

## SARASOTA COUNTY LEGAL NOTICES

**FIRST INSERTION**  
Notice is hereby given that MICHAEL H POSTMA, OWNER, desiring to engage in business under the fictitious name of DRAGON LADYS CUSTOMS located at 1158 STOEBER AVE, 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.  
January 26, 2024 24-00150S

**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 Longboat Press located at 3150 Lake Ridge Drive 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 19th day of January, 2024.  
Stress Less Mom, LLC  
January 26, 2024 24-00149S

**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 Bryan Brenny Trucking & Landscaping located at 5077 Fruitville Rd #223 in the City of Sarasota, Sarasota County, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 17th day of January, 2024.  
Bryan Brenny  
January 26, 2024 24-00138S

**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 Planting Seeds Therapy located at 5859 ELEGANT ORCHID WAY in the City of SARASOTA, Sarasota County, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 23rd day of January, 2024.  
Taryn Darley  
January 26, 2024 24-00170S

**FIRST 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 the Auction. The sale will occur as an online auction via www.storage-treasures.com on 2/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Jeanine Johnson unit #01256; Delbert Hyland unit #01284. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
Jan. 26; Feb. 2, 2024 24-00135S

**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 ALLSWELL located at 7500 ISLAND COVE TER, STE 102 in the City of SARASOTA, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 18th day of January, 2024.  
ALLSWELL IN WATERSIDE LLC  
VICTORIA DELANY  
January 26, 2024 24-00132S

**FIRST INSERTION**  
Notice of Self Storage Sale  
Please take notice Hide-Away Storage - South Sarasota, located at 8901 S Tamiami Trail, Sarasota, FL 34238 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 2/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Nicholas Trout unit #00948. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
Jan. 26; Feb. 2, 2024 24-00134S

**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 Levenson Mediation located at 8921 Olde Hickory Ave, in the County of Sarasota, in the City of Sarasota, Florida 34238 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota, Florida, this 22nd day of January, 2024.  
Steven S. Levenson  
January 26, 2024 24-00154S

**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 fictitious name of The New Grey located at 3218 S Osprey Ave, in the County of Sarasota in the City of Sarasota, Florida 34239 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota, Florida, this 23rd day of January, 2024.  
TUDO BEM LLC  
January 26, 2024 24-00160S

**FIRST 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 Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 2/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Ginger Mills unit #1040; David Jordan unit #4050. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
Jan. 26; Feb. 2, 2024 24-00133S

**FIRST 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 2/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Bernard Berry unit #00283; Matt Sheppard unit #00388; Patrick Jackson unit #00617; Daryll McNeal unit #01127; James Griffin unit #01137; Akiilah Charlisha Latanya Butler unit #01138; Guy Laguerre unit #01214; Joel Rodriguez unit #01451; Ralph Favors unit #01452; Wayne B Fletcher/JMR Cleaning Services Inc unit #CLT1. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
Jan. 26; Feb. 2, 2024 24-00136S

**FIRST INSERTION**  
NOTICE TO CREDITORS  
Case No. 2024 WL 000110 NC  
Estate of Marian F. Hyde  
Date of Birth: June 10, 1927  
Notice to Creditors: The decedent, Marian F. Hyde, who lived at 3280 Lake Pointe Blvd., Sarasota, Florida 34238, died December 11, 2023.  
Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Judy Homayouni or Mary Ann Spayd, named personal representatives or proposed personal representatives, at 7604 Camminare Dr., Sarasota, Florida 34238, 941-923-6477 or to both the probate court and named/proposed personal representatives within 90 days after the publication of this notice.  
January 24, 2024  
Judy Homayouni  
Mary Ann Spayd  
7604 Camminare Dr.  
Sarasota, Florida 34238  
941-923-6477  
Jan. 26; Feb. 2, 2024 24-00164S

