

## SARASOTA COUNTY LEGAL NOTICES

**FIRST INSERTION**  
**PUBLIC NOTICE**  
The School Board of Sarasota County gives notice pursuant to Section 69.081(9) Florida Statutes, that it has settled the claim brought against it by Breontae Hardison for the sum of \$10,000.00  
December 30, 2022 22-02742S

**FIRST INSERTION**  
**PUBLIC NOTICE**  
The School Board of Sarasota County gives notice pursuant to Section 69.081(9) Florida Statutes, that it has settled the claim brought against it by Jill Reyes for a total sum of \$7,500.00  
December 30, 2022 22-02743S

**FIRST INSERTION**  
**PUBLIC NOTICE**  
The School Board of Sarasota County gives notice pursuant to Section 69.081(9) Florida Statutes, that it has settled the claim brought against it by Maria Reyes for a total sum of \$7,500.00  
December 30, 2022 22-02744S

**FIRST INSERTION**  
**Notice of Lien Sale**  
In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.  
#1018, 997 Center Rd, Venice, FL 34292. (941) 269-6088  
Wendy D Mitchell: Hsld gds/Furn; Melissa Naylor: household goods.  
#1020, 5005 Englewood Rd, Venice, FL 34293. (941) 497-5957  
Aiyanna Clark: Hsld gds/Furn, Off Furn/Mach/Equip, Acctng rcrds/Sales Sampls.  
#1021, 3000 S Tamiami Trl, Venice, FL 34293. (941) 497-7622  
Heather Morris: Hsld gds/Furn; Rashadique Buford: Hsld gds/Furn, TV/Stereo Equip, Tools/Applnces; Justin Polewski: Hsld gds/Furn, TV/Stereo Equip, Tools/Applnces.

And, due notice having been given, to the owner of said property and all parties known to claim and interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com), which will end on Monday, January 23, 2023 at 10 AM.  
Dec. 30, 2022; Jan. 6, 2023  
22-02749S

**FIRST INSERTION**  
**Notice of Public Meeting Lakewood Ranch Stewardship District**  
A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, January 6 2023, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.  
A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.  
Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.  
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Jane Gaarlandt  
District Manager  
December 30, 2022 22-02748S

**FIRST INSERTION**  
Notice is hereby given that USA CHURCH INC., OWNER, desiring to engage in business under the fictitious name of DISCOVER CHURCH located at 754 POND LILY WAY, VENICE, FLORIDA 34293 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
December 30, 2022 22-02758S

**FIRST INSERTION**  
Notice is hereby given that USA CHURCH INC., OWNER, desiring to engage in business under the fictitious name of DISCOVER MINISTRIES located at 754 POND LILY WAY, VENICE, FLORIDA 34293 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
December 30, 2022 22-02759S

**FIRST INSERTION**  
Notice is hereby given that USA CHURCH INC., OWNER, desiring to engage in business under the fictitious name of STEVE CIOCCOLANTI MINISTRIES located at 754 POND LILY WAY, VENICE, FLORIDA 34293 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
December 30, 2022 22-02760S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 1/13/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1971 FAIRW HS 24467911 & 24467912 . Last Tenants: NANCY CRAWFORD and all unknown parties beneficiaries heirs . Sale to be at MHC WINDS OF ST. ARMANDS NORTH LLC DBA THE WINDS OF ST. ARMANDS NORTH, 4000 TUTTLE AVE, SARASOTA, FL 34234. 813-282-5925.  
Dec. 30, 2022; Jan. 6, 2023  
22-02772S

**FIRST INSERTION**  
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 01/19/2023 10:00AM  
Frederick Freeman boxes and full mattress  
Cato Remolding LLC Tools and boxes.  
Lathario Rolle Football equipment  
Megan Beadin  
My personal belongings  
Mara Everett  
Bins, mirrors, household goods  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
Dec. 30, 2022; Jan. 6, 2023  
22-02746S

**FIRST INSERTION**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Location:  
6200 Edgelake dr.  
Sarasota, FL 34240  
Date:  
01-19-2023  
Time:  
10:30AM  
Client:  
Scott Tabar  
Discript:  
1 bedroom apartment  
Client:  
Mihaly Suto  
Discript:  
Misc. speakers, PA Equipment  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
Dec. 30, 2022; Jan. 6, 2023  
22-02745S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW**  
Pursuant to F.S. §865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ayee Mama, located at 4182 Duluth Terrace, in the City of North Port, County of Sarasota, State of FL, 34286, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 27th of December, 2022.  
Heather Marie Longo  
4182 Duluth Terrace  
North Port, FL 34286  
December 30, 2022 22-02777S

**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 SARASOTA WINDOW AND DOOR SUPPLY located at 1035 N. LIME AVE in the City of SARASOTA, Sarasota County, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of December, 2022.  
BUILDERS WINDOW & SHUTTER SUPPLY, LLC  
December 30, 2022 22-02770S

**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 4270880089393490 located at 6653 Rue Ct in the City of North Port, Sarasota County, FL 34287 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 26th day of December, 2022.  
Ipanema Services LLC  
Ruth Souza  
December 30, 2022 22-02761S

**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 Elevents located at 5342 Clark Rd PMB, in the County of Sarasota, in the City of Sarasota, Florida 37232 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota, Florida, this 27th day of December, 2022.  
CSSTLL LLC  
December 30, 2022 22-02768S

**FIRST INSERTION**  
Notice is hereby given that the Southwest Florida Water Management District (District) issued on December 20, 2022, a new Water Use Permit (WUP) to withdrawal water from an approved well(s) at The Strand at Cedar Grove (aka, Panacea Parcel E), by applicants: Centex Homes/ Centex Real Estate Company, LLC, 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134; and The Strand at Cedar Grove Homeowners Association, Inc., 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134. Application No. 20 021089.000. Application received: November 17, 2022. Predominant use type(s): Residential Lawn/Landscape. Quantity: The authorized allocated quantities are as follows: an Annual Average Daily (AAD) quantity of 73,600 gallons per day (gpd), a Drought AAD quantity of 84,100 gpd, a Peak Month quantity of 218,200 gpd, and a Maximum Crop (Frost-Freeze) Protection quantity of zero (0) gallons per event. Location: Section(s) 8 and 17, Township 39 South, Range 22 East, in Sarasota County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org/permits/](http://www.watermatters.org/permits/). Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
December 30, 2022 22-02747S

