANNON ALLENA STANFORD; STEVE WIGGINS A/K/A STEVEN WIGGINS
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court for SARASOTA County shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 01 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 1542, THIRTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 15, 15A THROUGH 15F, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 4126 COBBLER LN, NORTH PORT, FL 34286

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

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

Dated this 10 day of November 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-00080
November 13, 20, 2026 26-02699S

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No. 2026 CA 001603 NC
Honorable Judge: MOSS, DANA M
PLANET HOME LENDING, LLC
Plaintiff, vs.
MARISELA BARROSO RODRIGUEZ; ALEJANDRO CABRERA; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Amended Final Judgment of Foreclosure dated November 04, 2026, in the above-styled cause, Karen E. Rushing, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 A.M on February 26, 2027, the following described property:

LOT 1, BLOCK 350, THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 31 AND 31A-31D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
TAX ID # 0997035001

COMMONLY KNOWN AS: 6222 Bolander Ter, 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.

Respectfully submitted this November 06, 2026.
/s/Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office, PLLC
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
mattw@wasingerlawoffice.com
November 13, 20, 2026 26-02678S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026-CA-002763-NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
ANTIAPIE NIKEISHA REID; 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 ANTIAPIE NIKEISHA REID,
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 the Monday, December 7, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 19, Block 2340, FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 20, Page 5, 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-002763-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 13, 20, 2026 26-02700S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA002745NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
LORNA T. GAYLE; 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 LORNA T. GAYLE,
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, December 7, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 42, Block 629, Replat of a Portion of the 14th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 9, 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-002745-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 13, 20, 2026 26-02702S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2026 CP 005734 NC
IN RE: ESTATE OF ANDREA GENTILI,
Deceased.

The administration of the ESTATE OF ANDREA GENTILI, deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is November 13, 2026.

Personal Representative:
SANDRA OQUELI
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
November 13, 20, 2026 26-02705S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA0002747NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
MICHAEL ABAD; 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; and UNKNOWN SPOUSE OF MICHAEL ABAD,
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, December 7, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 25, Block 2265, 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-002747-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 13, 20, 2026 26-02703S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026-CA-002756-NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
PEDRO ROSSEL; 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; and UNKNOWN SPOUSE OF PEDRO ROSSEL,
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, December 7, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 2, Block 2195, 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-002756-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 13, 20, 2026 26-02701S

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Business Observer

--- ACTIONS / SALES ---

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.: 2023 CA 006561
MTGLQ INVESTORS L.P.,
Plaintiff, VS.
BARBARA PIERKOWSKI, 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 August 27, 2024 in Civil Case No. 2023 CA 006561, of the Circuit Court of the Judicial Circuit in and for Sarasota County, Florida, wherein, MTGLQ INVESTORS L.P. is the Plaintiff, and BARBARA PIERKOWSKI; CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN TENANT #2 N/K/A JAKOB CARTER 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 10, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 1, 2 AND 3, BLOCK 1316, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION TO ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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

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

Dated this 6th day of November, 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
1230-173B
Ref# 29232
November 13, 20, 2026 26-02687S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 002448 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CHRISTY C. COIRIN. et. al.
Defendant(s),

TO: CHRISTY C. COIRIN, UNKNOWN SPOUSE OF CHRISTY C. COIRIN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 15, BLOCK 1351, TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 3, 3-A THROUGH 3-S, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 12-14-2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 5 day of November, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-399547
November 13, 20, 2026 26-02667S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 005830 NC
EF MORTGAGE LLC,
Plaintiff, v.
MODERN BUILDERS, INC., a Florida corporation; GREGG C. GLASSER, an Individual; IFP FUND I LLC; DDD CLUB INVESTMENTS, LLC; MEADOWBROOK PROPERTIES, LLC; AMERICAN PRIME, LLC; MARY JO MCCAULEY; WILLIAM R. COUGHLIN; PRIMA PROPERTIES, LLC; FRONTLINE CONSTRUCTION PARTNERS, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure or Order dated November 5, 2026 entered in Civil Case No. 2024 CA 005830 NC in the 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 I LLC; DDD CLUB INVESTMENTS, LLC; MEADOWBROOK PROPERTIES, LLC; MARY JO MCCAULEY; WILLIAM R. COUGHLIN; PRIMA PROPERTIES, LLC and FRONTLINE CONSTRUCTION PARTNERS, LLC, are defendants, and Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 A.M. on December 14, 2026 the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit:.