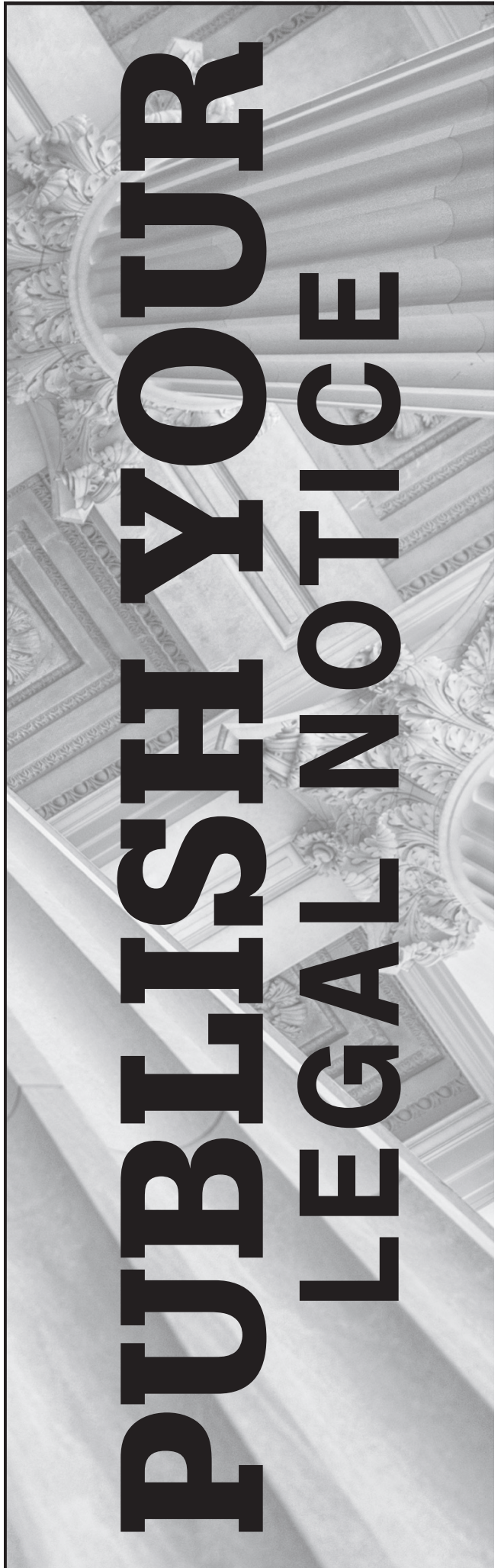
**FIRST INSERTION**  
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 879836 from Diocese of Venice in Florida Inc., 1000 Pinebrook Rd, Venice, FL 34285. Application received: 10/04/2023. Proposed activity: Adding additional asphalt for parking and drive and grass parking. Project name: Catholic Center Parking Addition. Project size: 0.72 acres. Location: Section 8 Township 39, Range 19E, in Sarasota County. Outstanding Florida Water: no. Aquatic preserve: no. 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/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. 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.  
January 26, 2024 24-00176S

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
The personal property, household goods, and contents of the following rental spaces will be sold for cash or otherwise disposed of to satisfy liens for unpaid rent in accordance with Florida Statute Chapter 83, Section 801 et seq. Call for info.  
On: 02/21/2024, At: 2:00 PM  
At: Southern Self Storage - North Port  
2245 Bobcat Village Center Rd  
North Port, FL 34288  
941-429-6866  
Auction Listed on www.storage-treasures.com and ends at 2:00PM  
Name Space No. Contents  
Williams 4005 Household items, Door Baby items, totes.  
Jan. 26; Feb. 2, 2024 24-00161S

**FIRST INSERTION**  
**NOTICE OF BOARD TOWNHALL WORKSHOP**  
**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**  
The Board of Supervisors of the Lakeside Plantation Community Development District will hold a Town Hall workshop on February 6, 2024 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.  
There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker phone so that any interested person can attend the workshop and be fully informed of discussions taking place either in person or by telephone communication. Anyone wishing to listen and participate in the workshop by telephone may contact the District Manager at the number provided below for call-in information. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The workshop may be continued to a date, time and place to be specified on the record at the Meeting.  
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Manager at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.  
Please note that no Board action will be taken at this workshop. Each person who decides to appeal any decision made by the Board with respect to any matter considered or discussed at the workshop 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.  
Jordan Lansford, District Manager  
Governmental Management Services - Tampa, LLC  
January 26, 2024 24-00145S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.  
Property includes the storage unit contents belonging to the following tenants at the following locations:  
**Metro Self Storage**  
619 Cattleman Rd  
Sarasota, FL 34232  
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **February 13th, 2024 at 10AM**  
Jan. 26; Feb. 2, 2024 24-00137S

Occupant Name	Unit	Description of Property
Shannon Tison	000A3	Household Items
Gary Bennington	000A1	Household Items
Gary A Bennington	000A1	Household Items
Jasmine Isom	00S63	Household Items
Jasmine S Isom	00S63	Household Items
Doretha Johnson	00S63	Household Items



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

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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

1/20/2024, V15



## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA  
COUNTY, FLORIDA  
PROBATE AND GUARDIANSHIP  
DIVISION  
FILE NO. 2024-CP-000079-NC  
IN THE ESTATE OF  
NANCY E. FERRARO  
a/k/a NANCY ELANA FERRARO,  
a/k/a NANCY ELLANA FERRARO,  
a/k/a NANCY FERRARO,  
Deceased.

The administration of the estate of Nancy E. Ferraro, deceased, whose date of death was November 25, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate and Guardianship Division, File Number 2024-CP-000079-NC, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS January 26, 2024.

## Personal Representative:

**Judy Gee**  
c/o Neil W. Scott  
Attorney for Personal Representative:  
Neil W. Scott  
FBN 402575  
1800 Second Street, Suite 790  
Sarasota, FL 34236  
Tel. (941) 906-8555  
Email address: neil@nwscott.com  
Secondary email address for service:  
service@nwscott.com  
Jan. 26; Feb. 2, 2024 24-00171S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 2024 CP 000174 NC  
Division Probate  
IN RE: ESTATE OF  
ROBERT R. PRESSLEY  
Deceased.

The administration of the estate of Robert R. Pressley, deceased, whose date of death was September 24, 2023, 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 January 26, 2024.