**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 ORSIDDESIGN : Located at 3260 Taunton Ave : Sarasota County in the City of North Port : Florida, 34286-3940 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at North Port Florida, this December day of 22, 2022  
DENES ORSOLYA  
December 30, 2022 22-02754S

**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 COASTAL UNLIMITED : Located at 1816 Minnesota Ave : Sarasota County in the City of Bradenton : Florida, 34281 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Bradenton Florida, this December day of 22, 2022  
HURST MICHAEL H  
December 30, 2022 22-02755S

**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 ARMSTRONG ENTERPRISES : Located at 8470 Shumock ave : Sarasota County in the City of North Port : Florida, 34287 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at North Port Florida, this December day of 22, 2022  
KITCHENS RALPH  
December 30, 2022 22-02765S

**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 LUCY'S NAILS SALON : Located at 3968 S Tamiami Trl : Sarasota County in the City of Venice : Florida, 34293-5027 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Venice Florida, this December day of 22, 2022  
TRINH LUCY  
December 30, 2022 22-02757S

**FIRST INSERTION**  
Notice is hereby given that RAYMOND JOHN ARFT, OWNER, desiring to engage in business under the fictitious name of SIR DOESALOT located at 5196 CEDAR HAMMOCK LANE, SARASOTA, FLORIDA 34232 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
December 30, 2022 22-02769S

**FIRST INSERTION**  
Notice is hereby given that MERCHANTS REALTY & LOAN CORP, OWNER, desiring to engage in business under the fictitious name of MERCHANTS HOME LENDING located at 2305 HISTORIC DECATUR RD, STE 100, SAN DIEGO, CALIFORNIA 92106 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
December 30, 2022 22-02750S

**FIRST INSERTION**  
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
NOTICE IS HEREBY GIVEN that Retina Care Consultants, P.A., a Florida professional corporation, located at 2401 University Parkway, Suite 205, Sarasota, Florida 34243, Sarasota County, intends to transact business under the fictitious name of "Venice Retina" and to register said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 1st day of January, 2023.  
December 30, 2022 22-02778S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 1/20/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 ELDO HS 05652A & 05652B . Last Tenants: MICHAEL RONALD HARWICK and all unknown parties beneficiaries heirs . Sale to be at MHC BAY INDIES LLC, 950 RIDGEWOOD AVENUE, VENICE, FL 34285. 813-282-5925.  
Dec. 30, 2022; Jan. 6, 2023  
22-02773S

**FIRST INSERTION**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2022 CA 003151 NC SUSTAINABLE L&S LLC, a Florida limited liability company, Plaintiff, v. JOLANTA BLONIAZ, et al., Defendant(s).**  
TO: Jolanta Bloniarz 1/k/a 8117 Bay Harbor Drive, Las Vegas, NV 89128  
Piotr S. Bloniarz 1/k/a 628 Cameron Dr., Antioch, IL 60002-1185  
Mieczyslaw Mitchell Bloniarz 1/k/a 120 Emerald Forest St., #203, Las Vegas, NV 89145  
Maria J. Bloniarz 1/k/a 8760 Skylark St., Highlands Ranch, CO 80126  
Elzbieta S. Bloniarz 1/k/a 628 Cameron Dr., Antioch, IL 60002-1185  
YOUR ARE HEREBY NOTIFIED that an action to quiet title of the following described property in Sarasota County, Florida:  
Lot 24, Block 1276, of the 26th Addition to Port Charlotte Subdivision, as recorded in Plat Book 15, Page 3, of the Public Records of Sarasota County, Florida.  
Parcel Id# 0969127624  
has been filed against and you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, [jiw@jordanwagnerlaw.com](mailto:jiw@jordanwagnerlaw.com), and

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2022-CP-001007 IN RE: ESTATE OF CHARLES GENE DAMRON, Deceased.**

The administration of the estate of Charles Gene Damron, deceased, whose date of death was January 9, 2022, 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 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 December 30, 2022.

**Personal Representative**  
/s/ Tracy Roelle  
Tracy Roelle  
4242 Magenta Ave.  
North Port, FL 34288  
Attorney for Petitioner  
/s/ Stacy Rick  
STACY M RICK, ESQ.  
4294 Wooley Ave.  
North Port, FL 34287  
Phone: (239) 300-8977  
Florida Bar No. 116917  
E-Mail: [stacyrick@gmail.com](mailto:stacyrick@gmail.com)  
Dec. 30, 2022; Jan. 6, 2023  
22-02774S

**Personal Representative**  
/s/ Tracy Roelle  
Tracy Roelle  
4242 Magenta Ave.  
North Port, FL 34288  
Attorney for Petitioner  
/s/ Stacy Rick  
STACY M RICK, ESQ.  
4294 Wooley Ave.  
North Port, FL 34287  
Phone: (239) 300-8977  
Florida Bar No. 116917  
E-Mail: [stacyrick@gmail.com](mailto:stacyrick@gmail.com)  
Dec. 30, 2022; Jan. 6, 2023  
22-02774S

file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before January 30, 2023; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER  
DATED ON December 21, 2022  
KAREN E RUSHING, CLERK  
AS CLERK OF THE COURT  
(SEAL) By: Glen Kopinsky  
As Deputy Clerk

LAW OFFICES OF  
JORDAN I. WAGNER, P.A.,  
Plaintiff's attorneys,  
320 Southeast 18th Street,  
Fort Lauderdale, Florida 33316,  
Telephone 954-491-3277,  
Facsimile: 954-692-9186,  
[jiw@jordanwagnerlaw.com](mailto:jiw@jordanwagnerlaw.com)  
Dec. 30, 2022; Jan. 6, 13, 20, 2023  
22-02752S



**SAVE TIME**

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

1/10/77



## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number  
2022 CP 2464 SC  
IN RE: ESTATE OF  
ELLEN MORUZZI  
Deceased.