LOT 9, BLOCK 964, TWENTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 10 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 4472 Cummings Road, 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/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 3087.000227
November 13, 20, 2026 26-02693S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 005928 NC
EF MORTGAGE LLC,
Plaintiff, v.
MODERN BUILDERS INC, a Florida Corporation; GREGG C. GLASSER, an individual; DDD CLUB INVESTMENTS, LLC; MEADOWBROOK PROPERTIES, LLC; SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC; I FUND CITIES LLC; IFP FUND I LLC,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure or Order dated November 5, 2026 entered in Civil Case No. 2024 CA 005928 NC in the 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; DDD CLUB INVESTMENTS, LLC; MEADOWBROOK PROPERTIES, LLC; SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC; I FUND CITIES LLC, and IFP FUND I LLC, are defendants, Karne E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 A.M. on December 14, 2026 the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit:.

LOT 9, BLOCK 559, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 6, 6A THROUGH 6V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Property Address: 4456 Rifkin Avenue, Venice, 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/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 3087.000224
November 13, 20, 2026 26-02694S

FIRST 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 002644 NC
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2005-D,
Plaintiff, vs.
STEWART J. DENNY A/K/A STEWART DENNY; GINA M. DENNY A/K/A GINA DENNY,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated November 3, 2026, and entered in Case No. 2026 CA 002644 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2005-D, is Plaintiff and Stewart J. Denny A/K/A STEWART DENNY; Gina M. Denny A/K/A GINA DENNY, the Office of the Clerk of Karen E. Rushing, Sarasota County Clerk of the Court will sell via online auction at https://www.sarasota.realforeclose.com/ at 9:00 a.m. on the 17th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 70, SOUTH GATE, UNIT 18, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 3724 Thornton Place, Sarasota, Florida 34239

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

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

Dated: 11/4/26

McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 20-401419
November 13, 20, 2026 26-02655S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 002282 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2024-RM9,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANE A. LOENSER, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PRISCILLA MIDDLETON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 1072, UNIT NO. 19, VENICE GARDENS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 12-14-2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 5 day of November, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-393925
November 13, 20, 2026 26-02668S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 000654
PHH MORTGAGE CORPORATION,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF WILLIAM GUILLEM; 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. 2025 CA 000654, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF WILLIAM GUILLEM, DECEASED; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CHARLENE GUILLEM, DECEASED; UNKNOWN SPOUSE OF WILLIAM GUILLEM; SUNCOAST CREDIT UNION; CITIBANK N.A.; CITY OF NORTH PORT, FLORIDA; WILLIAM PAUL GUILLEM, A MINOR CHILD, IN THE CARE OF HIS AUNT, NICHELLE LYNNE MONTONEY A/K/A MICHELLE MONTONEY; MELANIE PRICE; JORDYN GRACE PRICE; 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:

LOT 7, BLOCK 464, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 20, 20A THROUGH 20Z2, 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 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: Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15538B
Ref# 28781
November 13, 20, 2026 26-02665S

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. 2025 CA 002582 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
JAMES M. HEYWARD, HILL TRUST, STATE OF FLORIDA, DEPARTMENT OF REVENUE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2026, and entered in 2025 CA 002582 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and JAMES M. HEYWARD; HILL TRUST; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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:

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF BLOCK "O", RIO VISTA SUBDIVISION, SARASOTA COUNTY, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND RUNNING 61.7 FEET IN AN EASTERLY DIRECTION; THENCE 122 FEET NORTH; THENCE 61.7 FEET IN A WESTERLY DIRECTION; THENCE 122 FEET SOUTH TO POINT OF BEGINNING AT A CONCRETE MARKER, THE SAME BEING THE ONE DESCRIBED AT LOT 1, BLOCK "O", RIO VISTA SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 187, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHICH WAS THE ORIGINAL PLAT PLACED ON RECORD FOR THIS SUBDIVISION, COMMONLY KNOWN AS 3005 HILLVIEW STREET, SARASOTA, FLORIDA 34239.

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 5 day of November, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-259754 - MiM
November 13, 20, 2026 26-02686S

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 006407 NC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
GERALDINE F LASSITER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2026 in Civil Case No. 2025 CA 006407 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Geraldine F Lassiter, 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 1st day of December, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 55, Deer Hollow, Unit 1-A, according to the Plat thereof, as recorded in Plat Book 30, Pages 5, 5A through 5C, of the public records of Sarasota County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13507FL
November 13, 20, 2026 26-02679S

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 000908 NC
Division A
TVC FUNDING IV LLC
Plaintiff, vs.
LOGISTICS TRANSPORT MANAGEMENT, LLC AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 29, 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:

BEGIN AT INTERSECTION OF CENTER LINE OF RICHARDSON ROAD (OLD MYAKKA ROAD) AND THE EAST LINE OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROAD, 2375.05 FEET; THENCE WITH AN ANGLE OF 90 DEGREES TO LEFT, RUN SOUTHERLY 30 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY AND PARALLEL TO CENTER LINE OF SAID ROAD, 142.1 FEET; THENCE WITH AN ANGLE OF 95 DEGREES 35 MINUTES TO LEFT, RUN SOUTHEASTERLY 306.2 FEET; THENCE EASTERLY AND PARALLEL TO SAID RICHARDSON ROAD, 112.5 FEET; THENCE NORTHERLY 304.3 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN SECTION 18, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

and commonly known as: 6440 RICHARDSON ROAD, SARASOTA, FL 34240; 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 28, 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/ David R. Byars
David R. Byars
Attorney for Plaintiff
327499/2532675/CMP
November 13, 20, 2026 26-02651S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2026 CA 002460 NC
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF SG ALTERNATIVE MORTGAGE TRUST 2024-RTL6,
Plaintiff, vs.
DGC DEVELOPMENT CORP; GUSTAVO OLIVEIRA; CLAUDETH GOMEZ OBREGON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

TO: GUSTAVO OLIVEIRA
Last Known Address
2098 N CHAMBERLAIN BLVD
NORTH PORT, FL 34286
Current Residence is Unknown

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

LOT 18, BLOCK 920, TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 8, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

North Sarasota County (case numbers ending in NC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.

South Sarasota County (case numbers ending in SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/

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 November 5, 2026.

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

8010-224684 / UL
November 13, 20, 2026 26-02669S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026-CA-004576
VILLAGE CAPITAL & INVESTMENT, LLC,
Plaintiff, v.
REMUS RUFFIN, et al.,
Defendants.

TO: Remus Ruffin
3601 Prudence Dr.
Sarasota, FL 34235
Remus Ruffin
3236 Welsh St.
Spring Hill, FL 34606
Unknown Spouse of Remus Ruffin
3601 Prudence Dr.
Sarasota, FL 34235
Unknown Spouse of Remus Ruffin
3236 Welsh St.
Spring Hill, FL 34606

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

Lot 408, UNIT NO. 4 KENSINGTON PARK, according to the plat thereof as recorded in Plat Book 10, Page 98, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 3 day of November, 2026.

Karen E. Rushing
as Clerk of the Circuit Court of
Sarasota County, Florida
By: G. Kopinsky (SEAL)
DEPUTY CLERK
November 13, 20, 2026 26-02657S

FIRST INSERTION

AMENDED 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.realforeclose.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 13, 20, 2026 26-02654S

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
Case No: 26-DR-005310NC
IN RE: the Marriage of:
JULIO PEREZ FEBUS,
Petitioner/Husband, and
GEILIANE ALVES PEREIRA,
Respondent/Wife.

TO: GEILIANE ALVES PEREIRA
5008 Hemingway Cir.
Haines City, Florida 33844

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 JULIO PEREZ FEBUS, 3229 Nature Cir., Apt. 305, Sarasota, Florida 34235, on or before 12-14-2026, and file the original with the clerk of this Court at 8FPC+G2Q, 2000 Main St, Sarasota, FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NONE.

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

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

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

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

DATED: November 5, 2026

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

Nov. 13, 20, 27; Dec. 4, 2026
26-02674S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026 CA 003094 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
PAMELA J. PYNN
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court for SARASOTA County shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 30 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THE FOLLOWING REAL ESTATE TO-WIT: PROPERTY HAVING LOT NO. 1264 RIDGEWOOD ESTATES, WITH THE SECTION NO. 36-36S-18E, AND PROPERTY BEGINNING AT LOT 1264 RIDGEWOOD ESTATES, 21ST ADDITION, ACCORDIING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 25 AND 25A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FL
PROPERTY ADDRESS: 5757 WHISTLEWOOD CIR, SARASOTA, FL 34232

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

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

Dated this 05 day of November 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03846
November 13, 20, 2026 26-02666S

SUBSEQUENT INSERTIONS

--- PUBLIC SALE / ACTION ---

SECOND 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

--- ACTIONS / SALES ---

SECOND 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

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.: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024 CA 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

THIRD 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 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 CA 006630 NC
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CHANTEL MARIE DIXON; 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

FOURTH 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 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

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

--- ESTATE ---

FOURTH 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

FOURTH 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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 005261 SC
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

LV18227 v2

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2026 CA 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

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE 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

SECOND INSERTION

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

SECOND 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&A Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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

LV18237_V35

--- ACTIONS / SALES ---

SECOND 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

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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026 CA 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

SECOND 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

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.: 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2026 CA 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

SECOND 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

SECOND 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

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

SECOND 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

SECOND 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

SECOND 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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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
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E-Mail: jeff@northportlaw.com
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November 6, 13, 2026 26-02584S

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