## Personal Representative:

/s/ Jo Anne Pressley  
**Jo Anne Pressley**  
2534 Paradise Plum Drive  
Lakewood Ranch, Florida 34240  
Attorney for Personal Representative:  
/s/ John T. Griffin  
John T. Griffin, Attorney  
Florida Bar Number: 0674281  
GRIFFIN & GRIFFIN  
7077 S. Tamiami Trail  
Sarasota, FL 34231  
Telephone: (941) 966-2700  
Fax: (941) 966-2722  
E-Mail: john@griffinelderlaw.com  
Secondary E-Mail:  
tish@griffinelderlaw.com  
Jan. 26; Feb. 2, 2024 24-00155S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-6467-NC  
Division Probate  
IN RE: ESTATE OF  
MYRTLE N. KRAUSE  
Deceased.

The administration of the estate of Myrtle N. Krause, deceased, whose date of death was November 5, 2023, 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 January 26, 2024.

## Personal Representatives:

**Diane M. Kukich**  
**Daniel K. Krause**  
c/o Boyer & Boyer, P.A.  
46 N Washington Blvd, Ste 21  
Sarasota, FL 34236  
Attorney for Personal Representatives:  
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  
Jan. 26; Feb. 2, 2024 24-00175S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 6227 SC  
Division Probate  
IN RE: ESTATE OF  
JOSEPH A. FANCIULLI  
Deceased.

The administration of the estate of JOSEPH A. FANCIULLI, deceased, whose date of death was June 8, 2023, 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 January 26, 2024.

## Personal Representative:

/s/ Mark A. Fanciulli  
**MARK A. FANCIULLI**  
2210 Blake Street, Unit 305  
Denver, Colorado 80205  
Attorney for Personal Representative:  
/s/ Dorothy L. Korszen  
DOROTHY L. KORSZEN, ESQUIRE  
Florida Bar Number: 765317  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
237 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 484-1996  
Fax: (941) 497-7634  
E-Mail: dkorszen@farr.com  
Secondary E-Mail:  
jpainchaud@farr.com  
Jan. 26; Feb. 2, 2024 24-00153S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-000281 SC  
IN RE: ESTATE OF  
EARL C. DIXON SR.  
Deceased.

The administration of the estate of Earl C. Dixon Sr., deceased, whose date of death was December 2, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 January 26, 2024.

## Personal Representative:

/s/ Helen M. Fulvi  
**Helen M. Fulvi**  
4991 Germany Ave.  
North Port, Florida 34288  
Attorney for Personal Representative:  
/s/ Andrej Cuturic  
Andrej Cuturic  
Florida Bar Number: 1018523  
801 E Venice Ave, Ste. 2  
Venice, Florida 34285  
Telephone: (941) 441-9193  
Fax: (941) 214-2629  
E-Mail: ac@legacylifelegal.com  
Secondary E-Mail:  
stephanie@legacylifelegal.com  
Jan. 26; Feb. 2, 2024 24-00146S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 6173 NC  
Division Probate  
IN RE: ESTATE OF  
SANDRA L. OSWALD  
Deceased.

The administration of the estate of Sandra L. Oswald, deceased, whose date of death was August 19, 2023, 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 January 26, 2024.

## Personal Representative:

/s/ Robert A. Oswald  
**Robert A. Oswald**  
5060 Mahogany Run Ave.  
Sarasota, Florida 34239  
Attorney for Personal Representative:  
/s/ Ira Stewart Wiesner  
Ira Stewart Wiesner, Esq.  
Attorney  
Florida Bar Number: 222887  
ADVOCATES IN AGING  
WIESNER SMITH PLLC  
328 N Rhodes Avenue  
Sarasota, FL 34237  
Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: sherri@wiesnerlaw.com  
Secondary E-Mail:  
rachel@wiesnerlaw.com  
Jan. 26; Feb. 2, 2024 24-00140S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 6464 SC  
Division H  
IN RE: ESTATE OF  
ROGER F. MARTIN  
Deceased.

The administration of the estate of ROGER F. MARTIN, deceased, whose date of death was October 24, 2023, 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 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 JANUARY 26, 2024.

## Personal Representative:

**ELLEN SCHLICK**  
1127 TUSCANY BOULEVARD  
VENICE, Florida 34292  
Attorney for Personal Representative:  
STEPHEN K. BOONE, ESQ.  
Florida Bar Number: 0371068  
BOONE BOONE & BOONE, P.A.  
1001 Avenida Del Circo  
VENICE, FL 34285  
Telephone: (941) 488-6716  
Fax: (941) 488-7079  
E-Mail: sboone@boone-law.com  
Jan. 26; Feb. 2, 2024 24-00158S

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 006489 NC  
Division: Probate  
IN RE: ESTATE OF  
JAMES EDWARD MOESTA  
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 James Edward Moesta, deceased, File Number 2023 CP 006489 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34237; that the decedent's date of death was October 20, 2023; that the total value of the estate is less than \$35,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Richard Moesta  
255 Tamiami Trail, #71  
Nokomis, FL 34275

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 26, 2024.