The administration of the estate of ELLEN MORUZZI, deceased, whose date of death was February 5, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 12/30/22

**Personal Representative:**  
**JAMES F. MORUZZI**

Attorney for Beneficiaries:  
Thomas M. Dryden, Esq.  
Florida Bar No. 0347523  
1705 Colonial Blvd, Ste B-3  
For Myers, FL 33907  
Office: (239) 337-2001  
Dec. 30, 2022; Jan. 6, 2023

22-02763S

## 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.: 2022 CA 000562 NC**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**BYRON KEITH MCKNIGHT SR;**  
**AQUA FINANCE, INC.; CITY**  
**OF NORTH PORT, FLORIDA;**  
**HOUSING FINANCE AUTHORITY**  
**OF LEE COUNTY, FLORIDA;**  
**STATE OF FLORIDA; UNKNOWN**  
**SPOUSE OF BYRON KEITH**  
**MCKNIGHT SR; UNKNOWN**  
**TENANT IN POSSESSION OF THE**  
**SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated the 22nd day of December 2022, and entered in Case No. 2022 CA 000562 NC, of the Circuit Court of the 12TH Judicial Circuit in and for SARASOTA County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and BYRON KEITH MCKNIGHT SR AQUA FINANCE, INC. CITY OF NORTH PORT, FLORIDA STATE OF FLORIDA DEPARTMENT OF REVENUE CLERK OF COURT FOR SARASOTA COUNTY, FLORIDA HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA STATE OF FLORIDA ETHEL C. JOHNSON UNKNOWN SPOUSE OF BYRON KEITH MCKNIGHT SR UNKNOWN TENANT; and IN POSSESSION OF THE SUBJECT PROPERTY are defendants. KAREN E. RUSHING as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 22nd day of March 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 8, PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 10, PAGES 95, 95A THROUGH 95D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 28th day of December 2022.

By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156

Submitted by:  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
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  
22-00077  
Dec. 30, 2022; Jan. 6, 2023

22-02780S

## 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 Yeti Electric of Sarasota, LLC located at 5141 Admiral Place in the City of Sarasota, Sarasota County, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1 day of January, 2023.

Joshua Furr

December 30, 2022 22-02776S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA

PROBATE DIVISION  
File No. 2022 CP 005886 SC  
Division: Probate  
IN RE: ESTATE OF  
JEAN C. BAUMANN  
Deceased.

The administration of the estate of JEAN C. BAUMANN, deceased, whose date of death was July 3, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 Tamiami Trail S., 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 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

## FIRST INSERTION

NOTICE OF PUBLIC SALE  
Notice is hereby given that on 1/20/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 IMPE HS 311170A & 311170B . Last Tenants: JOHN NICHOLAS, MARK J. NICHOLAS, AND MELANIE JUNE NICHOLAS and all unknown parties beneficiaries heirs . Sale to be at MHC BAY LAKE ESTATES LLC, 1200 E COLONIAL LANE, NOKOMIS, FL 34275. 813-282-6754.  
Dec. 30, 2022; Jan. 6, 2023

22-02779S

## FIRST INSERTION

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 December 30, 2022.

**Personal Representative:**  
**ROBERT FRANCIS BAUMANN**  
c/o Staaas Law Group, P.L.L.C.  
801 E. Venice Ave., Ste. #2  
Venice, FL 34285

Attorney for Personal Representative:  
JULIE A. COLLINS  
Florida Bar Number: 0151483  
Staaas Law Group, P.L.L.C.  
801 E. Venice Ave., Ste. #2  
Venice, FL 34285  
Telephone: (941) 408-8555  
Fax: (941) 408-8556  
E-Mail: jcollins@staaaslawgroup.com  
Secondary E-Mail: e-service@veniceelderlaw.com  
Dec. 30, 2022; Jan. 6, 2023

22-02753S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA

PROBATE DIVISION  
File No. 2022 CP 5745 NC  
IN RE: ESTATE OF  
HELEN E. DEVOS,  
Deceased.

The administration of the estate of HELEN E. DEVOS, deceased, whose date of death was October 11, 2022, 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 December 30, 2022.

**Personal Representative:**  
**JOHN W. ENGLISHMAN**  
105 Fieldstone Place  
Wayne, NJ 07470

Attorney for Personal Representative:  
ELIZABETH P. DIAZ  
Florida Bar No. 92847  
Williams Parker Harrison  
Dietz & Getzen  
200 South Orange Avenue  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email  
Addresses for service:  
Primary: ediaz@williamsparker.com  
Secondary:  
ltraver@williamsparker.com  
Dec. 30, 2022; Jan. 6, 2023

22-02765S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 003398 NC  
IN RE: ESTATE OF  
ELAINE PEFER  
Deceased.

The administration of the estate of ELAINE PEFER, deceased, whose date of death was June 11, 2022, 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.

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 December 30, 2022.

**Personal Representative:**  
**CHRISTINA BROOKS**  
982 Gladys Avenue  
Pittsburgh, Pennsylvania 15216

Attorney for Personal Representative:  
JOHN FERRARI, JR., Attorney  
Florida Bar Number: 111132  
Ferrari, Butler & Moneymaker, PLLC  
2477 Stickney Point Road, Suite 107B  
Sarasota, Florida 34231  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnhf@elderlegalfirm.com  
Secondary E-Mail:  
polyby@elderlegalfirm.com  
Dec. 30, 2022; Jan. 6, 2023

22-02751S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 006046 NC  
IN RE: ESTATE OF  
MICHAEL A. MITCHELL,  
Deceased.

The administration of the estate of MICHAEL A. MITCHELL, deceased, whose date of death was November 22, 2022, 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 34230-3079. 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.

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 December 30, 2022.

**Personal Representative:**  
**NATALIA SAMKOVA**  
1456 Point Crisp Road  
Sarasota, FL 34242

Attorney for Personal Representative:  
JEFFREY T. TROIANO  
Florida Bar No. 0031557  
Williams Parker Harrison  
Dietz & Getzen  
200 S. Orange Ave.  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email  
Addresses for service:  
Primary:  
jtroiano@williamsparker.com  
Secondary:spark@williamsparker.com  
Dec. 30, 2022; Jan. 6, 2023

22-02766S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-005666-SC  
Division Probate  
IN RE: ESTATE OF  
URSULA J. SCHMEISSER  
Deceased.

The administration of the estate of Ursula J. Schmeisser, deceased, whose date of death was August 8, 2022, 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.

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 December 30, 2022.

