







FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 58-2021-CA-004938 NC CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. JAMES MADISON FRAKE JR A/K/A JAMES M. FRAKE JR, et al., Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 21, 2022 in Civil Case No. 58-2021-CA-004938 NC of the Circuit Court of the TWELFTH

Judicial Circuit in and for Sarasota County, Sarasota, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and JAMES MADISON FRAKE JR A/K/A JAMES M. FRAKE JR, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25TH day of January, 2023 at 09:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
LOT 12, BLOCK 2500, 50TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR

PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 7, 7A THROUGH 7H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your

scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 0146803  
7106294  
20-00168-5  
January 6, 13, 2023 23-00027S

SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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/Aplnces; Justin Polewski: Hsld gds/Furn, TV/Stereo Equip, Tools/Aplnces.
- 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, which will end on Monday, January 23, 2023 at 10 AM.  
Dec. 30, 2022; Jan. 6, 2023 22-02749S

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2022-CA-003912 NC LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. FAUSTO RENE ESCOBAR, et al., Defendants.**  
TO: Unknown Party in Possession 1  
651 Resolute Lane  
Nokomis, FL 34275  
Unknown Party in Possession 2  
651 Resolute Lane  
Nokomis, FL 34275  
YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage on the following described property in Sarasota County, Florida:  
Lot 56, CALUSA PARK, according to the Plat thereof as recorded in Plat Book 48, Page(s) 34, of the Public Records of Sarasota County, Florida.  
has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service

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

call 711.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 29 day of December, 2022.  
Karen E. Rushing  
as Clerk of the Circuit Court of Sarasota County, Florida  
(SEAL) By: Glen Kopinsky  
DEPUTY CLERK  
Anthony R. Smith,  
the plaintiff's attorney  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
January 6, 13, 2023 23-00026S

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2022-CP-005291 Division Probate IN RE: ESTATE OF NANCY PAM KIGGANS, a/k/a NANCY P. KIGGANS Deceased.**  
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the estate of NANCY PAM KIGGANS, a/k/a NANCY P. KIGGANS, deceased, File Number 2022-CP-005291, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000

Main Street, Sarasota, Florida 34237; that the decedent's date of death was May 7, 2022; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:  
NAME ADDRESS  
DOUGLAS MacARTHUR KIGGANS II c/o Jenna Kyle Meltzer, Esquire  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
HEIDI MARIE SCOLARO  
c/o Jenna Kyle Meltzer, Esquire  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
LOTUS MELISSA RICKARD  
c/o Jenna Kyle Meltzer, Esquire  
Blalock Walters, P.A.  
802 11th Street West

Bradenton, Florida 34205-7734  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is January 6, 2023.

**Person Giving Notice:**  
**DOUGLAS MacARTHUR KIGGANS II**  
c/o Jenna Kyle Meltzer, Esquire  
**Blalock Walters, P.A.**  
802 11th Street West  
Bradenton, Florida 34205-7734  
Attorney for  
Person Giving Notice:  
JENNA KYLE MELTZER  
E-mail Address:  
jmeltzer@blalockwalters.com  
Secondary E-mail Address:  
jschembri@blalockwalters.com  
Alternate Secondary E-mail:  
alepper@blalockwalters.com  
Florida Bar No. 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
January 6, 13, 2023 23-00044S

SECOND 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.storage treasures.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

# OFFICIAL COURTHOUSE WEBSITES

**MANATEE COUNTY**

manateeclerk.com

**SARASOTA COUNTY**

sarasotaclerk.com

**CHARLOTTE COUNTY**

charlotteclerk.com

**LEE COUNTY**

leeclerk.org

**COLLIER COUNTY**

collierclerk.com

**HILLSBOROUGH COUNTY**

hillsclerk.com

**PASCO COUNTY**

pascoclerk.com

**PINELLAS COUNTY**

pinellasclerk.org

**POLK COUNTY**

polkcountyclerk.net

**ORANGE COUNTY**

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES  
floridapublicnotices.com

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