## Person Giving Notice:

**Richard Moesta**  
c/o Ledbetter Law Group  
229 Pensacola Road  
Venice, FL 34285  
Attorney for Person Giving Notice  
Ledbetter Law Group  
Steven W. Ledbetter, Esq.,  
FL Bar No. 41345  
Email: steve@LedbetterLawFL.com  
Callie W. Cowan, Esq.,  
FL Bar No. 57893  
Email: callie@LedbetterLawFL.com  
Carolyn S. Smith, Esq.,  
FL Bar No. 1045180  
Email: carrie@LedbetterLawFL.com  
229 Pensacola Road  
Venice, Florida 34285  
Tel: (941) 256-3965  
Fax: (941) 866-7514  
2nd Email:  
probate@LedbetterLawFL.com  
Jan. 26; Feb. 2, 2024 24-00166S

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File Number 2023-CP-5459 NC  
IN RE: ESTATE OF  
JAMES TIMOTHY McCARVER,  
Deceased.

The administration of the ESTATE OF JAMES TIMOTHY McCARVER, deceased, whose date of death was February 16, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File Number 2023-CP-5459 NC, 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 has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is January 26, 2024.

## Personal Representative:

/s/ Kathryn McCarver Root  
**KATHRYN MCCARVER ROOT**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
/s/ Richard R. Gans  
RICHARD R. GANS  
Florida Bar No. 0040878  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
rgans@fergesonskipper.com  
services@fergesonskipper.com  
Jan. 26; Feb. 2, 2024 24-00139S

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 006181 NC  
IN RE: ESTATE OF  
ARTHUR FRANK NEFF  
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 Arthur Frank Neff, deceased, File Number 2023 CP 006181 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Room 102, Sarasota, FL 34237; that the decedent's date of death was October 16, 2023; 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  
Michael Arthur Neff  
c/o Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Tracy Anne Meyler  
c/o Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Ryan Edward Neff  
c/o Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114

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 26, 2024.

## Person Giving Notice:

**Michael Arthur Neff**  
c/o Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Attorney for Person Giving Notice  
Edward A. Dimayuga  
Attorney  
Florida Bar Number: 50634  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 258-0392  
E-Mail: ed@legacylaw313.com  
Secondary E-Mail:  
paralegal@legacylaw313.com  
Jan. 26; Feb. 2, 2024 24-00148S

## FIRST INSERTION

Notice to Creditors  
(Summary Administration)  
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 Cynthia Ann McEwen, deceased, File number 2024 CP 000374 NC by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Karen Rushing, Clerk of Court, Probate Division, P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was October 21, 2023; that the total value of the estate is [z] Infinity futures 12k, 7k in Suncoast Credit Union. and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
John D. Schmidt  
1745 Harrier Circle,  
Sarasota, FL 34231

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against estate of the decedent other than those listed in the Order of Summary Administration, 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. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS January 26, 2024.

## Person Giving Notice

/s/ John D. Schmidt  
**John D. Schmidt**  
1745 Harrier Circle  
Sarasota, FL 34231  
Attorney for Person Giving Notice:  
Digitally signed by  
/s/ Robert T. Smallwood II  
Robert T. Smallwood II  
Florida Bar No. : 0718424  
2100 Constitution Blvd.  
Sarasota, FL 34231  
Telephone: (941) 349-6066  
Jan. 26; Feb. 2, 2024 24-00165S

## 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.: 2023 DR 4606  
IN RE THE MARRIAGE OF:  
**MICHAEL D. FOX,**  
Petitioner, and  
**ALISON FOX,**  
Respondent.  
TO: Alison Fox

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Law Offices of Tinley M. Rudd, Esq., whose address is 2127 Ringling Blvd., Suite 103, SARASOTA, FL 34237 on or before February 26, 2024, and file the original with the clerk of this Court at Sarasota County Courthouse, 2000 Main Street, Sarasota, Florida 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

Real property located at 4210 Brazilnut Avenue, Sarasota, Florida 34234.

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

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

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

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

Dated: January 16, 2024  
KAREN E. RUSHING, CLERK  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: Glen Kopinsky  
Deputy Clerk

Law Offices of  
Tinley M. Rudd, Esq.  
2127 Ringling Blvd., Suite 103  
SARASOTA, FL 34237  
Jan. 26; Feb. 2, 9, 16, 2024  
24-00143S



FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 005342 SC**  
**IN RE: ESTATE OF JUDITH A. CONLEY, Deceased.**

The administration of the estate of JUDITH A. CONLEY, deceased, File Number 2023 CP 005342 SC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT 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 January 26, 2024.

**Personal Representative:**  
**MARIE F. OSADJAN**  
 4724 Bark Rd  
 Sturgeon Bay, WI 54235  
 Attorney for  
 Personal Representative:  
**JORDAN J. RICCARDI, ESQ.**  
 E-Mail Addresses:  
 jriccardi@icardmerrill.com  
 keapp@icardmerrill.com  
 Florida Bar No. 0100363  
 Icard, Merrill, Cullis, Timm,  
 Furen & Ginsburg PA  
 2033 Main St Ste 600  
 Sarasota, FL 34237  
 Telephone: (941) 366-8100  
 Jan. 26; Feb. 2, 2024 24-00162S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 006404 NC**  
**IN RE: ESTATE OF SCOTT D. SMITH, Deceased.**

The administration of the estate of SCOTT D. SMITH, deceased, whose date of death was October 14, 2023, 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 January 26, 2024.