**Personal Representative:**  
**Andrew R. Somerville**  
10011 Ravello Boulevard  
Ft. Myers, FL 33905

Attorney for Personal Representative:  
Anthony G. Mowry  
Florida Bar Number: 107374  
227 Pensacola Rd.  
Venice, FL 34285  
Telephone: (941) 480-0333  
Fax: (941) 486-4106  
E-Mail: tony@mowrylawoffice.com  
Secondary E-Mail:  
deb@mowrylawoffice.com  
Dec. 30, 2022; Jan. 6, 2023

22-02764S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-005828-SC  
Division Probate  
IN RE: ESTATE OF  
HELEN C. MAHONEY A/K/A  
HELEN CHAMBERLAIN  
MAHONEY  
Deceased.

The administration of the estate of Helen C. Mahoney a/k/a Helen Chamberlain Mahoney, deceased, whose date of death was October 18, 2022, 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.

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 December 30, 2022.

**Personal Representative:**  
**Carolyn Hinrichs**  
6280 Green View Circle, #116  
Sarasota, FL 34231

Schwarz & Harris, P.A.  
Attorney for Personal Representative:  
Ellie K. Harris  
Florida Bar Number: 0021671  
Elise V. Bouchard  
Florida Bar Number: 0109033  
17841 Murdock Circle  
Port Charlotte, FL 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
stacie@schwarzlaw.net  
Dec. 30, 2022; Jan. 6, 2023

22-02771S

## Q&amp;A

## Are there different types of legal notices?

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

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

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

## Are internet-only legal notices sufficient?

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

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

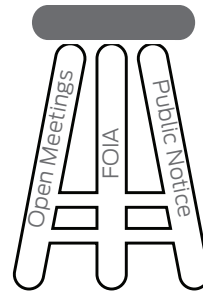
Newspaper legal notices fulfills all of those standards.

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

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

# 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**

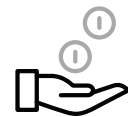


**Verifiability**



**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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



## FIRST INSERTION

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO.: 2022 DR 2930 NC

IN RE: The Marriage of: DOUGLAS H. WELLES, Petitioner/Husband, and

IRINA N. WELLES, Respondent/Wife.

To: IRINA N. WELLES  
UL. VOZDROGDENIA, 86A,  
APT. 322 - BLDG 4  
VOLOGDA, RUSSIA

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed by Petitioner, DOUGLAS H. WELLES, against you and you are required to serve a copy of your written defenses, if any, to it on the Petitioner's

attorney, JEFFREY M. GUY, ESQ., whose address is 240 South Pineapple Avenue, Tenth Floor, Sarasota, Florida 34236, on or before January 30, 2023, and file the original with the Clerk of this Court at 2000 Main Street, Sarasota, Florida 34237, either before service on the 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 Petition.

The following Marital Asset and Liabilities of the parties shall be equitably distributed by the Court in this action:

**ASSETS:**

a) The real property located at 232 Matisse Circle N., Nokomis, Florida 34275;

b) The net sale proceeds from the sale of the real property located at 829 Groveland Terrace, Venice, Florida 34285;

c) Bank Accounts with PNC Bank,

ending in 1421, 1277 and 4806;

d) Band Accounts with Chase Bank, ending in 8018;

e) Business known as Welles Construction, Inc.;

f) 2017 Audi S6;

g) Furniture and Furnishing contained within the real property located at 232 Matisse Circle N., Nokomis, Florida 34275;

h) Minor child's college savings account with Capital Group America Funds, ending in 6987.

**LIABILITIES:**

a) Penny Mac Mortgage, ending in 2425 (on real property located at 232 Matisse Circle N., Nokomis, Florida 34275;

b) Achieva Credit Union automobile loan on 2017 Audi S6;

c) 2020 Income Taxes Owed the IRS;

d) 2013 and 2014 Income Taxes owed the IRS;

e) SBA Loan

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. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

DATED on December 19, 2022.

KAREN E. RUSHING  
Clerk of Circuit Court  
(SEAL) By Glen Kopinsky  
As Deputy Clerk

Jeffrey M. Guy, Esq.

Post Office Box 3798  
Sarasota, Florida 34230

Dec. 30, 2022; Jan. 6, 13, 20, 2023

22-02738S

## FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2022-CA-4501-NC DIVISION "A"

NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

ARTHUR PINKNEY, 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 ARTHUR PINKNEY, Defendants.

TO: ARTHUR PINKNEY, 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, 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 ARTHUR PINKNEY and ALL OTHERS WHOM IT MAY CONCERN:

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

Lot 4, Block 2124, 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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court December 16, 2022.

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

Albert J. Tiseo, Jr. Esq  
Goldman, Tiseo & Sturges, P.A.

701 JC Center Court, Suite 3  
Port Charlotte, FL 33954

941-625-6666

941-625-0660 (Facsimile)

Dec. 30, 2022; Jan. 6, 2023

22-02739S

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.:

582022CA004022XXXANC FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROL L. KREMPEL AKA CAROL H. KREMPEL AKA CAROL HUSTON KREMPEL, DECEASED, et al, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROL L. KREMPEL AKA CAROL H. KREMPEL AKA CAROL HUSTON KREMPEL, DECEASED Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida: ALL THAT CERTAIN LAND SITUATE IN SARASOTA COUNTY, FLORIDA, COMMENCE AT THE SE CORNER OF U.S. GOVERNMENT LOT NO. 1, SECTION 26, TOWNSHIP 38 SOUTH, RANGE 18 EAST; THENCE N 0 DEGREES 05' WEST ALONG THE EAST LINE OF SAID LOT NO. 1, A DISTANCE OF 999.3 FEET TO A POINT OF BEGINNING FOR THE LAND HEREIN CONVEYED; THENCE CONTINUE N 0 DEGREES 05' WEST A DISTANCE OF 135 FEET; THENCE S 89 DEGREES 53' 45" WEST AND PARALLEL TO THE SOUTH LINE OF SAID LOT NO. 1, A DISTANCE OF 170 FEET; THENCE S 0 DEGREES 05' EAST AND PARALLEL TO EAST LINE OF SAID LOT NO. 1, A DISTANCE OF 135 FEET; THENCE N 89 DEGREES 53' 45" EAST A DISTANCE OF 170 FEET TO THE POINT OF BE-

GINNING. WHICH LAND IS DESCRIBED AS TRACT 3 ON UNRECORDED SURVEY DATED AUGUST 23, 1965 BY BAY RIDGE ASSOCIATION, INC.