**Personal Representative:**  
**JULIE E. SMITH**  
 1655 South Drive  
 Sarasota, FL 34239  
 Attorney for Personal Representative:  
**ROSE-ANNE B. FRANO**  
 Florida Bar No. 0592218  
 Williams Parker Harrison  
 Dietz & Getzen  
 50 Central Avenue, Eighth Floor  
 Sarasota, FL 34236  
 Telephone: 941-366-4800  
 Designation of Email  
 Addresses for service:  
 Primary: rfrano@williamsparke.com  
 Secondary:  
 ncarson@williamsparke.com  
 Jan. 26; Feb. 2, 2024 24-00174S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 5558 NC**  
**Division Probate**  
**IN RE: ESTATE OF TODD C. OSADJAN, Deceased.**

The administration of the estate of TODD C. OSADJAN, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

**Personal Representative:**  
**MARIE F. OSADJAN**  
 4724 Bark Rd  
 Sturgeon Bay, WI 54235  
 Attorney for  
 Personal Representative:  
**JORDAN J. RICCARDI, ESQ.**  
 E-Mail Addresses:  
 jriccardi@icardmerrill.com  
 keapp@icardmerrill.com  
 Florida Bar No. 0100363  
 Icard, Merrill, Cullis, Timm,  
 Furen & Ginsburg PA  
 2033 Main St Ste 600  
 Sarasota, FL 34237  
 Telephone: (941) 366-8100  
 Jan. 26; Feb. 2, 2024 24-00147S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**Case No. 2023 CP 6099 SC**  
**IN RE: THE ESTATE OF: CATHLEEN RAE CAPPELLI, Deceased**  
**CHARLES CAPPELLI, Petitioner**

The administration of the testate estate of CATHLEEN RAE CAPPELLI, deceased, whose date of death was March 3, 2023, and the last four digits of whose social security number are 0841, is pending in the 12th Judicial Circuit Court in and For Sarasota County, Florida, the address of which is 4004 S. Tamiami Trail, Venice, FL, 34293. The name of the personal representative is CHARLES CAPPELLI. The name and address of the personal representative's attorney and registered agent 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 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 January 26, 2024.

DATED this 22nd day of January, 2024.  
 /s/ RAYMOND S. GRIMM, ESQ.  
 3189 Bobcat Village Center Road  
 North Port, FL 34288  
 941-423-7897  
 raygrimm@outlook.com  
 F.L.A. BAR NO. 0488798  
 Attorney and Registered Agent for  
 Personal Representative  
 Jan. 26; Feb. 2, 2024 24-00152S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 006393 NC**  
**IN RE: ESTATE OF SUSAN MEYERS a/k/a SUSAN S. MEYERS a/k/a SUSAN MARY MEYERS Deceased.**

The administration of the estate of SUSAN MEYERS, deceased, whose date of death was November 11, 2023, 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 January 26, 2024.

**/s/ Brandy Meyers**  
**BRANDY MEYERS**  
 P.O. Address:  
 6211 Sawyer Loop Road, Apt. 316,  
 Sarasota, FL 34238  
**Personal Representative**  
**SANDY ALAN LEVITT, P.A.**  
 Attorneys for  
 Personal Representative  
 2201 RINGLING BOULEVARD  
 SUITE 203  
 SARASOTA, FL 34237  
 Telephone: (941) 955-9993  
 Florida Bar No. 0282529  
 Email Addresses:  
 salevitt.pa@verizon.net  
 Jan. 26; Feb. 2, 2024 24-00167S

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024 CP 000136 SC**  
**IN RE: ESTATE OF FRANCES MARIE FERRESE, A/K/A FRANCES M. FERRESE Deceased.**

The administration of the estate of FRANCES MARIE FERRESE, A/K/A FRANCES M. FERRESE, deceased, whose date of death was December 2, 2023, 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 January 26, 2024.

**Personal Representative:**  
**DARLENE F. APPEL**  
 6000 Aston Gardens, Apt No. 214 H  
 Venice, Florida 34292  
 Attorney for Personal Representative:  
 /s/ David R Cornish  
 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  
 Jan. 26; Feb. 2, 2024 24-00168S

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-CP-4686 NC**  
**Division Probate**  
**IN RE: ESTATE OF THOMAS DALE SCHROEDER A/K/A THOMAS D. SCHROEDER Deceased.**

those to whom it has been assigned by such order are:  
 Kevin T. Schroeder  
 54 Cardinal Dr.  
 Hanover, PA 17331  
 Frederic Thomas Schroeder  
 316 Notch Rd.  
 Bristol, VT 05443  
 Jason Thomas Schroeder  
 3633 N. Native Dancer Dr.  
 Cedar City, UT 84721  
 Thomas Howard Schroeder  
 20 First Way  
 Nantucket, MA 02554

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 Thomas Dale Schroeder a/k/a Thomas D. Schroeder, deceased, File Number 23-CP-4686 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237; that the decedent's date of death was June 22, 2023; that the total value of the estate is \$50,000 and that the names and addresses of

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-003173 NC**  
**Division Probate**  
**IN RE: ESTATE OF BRUCE ROBERT KRAUSE Deceased.**

addresses of those to whom it has been assigned by such order are:  
 Emmaline Rose Krause  
 1545 W. Chase Avenue, Apt. 206  
 Chicago, IL 60626  
 Benjamin Jacob Krause  
 3803 Victoria Drive  
 Richton Park, IL 60471  
 Heather Catherine Taylor  
 469 Country Club  
 Lake Geneva, WI 53147

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 Bruce Robert Krause, deceased, File Number 23-CP-3173 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237; that the decedent's date of death was December 21, 2022; that the total value of the estate is \$62,053 and that the names and

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 6442 NC**  
**Division Probate**  
**IN RE: ESTATE OF Eric Dranoff Deceased.**

copy of this notice is required 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 January 26, 2024.

**Personal Representative:**  
**DARLENE F. APPEL**  
 6000 Aston Gardens, Apt No. 214 H  
 Venice, Florida 34292  
 Attorney for Personal Representative:  
 /s/ David R Cornish  
 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  
 Jan. 26; Feb. 2, 2024 24-00168S

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-CP-4686 NC**  
**Division Probate**  
**IN RE: ESTATE OF THOMAS DALE SCHROEDER A/K/A THOMAS D. SCHROEDER Deceased.**

those to whom it has been assigned by such order are:  
 Kevin T. Schroeder  
 54 Cardinal Dr.  
 Hanover, PA 17331  
 Frederic Thomas Schroeder  
 316 Notch Rd.  
 Bristol, VT 05443  
 Jason Thomas Schroeder  
 3633 N. Native Dancer Dr.  
 Cedar City, UT 84721  
 Thomas Howard Schroeder  
 20 First Way  
 Nantucket, MA 02554

TO 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

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-003173 NC**  
**Division Probate**  
**IN RE: ESTATE OF BRUCE ROBERT KRAUSE Deceased.**

addresses of those to whom it has been assigned by such order are:  
 Emmaline Rose Krause  
 1545 W. Chase Avenue, Apt. 206  
 Chicago, IL 60626  
 Benjamin Jacob Krause  
 3803 Victoria Drive  
 Richton Park, IL 60471  
 Heather Catherine Taylor  
 469 Country Club  
 Lake Geneva, WI 53147

TO 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. NOTWITH-

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 6442 NC**  
**Division Probate**  
**IN RE: ESTATE OF Eric Dranoff Deceased.**

copy of this notice is required 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 January 26, 2024.

**Personal Representative:**  
**DARLENE F. APPEL**  
 6000 Aston Gardens, Apt No. 214 H  
 Venice, Florida 34292  
 Attorney for Personal Representative:  
 /s/ David R Cornish  
 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  
 Jan. 26; Feb. 2, 2024 24-00168S

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 26, 2024.

**Person Giving Notice:**  
**Kevin T. Schroeder**  
 54 Cardinal Dr.  
 Hanover, PA 17331

Attorney for  
 Person Giving Notice:  
 Jeffrey R. Kuhns,  
 Florida Bar No. 96026  
 Forrest G. Miller,  
 Florida Bar No. 1028360  
 KUHN'S LAW FIRM, PLLC  
 425 Cross Street, Ste. #312  
 Punta Gorda, Florida 33950  
 Telephone: (941) 205-8000/  
 Fax: (941) 205-8001  
 E-Mail: jeff@kuhnslawfirm.com  
 Secondary E-Mail:  
 forrest@kuhnslawfirm.com  
 Jan. 26; Feb. 2, 2024 24-00173S

STANDING 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 26, 2024.

**Person Giving Notice:**  
**Emmaline Rose Krause**  
 1545 W. Chase Avenue, Apt. 206  
 Chicago, IL 60626

Attorney for Person Giving Notice:  
 Jeffrey R. Kuhns,  
 Florida Bar No. 96026  
 Forrest G. Miller,  
 Florida Bar No. 1028360  
 KUHN'S LAW FIRM, PLLC  
 425 Cross Street, Ste. #312  
 Punta Gorda, Florida 33950  
 Telephone: (941) 205-8000/  
 Fax: (941) 205-8001  
 E-Mail: jeff@kuhnslawfirm.com  
 Secondary E-Mail:  
 forrest@kuhnslawfirm.com  
 Jan. 26; Feb. 2, 2024 24-00172S

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 26, 2024.

**Debra Selman Dranoff**  
**c/o Kanetsky, Moore & DeBoer, PA**  
 P.O. Address:  
 227 Nokomis Avenue South  
 Venice, FL 34285

**Personal Representative**  
**JON R. FAHS, Jr.**  
**KANETSKY, MOORE & DEBOER, P.A.**  
 ATTORNEYS AT LAW  
 Attorneys for Personal Representative  
 227 S. NOKOMIS AVE.  
 VENICE, FL 34285  
 Telephone: (941) 485-1571  
 Florida Bar No. 1025389  
 Email Addresses: jrf@kmdpa.com  
 Jan. 26; Feb. 2, 2024 24-00159S

**WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.**

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

Why try to fix something that isn't broken?