TOGETHER WITH AND SUBJECT TO A PERPETUAL EASEMENT CREATED FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS 4 PARCELS OF LAND AS SHOWN ON AN UNRECORDED SURVEY DATED AUGUST 23, 1965 OF BAY RIDGE ASSOCIATION, INC. AND BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 749, PAGE 409, OF SAID RECORDS.

A/K/A 1727 BAYSHORE ROAD NOKOMIS FL 34275 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this court on this 22 day of December, 2022.

Karen E. Rushing, Clerk of the Circuit Court and County Comptroller (SEAL) By: Glen Kopinsky Deputy Clerk

Albertelli Law

P.O. Box 23028

Tampa, FL 33623

- 22-007201

Dec. 30, 2022; Jan. 6, 2023

22-02762S

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

Notice of Self Storage Sale

Please take notice Xpress Storage - Fruitville located at 7600 Claxtrauss Dr., Sarasota, FL 34240 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default of an Auction. The sale will occur as an online auction via www.storageexpress.com on 1/11/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Christopher Sorg unit #3067. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

December 23, 30, 2022

22-02703S

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2022 CA 002420 NC JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TAMMY S. LLOYD A/K/A TAMMY S. WALKER A/K/A TAMMIE S. WALKER, DECEASED; ALEXIS SWANEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TAMMY S. LLOYD A/K/A TAMMY S. WALKER A/K/A TAMMIE S. WALKER, DECEASED (LAST KNOWN ADDRESS) 1315 S VENICE BLVD VENICE, FLORIDA 34293

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

LOTS 5287, 5286 AND THE EASTERLY 1/2 OF LOT 5285, SOUTH VENICE UNIT 21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 64, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

a/k/a 1315 S VENICE BLVD,

VENICE, FLORIDA 34293

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before January 30, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 22 day of December, 2022.

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

Submitted by:

Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 22-00079 JPC  
Dec. 30, 2022; Jan. 6, 2023

22-02775S

## FIRST INSERTION

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

CASE NO. 2021 CA 002538 NC AMERIHOM MORTGAGE COMPANY, LLC; Plaintiff, vs.

CHAD WALTON, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Amended Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated November 14, 2022, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 09:00 AM at www.sarasota.realforeclose.com on January 23, 2023, the following described property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SARASOTA, CITY OF NORTH PORT, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: LOT 2, BLOCK 1843, 40TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 41, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL ID #1001184302 THIS BEING THE SAME PROPERTY CONVEYED TO CHAD WALTON, A SINGLE MAN FROM JOSEPH F. NOVIELLI AND JENNIFER L. NOVIELLI, HUSBAND AND WIFE IN A DEED DATED JANUARY 31, 2018 AND RECORDED FEBRUARY 2, 2018, AS INSTRUMENT NO. 2018014334.

22-02767S

## FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2022-CA-4502-NC DIVISION "A"

NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

LOURDES R. MATIAS, 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 LOURDES R. MATIAS, Defendants.

TO: LOURDES R. MATIAS, 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, 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 LOURDES R. MATIAS and ALL OTHERS WHOM IT MAY CONCERN:

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

Lot 28, Block 2207, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Pages 45, 45A through 45GG, inclusive, 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 Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court December 16, 2022.

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

Albert J. Tiseo, Jr. Esq

Goldman, Tiseo & Sturges, P.A.

701 JC Center Court, Suite 3

Port Charlotte, FL 33954

941-625-6666

941-625-0660 (Facsimile)

lbaird@gtslawfirm.com

Dec. 30, 2022; Jan. 6, 2023

22-02741S

## FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2022-CA-4500-NC DIVISION "C"

NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

BERNADETTE PINKNEY, 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 BERNADETTE PINKNEY, Defendants.

TO: BERNADETTE PINKNEY, 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, 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 de-

fendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF BERNADETTE PINKNEY and ALL OTHERS WHOM IT MAY CONCERN:

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

Lot 33, Block 2124, 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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court December 16, 2022.

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

Albert J. Tiseo, Jr. Esq

Goldman, Tiseo & Sturges, P.A.

701 JC Center Court, Suite 3

Port Charlotte, FL 33954

941-625-6666

941-625-0660 (Facsimile)

Dec. 30, 2022; Jan. 6, 2023

22-02740S



SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 005696 NC  
IN RE: ESTATE OF  
MARY LOU JOHNSON,  
Deceased.

The administration of the estate of MARY LOU JOHNSON, deceased, whose date of death was August 27, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representative's attorneys 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 December 23, 2022.

**JEFFREY W. JOHNSON**  
Personal Representative  
965 Magnolia Ave, Apt 26  
Larkspur, CA 94939  
**ELIZABETH C. MARSHALL**  
Attorney for Jeffrey W. Johnson  
Florida Bar No. 0440884  
Williams Parker Harrison  
Dietz & Getzen  
200 S. Orange Ave.  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email  
Addresses for service:  
Primary:  
emarshall@williamsark.com  
Secondary:  
ncarson@williamsark.com  
Dec. 23, 30, 2022 22-02708S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File: 2022 CP 005511 SC  
Division: Probate  
IN RE: ESTATE OF  
JANICE K. CARNES  
Deceased.

The administration of the estate of Janice K. Carnes, deceased, whose date of death was September 13, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is R.L. Anderson Administration Center, 4000 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 Friday, December 23, 2022.

**Personal Representative:**  
**Jennifer L. Carnes**  
214 N. Winebiddle Street  
Pittsburgh, Pennsylvania 15224  
Attorney for Personal Representative:  
Lori Wellbaum Emery  
Attorney for Jennifer L. Carnes  
Florida Bar Number: 071110  
WELLBAUM & EMERY PA  
686 N. Indiana Avenue  
Englewood, FL 34223  
Telephone: (941) 474-3241  
Fax: (941) 475-2927  
E-Mail:  
lemery@wellbaumandemery.com  
Secondary E-Mail:  
karen@wellbaumandemery.com  
Dec. 23, 30, 2022 22-02717S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022CP005003SC  
Division Probate  
IN RE: ESTATE OF  
CECELIA D. WALSH  
Deceased.