**2 OUT OF 3**  
 U.S. adults read a newspaper in print or online during the week.

**Keep Public Notices in Newspapers.**

**NEWS MEDIA ALLIANCE**  
 www.newsmediaalliance.org



## FIRST INSERTION

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

**CASE NO.: 2023-CA-005755 NC  
UNITED WHOLESALERS  
MORTGAGE, LLC,  
Plaintiff, vs.  
SHARKER MOHAMMAD ABU  
KHALED A/K/A SHARKER  
KHALED, et. al.  
Defendants.**  
To: SHARKER MOHAMMAD ABU  
KHALED A/K/A SHARKER KHALED  
5336 PONCE DE LEON BLVD  
NORTH PORT, FL 34291  
LAST KNOWN ADDRESS: STATED;  
CURRENT ADDRESS: UNKNOWN  
To: NADIA MERISSA CORNELIUS  
5336 PONCE DE LEON BLVD  
NORTH PORT, FL 34291  
LAST KNOWN ADDRESS: STATED;  
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that  
an action to foreclose Mortgage covering  
the following real and personal  
property described as follows, to-wit:  
LOT 15, BLOCK 1460, 30TH  
ADDITION TO PORT CHAR-  
LOTTE SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF, RECORDED IN  
PLAT BOOK 15, PAGE(S) 14 OF  
THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLORIDA.

has been filed against you and you are

required to file a copy of your written  
defenses, if any, to it on David B. Adamian  
, Deluca Law Group, PLLC, 2101  
NE 26th Street, Fort Lauderdale, FL  
33305 and file the original with the  
Clerk of the above-styled Court on or  
before February 26, 2024 30 days from  
the first publication, otherwise a Judgment  
may be entered against you for the relief  
demanded in the Complaint.

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

WITNESS my hand and seal of said  
Court on the 17 day of January, 2024.

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

David B. Adamian,  
Deluca Law Group, PLLC,  
2101 NE 26th Street,  
Fort Lauderdale, FL 33305  
23-05620-1  
Jan. 26; Feb. 2, 2024 24-00144S

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
**CASE NO.: 2023 CA 000676 NC  
MCLP ASSET COMPANY, INC.  
Plaintiff(s), vs.  
KEITH HARVIN; et al.,  
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT,  
pursuant to Plaintiff's Final Judgment  
of Foreclosure entered on December 21,  
2023 in the above-captioned action, the  
Clerk of Court, Karen E. Rushing, will  
sell to the highest and best bidder for  
cash at [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com)  
in accordance with Chapter 45, Florida  
Statutes on the 20th day of February,  
2024 at 09:00 AM on the following  
described property as set forth in said  
Final Judgment of Foreclosure or order,  
to wit:

LOT 2, BLOCK B, NEWTOWN  
HEIGHTS, A SUBDIVISION ACCORDING  
TO THE PLAT OR MAP THEREOF  
DESCRIBED IN PLAT BOOK 1, AT PAGE(S)  
108, OF THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLORIDA.  
Property address: 3041 Gillespie  
Avenue, Sarasota, FL 34234

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

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

Respectfully submitted,  
/s/ Heather L. Griffiths  
PADGETT LAW GROUP  
HEATHER GRIFFITHS, ESQ.  
Florida Bar # 91444  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)  
Attorney for Plaintiff  
TDP File No. 22-005773-1  
Jan. 26; Feb. 2, 2024 24-00169S

## FIRST INSERTION

NOTICE OF SALE PURSUANT TO  
CHAPTER 45  
IN THE COUNTY COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA GENERAL  
JURISDICTION DIVISION

**CASE NO. 2023-CC-003792 NC  
LANDINGS SOUTH I  
CONDOMINIUM ASSOCIATION,  
INC., A FLORIDA NOT FOR  
PROFIT CORPORATION,  
PLAINTIFF, V.  
MARK D. SIEGEL,  
DEFENDANT.**

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated January 17, 2024, and entered in  
Case No. 2023-CC-3792 of the County  
Court of the Twelfth Judicial Circuit  
in and for Sarasota County, Florida,  
wherein LANDINGS SOUTH I CON-  
DOMINIUM ASSOCIATION, INC. is  
Plaintiff, and MARK D. SIEGEL is  
Defendant, Karen E. Rushing, Sarasota  
County Clerk of Court, will sell to the  
highest and best bidder for cash:

[ ] [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com), the  
Clerk's website for online auctions, at  
9:00 a.m., on the 21st day of February,  
2024 the following described property  
as set forth in said Final Judgment, to  
wit:

Unit 104, Building 1, THE LAND-  
INGS SOUTH I, a Condominium  
according to the Declaration of  
Condominium recorded in Offi-  
cial records Book 1677, Page 285  
and amendments thereto, and  
as per plat thereof, recorded in

Condominium Book 22, Page 24,  
and amendments thereto, of the  
Public Records of Sarasota County  
Florida.

A/K/A: 5220 Landings Blvd., Unit  
104, Sarasota, FL 34231

A PERSON CLAIMING AN INTER-  
EST IN THE SURPLUS FROM THE  
SALE, IF ANY, OTHER THAN THE  
PROPERTY OWNER AS OF THE  
DATE OF THE LIS PENDENS MUST  
FILE A CLAIM WITHIN SIXTY (60)  
DAYS AFTER THE SALE.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Sarasota County Jury Of-  
fice, 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.