The administration of the estate of Cecelia D. Walsh, deceased, whose date of death was July 10, 2022, 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 December 23, 2022.

**Personal Representative:**  
**Kathleen Walsh**  
13 Cayuga Road  
Cranford, New Jersey 07016  
Attorney for Personal Representative:  
/s/ Jeffrey M. Backo  
Jeffrey M. Backo  
Attorney  
Florida Bar Number: 0086426  
MELLOR & BACKO LLP  
13801 Tamiami Trail, Suite D  
North Port, FL 34287  
Telephone: (941) 426-1193  
Fax: (941) 426-5413  
E-Mail: jeff@northportlaw.com  
Secondary E-Mail:  
shelly@northportlaw.com  
Dec. 23, 30, 2022 22-02716S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 005799 NC  
IN RE: Estate of  
KEVIN J. LYNESKEY,  
Deceased.

The administration of the Estate of KEVIN J. LYNESKEY, deceased, whose date of death was January 29, 2022; File Number 2022 CP 005799 NC, 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, including unmaturing, 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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: December 23, 2022.

**/s/ Cynthia A. Brenner**  
**Cynthia A. Brenner**  
Personal Representative  
North Lawrence, OH  
**/s/ Ronald F. Wayne**  
Ronald F. Wayne, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0050377  
Email: rwayne@bdbl.com  
Email: skrznic@bdbl.com  
Buckingham, Doolittle  
& Burroughs, LLC  
1375 E. 9th St., Suite 1700  
Cleveland, OH 44114  
Telephone: (888) 843-2825, ext. 57349  
Fax: (216) 615-7349  
Dec. 23, 30, 2022 22-02720S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 005255 NC  
IN RE: ESTATE OF  
HARRY C. MITCHELL,  
Deceased.

The administration of the estate of HARRY C. MITCHELL, deceased, whose date of death was January 27, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County 2071 Ringling Blvd. Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 December 23, 2022.

**Personal Representative:**  
**ELIZABETH M. SUNDIN**  
4 Tiffany Rd.  
Morristown, NJ 07960  
Attorney for Personal Representative:  
SUSAN B. HECKER  
Florida Bar No. 0948380  
Williams Parker Harrison  
Dietz & Getzen  
200 S. Orange Ave.  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email  
Addresses for service:  
Primary: shecker@williamsark.com  
Secondary:  
scuster@williamsark.com  
Dec. 23, 30, 2022 22-02730S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 005719 SC  
Division: Probate  
IN RE: ESTATE OF  
MICHELLE MARIE DIETER  
Deceased.

The administration of the estate of MICHELLE MARIE DIETER, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Venice, FL 34285. 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 December 23, 2022.

**Personal Representative:**  
**DONNA L. BOSNYAK**  
c/o Staas Law Group, P.L.L.C.  
801 E. Venice Ave., Ste. #2  
Venice, FL 34285  
Attorney for Personal Representative:  
JULIE A. COLLINS  
Florida Bar Number: 0151483  
Staas Law Group, P.L.L.C.  
801 E. Venice Ave., Ste. #2  
Venice, FL 34285  
Telephone: (941) 408-8555  
Fax: (941) 408-8556  
E-Mail: jcollins@staaslawgroup.com  
Secondary E-Mail:  
e-service@veniceelderlaw.com  
Dec. 23, 30, 2022 22-02733S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-5968-NC  
Division Probate  
IN RE: ESTATE OF  
KONABLU HECKMAN  
Deceased.

The administration of the estate of Konablu Heckman, deceased, whose date of death was October 3, 2022, 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 December 23, 2022.

**Personal Representative:**  
**Jai Shawn Heckman**  
c/o Boyer & Boyer, P.A.  
46 N Washington Blvd, Ste 21  
Sarasota, FL 34236  
Attorney for Personal Representative:  
Andrew R. Boyer, Esq.  
Florida Bar Number: 35409  
BOYER & BOYER, P.A.  
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  
Dec. 23, 30, 2022 22-02712S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 005802 SC  
IN RE: ESTATE OF  
DENNIS C. GJEDREM  
Deceased.

The administration of the estate of DENNIS C. GJEDREM, deceased, whose date of death was September 19, 2022, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 December 23, 2022.

**Personal Representative:**  
**ROBERT BRIAN GJEDREM**  
2636 Hobblerush Dr.  
North Port, FL 34289  
Attorney for Personal Representative:  
DAVID R. CORNISH, Attorney  
Florida Bar Number: 0225924  
355 W. Venice Ave.  
Venice, FL 34285  
Telephone: (941) 483-4246  
Fax: (941) 485-8163  
E-Mail: davidr.cornish@verizon.net  
Secondary E-Mail: none  
Dec. 23, 30, 2022 22-02732S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-005467-NC  
Division Probate  
IN RE: ESTATE OF  
EDWIN SANTANA  
Deceased.

The administration of the estate of EDWIN SANTANA, deceased, whose date of death was September 10, 2022, 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 December 23, 2022.

**Personal Representative:**  
**Cynthia Santana**  
708 Centerfield Drive  
Pottsville, PA 17901  
Attorney for Personal Representative:  
F. Gant McCloud, Attorney  
Florida Bar Number: 0072163  
F. GANT MC CLOUD, P.A.  
1605 Main Street, Suite 700  
Sarasota, FL 34236  
Telephone: (941) 957-9330  
E-Mail: gant@  
boardcertifiedestateplanning.com  
Dec. 23, 30, 2022 22-02727S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 5407 SC  
Division H  
IN RE: ESTATE OF  
KAYE RICHEY  
Deceased.

The administration of the estate of KAYE RICHEY, deceased, whose date of death was September 19, 2022, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, 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 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 DECEMBER 23, 2022.

**Personal Representative:**  
**HOBERT K. RICHEY**  
443 ANCHORAGE DRIVE  
NOKOMIS, FL 34275  
Attorney for Personal Representative:  
STEPHEN K. BOONE, ESQ.  
Florida Bar Number: 371068  
BOONE BOONE & BOONE, P.A.  
1001 Avenida Del Circo  
VENICE, FL 34285  
Telephone: (941) 488-6716  
Fax: (941) 488-7079  
E-Mail: sboone@boone-law.com  
Dec. 23, 30, 2022 22-02721S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 005671 NC  
IN RE: ESTATE OF  
GERTRUDE M. SIENKO,  
Deceased.

The administration of the estate of GERTRUDE M. SIENKO, deceased, whose date of death was April 3, 2022, 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.

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 December 23, 2022.

**DANA M. BLATTI**  
P.O. Address: 6684 Easton Drive,  
Sarasota, FL 34238  
**Personal Representative**  
Robert P. Scheb, Esq.  
Bowman, George, Scheb,  
Kimbrough, Koach & Chapman, PA  
2750 Ringling Blvd., Suite 3  
Sarasota, FL 34237  
(941) 366-5510  
Florida Bar No. 398519  
Email Addresses:  
rscheb@bowmangeorge.com  
Attorneys for Personal Representative  
Dec. 23, 30, 2022 22-02706S

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Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.





## SECOND INSERTION

Notice of Self Storage Sale  
Please take notice Hide-Away Storage - 17th Street located at 2590 17th St., Sarasota, FL 34237 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 1/11/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Sedrick Raynard McClaine unit #00236; Alexis Sutton unit #00499; Katherine Laird units #10126, #01165 & #01329; Juan Camarillo unit #01197. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
December 23, 30, 2022 22-02705S

## SECOND INSERTION

Notice to Creditors  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2022 CP 005011 NC  
IN RE: ESTATE OF ARTHUR MARIO CARDONE  
Deceased.

The administration of the Estate of ARTHUR MARIO CARDONE, deceased, whose date of death was June 21, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 December 23, 2023.

**Personal Representative:**  
**Andrew Vincent Cardone**  
a/k/a Andrew Cardone  
5547 Merrimac Drive  
Sarasota, Florida 34231  
Attorney for Personal Representative:  
Laura Lavie, Esq.,  
Florida Bar Number 534080  
20700 West Dixie Highway  
Aventura, FL 33180  
(305) 407-1696  
Dec. 23, 30, 2022 22-02707S

## SECOND INSERTION

Notice Under Assumed Name Law  
According to Minnesota Statute 333 ID/FILE # 1251245700022  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Assumed Name of KEVIN PICARD located at c/o 1121 W Price Boulevard #1061 in the City of North Port Sarasota County, State of FL [34288] intends to file the said name with the Office of the Minnesota Secretary of State, St. Paul, Minnesota.  
Dated this 19th day of December, 2022.  
Picard, Kevin.  
Nameholder  
ID/FILE # 1251245700022  
December 23, 2022  
All Rights Reserved, Without Prejudice  
December 23, 30, 2022 22-02726S

## SECOND INSERTION

Notice of Self Storage Sale  
Please take notice Hide-Away Storage - Beneva located at 335 S. Beneva Rd., Sarasota, FL 34232 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 1/11/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Katherine Laird units #00426, #00940, #00947, #01206, #01307 & #01459; Cathy Redman unit #00430; Robert Rogers unit #00808. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
December 23, 30, 2022 22-02704S

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE 12th JUDICIAL CIRCUIT,  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 004123  
IN RE: ESTATE OF NORMA ORTIZ  
Deceased.

The administration of the estate of NORMA ORTIZ, Deceased, whose date of death was July 17, 2022, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 23, 2022.

**ILIANA MALDONADO,**  
**Personal Representative**  
Scott R. Bugay, Esquire  
Attorney for the  
Personal Representative  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165th Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
Dec. 23, 30, 2022 22-02713S

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
OF THE TWELFTH  
JUDICIAL CIRCUIT  
IN AND FOR SARASOTA  
COUNTY, FLORIDA  
Case No.: 2022-CP-004265-NC  
Probate Division  
IN RE: THE ESTATE OF  
JUDITH KLEIN,  
Deceased.

The administration of the estate of JUDITH KLEIN, deceased, whose date of death was August 4, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 December 23, 2022.

**Personal Representative:**  
**RALPH L. HORWITZ**  
2022 Chancellor Street  
Philadelphia, Pennsylvania 19103  
Attorney for  
Personal Representative:  
ANNE J. MCPHEE  
E-mail Address:  
Info@StudenbergLaw.com  
Florida Bar No. 0041605  
Ganon J. Studenberg, P.A.  
1119 Palmetto Avenue  
Melbourne, Florida 32901  
Telephone: (321) 722-2420  
Dec. 23, 30, 2022 22-02734S

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.:  
2022 CP 005241 SC  
IN RE: ESTATE OF  
JUSTIN SNYDER,  
Deceased.

The administration of the estate of JUSTIN SNYDER, deceased, whose date of death was October 10, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34137. 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 12/23/22.

**Tina Snyder**  
46955 Highway 64 East  
Myakka City, Florida 34251  
**Petitioner**  
JOHN D. HAWKINS, ESQUIRE  
Florida Bar No. 277691  
GRIMES HAWKINS GLADFELTER & GALVANO, P.L.  
1023 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 748-0151  
Facsimile: (941) 748-0158  
E-mail: jhawkins@grimesgalvano.com  
Attorney for Petitioner  
Dec. 23, 30, 2022 22-02715S

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 5803 NC  
Division Probate  
IN RE: ESTATE OF  
SANDRA H. LEVY  
Deceased.

The administration of the estate of Sandra H. Levy, deceased, whose date of death was October 28, 2022, 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.

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 December 23, 2022.

**Personal Representative:**  
**First Horizon Bank**  
783 South Orange Ave, Suite 100  
Sarasota, Florida 34236  
Attorney for  
Personal Representative:  
Ira Stewart Wiesner, Esq.,  
Attorney  
Florida Bar Number: 222887  
IRA STEWART WIESNER PA  
328 N Rhodes Avenue  
Sarasota, Florida 34237  
Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: sherri@wiesnerlaw.com  
Secondary E-Mail:  
rachel@wiesnerlaw.com  
Dec. 23, 30, 2022 22-02731S

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number:  
2022 CP 005859 NC  
IN RE: ESTATE OF  
ROBIN YONGUE CONOVER,  
Deceased.

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

The administration of the estate of ROBIN YONGUE CONOVER, deceased, File Number 2022 CP 005859 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is December 23, 2022.

**Personal Representative:**  
**Bennett W. Conover**  
4428 Deer Ridge Place  
Sarasota, FL 34233  
Attorney for Personal Representative:  
Laurie B. Sams, Esq.  
Van Winkle & Sams, P.A.  
Florida Bar #136001  
3859 Bee Ridge Road, #202  
Sarasota, Florida 34233  
(941) 923-1685  
E-Service: lauriesams@comcast.net  
Dec. 23, 30, 2022 22-02728S

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-005911-NC  
Division Probate  
IN RE: ESTATE OF  
LUCIA DIAL,  
a/k/a Lucia Finerty  
and Lucia Dial Finerty  
Deceased.

The administration of the estate of Lucia Dial, a/k/a Lucia Finerty and Lucia Dial Finerty, deceased, whose date of death was September 6, 2022, 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.

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 December 23, 2022.

**Personal Representative:**  
**Paul A. Finerty**  
4624 Masefield Place  
Sarasota, FL 34241  
Attorney for  
Personal Representative:  
Charla M. Burchett  
E-Mail Addresses:  
cburchett@shutts.com  
cmbcour@shutts.com  
Florida Bar No. 0813230  
Shutts & Bowen LLP  
1858 Ringling Blvd., Suite 300  
Sarasota, FL 34236  
Telephone: (941) 552-3500  
Dec. 23, 30, 2022 22-02737S

## SECOND INSERTION

NOTICE OF RESCHEDULED SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
CIVIL ACTION

**CASE NO.: 58-2018-CA-002374-NC**  
**CIT BANK, N.A.,**  
**Plaintiff, vs.**  
**JEAN S. URBAN, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 25, 2022, and entered in Case No. 58-2018-CA-002374-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which CIT Bank, N.A., is the Plaintiff and Jean S. Urban, Gulf Gate Community Association, Inc., United States of America Acting through Secretary of Housing and Urban Development, Unknown Party #1 n/k/a John Urban, are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the January 30, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 27, BLOCK 89, GULF GATE WOODS, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 21, PAGE 35, 35A AND 35B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

A/K/A 2854 COVENTRY DRIVE, SARASOTA, FL 34231  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 20 day of December, 2022.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charline Calhoun  
Florida Bar #16141  
CT - 18-011442  
Dec. 23, 30, 2022 22-02736S

## FOURTH INSERTION

NOTICE BY PUBLICATION  
[Notice of Action Form:  
\$49.08, Florida Statutes]  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA

CIVIL DIVISION  
**Case No. 2022 CA 004076 NC**  
**Agency Case No.: 22-041884**  
**IN RE: THE FORFEITURE OF:**  
**A 2015 HONDA ODYSSEY**  
**VIN: 5FNRL5H91FB027510**  
TO: JUAN CARLOS QUINONES  
a/k/a RUSBEL AMILCAR CASTILLO  
CUBILLOS  
JEFFERSON JAVIER NUNEZ  
SUAREZ  
ANDRES FELIPE SUAREZ LOPEZ

Pursuant to Chapter 49, Florida Statutes, YOU ARE HEREBY NOTIFIED that an action to forfeit a 2015 Honda Odyssey VIN: 5FNRL5H91FB027510, which was seized on or about August 8, 2022, by the Sarasota Police Department in the parking lot of the Hyatt House Hotel, 5940 Caravan Court, Orlando, Florida, during the investigation of an armed residential burglary that took place in 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 Joseph J. Polzak, Attorney for the Petitioner City of Sarasota f/b/o the Sarasota Police Department, whose address is 1 S. School Avenue, Suite 700, Sarasota, Florida 34237, and file the original with the Clerk of the above styled Court on or before January 9, 2023 (30 days after the first publication); otherwise a default will be entered against you for the relief prayed for in the complaint.

This notice shall be punished once a week for four consecutive weeks in the BUSINESS OBSERVER (Sarasota) on December 9, 2022, December 16, 2022, December 23, 2022, and December 30, 2022

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 at Sarasota, Sarasota County, Florida, on this 29 day of November, 2022.

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

**JOSEPH J. POLZAK**  
FBN: 0039319  
Fournier, Connolly, Shamsey,  
Madinich & Polzak, P.A.  
1 South School Avenue, Suite 700  
Sarasota, FL 34237  
City Attorney's Office  
(941) 906-1199 Telephone  
(941) 362-0137 Facsimile  
joe.polzak@sarasotafll.gov  
Dec. 9, 16, 23, 30, 2022 22-02602S

## SECOND INSERTION

NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT, IN AND  
FOR SARASOTA COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION

**CASE NO: 2022 CA 001669 NC**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND**  
**ALL OTHERS WHO MAY CLAIM**  
**AN INTEREST IN THE ESTATE OF**  
**CARL DENNIS HAY A/K/A CARL**  
**D. HAY; CRISTINE HAY; JEFFERY**  
**HAY; DANIEL MARTIN,**  
**Defendant(s).**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARL DENNIS HAY A/K/A CARL D. HAY  
LAST KNOWN ADDRESS: UNKNOWN

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, TO-WIT: LOT 11, BLOCK M, SUN HAVEN, UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 2, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 5734 S LOCKWOOD RIDGE ROAD, SARASOTA, FL 34231

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Fort Lauderdale, FL, 33301 on or be-

fore Jan. 23, 2023, (no later than 30 days from the date of the first publication of this Notice of Action) 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.

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 14 day of December, 2022.

**KAREN E. RUSHING, CLERK**  
**CLERK OF THE CIRCUIT COURT**  
**(SEAL) BY: G. Kopinsky**  
**DEPUTY CLERK**  
Clerk of Court of Sarasota,  
2000 Main Street,  
Sarasota, FL 34237

**FRENKEL LAMBERT WEISS**  
**WEISMAN & GORDON, LLP**  
**ATTORNEY FOR PLAINTIFF**  
**ONE EAST BROWARD BLVD.,**  
**Suite 1111**  
**FORT LAUDERDALE, FL 33301**  
**TELEPHONE: (954) 522-3233**  
**| FAX: (954) 200-7770**  
**EMAIL: KAbraham@flwlaw.com**  
**DESIGNATED PRIMARY**  
**E-MAIL FOR SERVICE**  
**PURSUANT TO FLA. R. JUD.**  
**ADMIN 2.516**  
**fleservice@flwlaw.com**  
**04-095448-F00**  
Dec. 23, 30, 2022 22-02709S

**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com