BECKER & POLLAKOFF, P.A.  
Attorneys for Plaintiff  
1 East Broward Blvd., Suite 1700  
Fort Lauderdale, FL 33301  
Phone: (954) 985-4102  
Fax: (954) 987-5940

Primary email:  
[cofoservice@mail@beckerlawyers.com](mailto:cofoservice@mail@beckerlawyers.com)  
BY: /s/ Mary R. Hawk  
Mary R. Hawk  
Florida Bar #0162868  
24510292v1 L31334/417406  
Jan. 26; Feb. 2, 2024 24-00151S

## FIRST INSERTION

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

CIVIL ACTION

**Case No. 2023 CC 006859 NC  
SARASOTA SANDS OWNERS  
ASSOCIATION, INC.,  
Plaintiff, v.  
JOSEPH SELLERS and  
ELIZABETH SELLERS,  
Defendants.**

TO: JOSEPH SELLERS and ELIZA-  
BETH SELLERS and if any of the  
above named natural persons be mar-  
ried, their unknown spouses, and if any  
of the above named natural persons be  
dead, their unknown heirs, devisees,  
grantees, successors or other parties  
claiming by, through, under or against  
them, and any and all other persons  
claiming any right, title, interest, lien,  
estate or demand in or to be the fol-  
lowing described real property and to  
reform a certain deed, situate, lying  
and being in Sarasota County, Florida,  
to-wit:

An undivided 1/50th interest in  
and to Condominium Unit B237,  
Week 27 and its undivided re-  
spective share in those common  
elements appertaining thereto in  
accordance with and subject to the  
covenants, conditions, terms  
restrictions and other provisions  
of a certain Declaration of  
Condominium of SARASOTA  
SANDS, a resort condominium  
hotel, as recorded in Official  
Records Book 1364 at Page 1165  
et seq. of the Public Records of  
Sarasota County, Florida, and as  
per Condominium Plat recorded

in Condominium Book 14 at  
Pages 4 through 4B, inclusive,  
of the public records of Sarasota  
County, Florida.

YOU ARE HEREBY notified that a  
foreclosure action on the above de-  
scribed property has been filed against  
you in the above entitled Court and you  
are required to serve a copy of your writ-  
ten defenses to the Complaint on the  
Plaintiff's Attorney, DAVID K. OAKS,  
ESQ., of DAVID K. OAKS, P.A., P. O.  
Box 671, Saluda, NC 28773, and file  
the original with the Clerk of the Court,  
Sarasota County Courthouse, 2000  
Main Street, Sarasota, FL 34237 on or  
before the 26 day of February, 2024,  
otherwise a judgment may be entered  
against you for the relief demanded in  
the Complaint.

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

Witness my hand and seal of said  
Court on this 17 day of January, 2024.

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

David K. Oaks, P.A.  
P. O. Box 671  
Saluda, NC 28773  
Jan. 26; Feb. 2, 2024 24-00142S

## FIRST INSERTION

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

CIVIL DIVISION

**CASE NO. 2022 CA 000743 NC  
FOREST LAKES VILLAGE  
OWNERS ASSOCIATION, INC.,  
a Florida not for profit corporation,  
Plaintiff, v.**

JEANNETTE V. CAVANAUGH,  
(deceased); TIMOTHY J.  
CAVANAUGH, Heir to JEANNETTE  
V. CAVANAUGH, (deceased);  
SASHA R. CAVANAUGH, Spouse of  
TIMOTHY J. CAVANAUGH,  
Heir to JEANNETTE V.  
CAVANAUGH, (deceased);  
IRENE KENNEDY, Heir to  
JEANNETTE V. CAVANAUGH,  
(deceased); WILLIAM E.  
KENNEDY, JR., Spouse of IRENE  
KENNEDY, Heir to JEANNETTE V.  
CAVANAUGH, (deceased);  
JAMES CAVANAUGH, Heir to  
JEANNETTE V. CAVANAUGH,  
(deceased); LORI ANN  
CAVANAUGH, Spouse of JAMES  
CAVANAUGH, Heir to JEANNETTE  
V. CAVANAUGH, (deceased);  
THOMAS CAVANAUGH, Heir to  
JEANNETTE V. CAVANAUGH,  
(deceased),  
Defendants.

Notice is hereby given pursuant to the  
Consent In Rem Final Judgment of  
Foreclosure entered on January 22,  
2024 in the above-styled Case Number  
2022 CA 000743 in the Circuit Court  
of SARASOTA, Florida, that the Clerk  
of Court shall sell the following prop-  
erty, in SARASOTA County, Florida,  
described as:

Unit No 201, Building Thirteen,

Forest Lakes Village, Section Two,  
a Condominium according to the  
Declaration of Condominium re-  
corded in O R Book 1025, Page  
1088, et seq. as amended and ac-  
cording to the plat thereof record-  
ed in Condominium Book 7, Pages  
14 and 14A, of the Public Records  
of Sarasota County, Florida.

Property address of: 2688 Clubhouse  
Dr., Unit 201, Bldg. 13, Sarasota, FL  
34232 at public sale, to the highest and  
best bidder for cash, at [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com), at 9:00 A.M. on  
February 22, 2024. The highest bidder  
shall immediately post with the Clerk, a  
deposit equal to 5% of the final bid. The  
deposit must be cash or cashier's check  
payable to the Clerk of Court and will  
be applied to the sale price at the time  
of final payment. Final payment must  
be made on or before 5:00 p.m. of the  
day of the sale by cash or cashier's check.

Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date  
of the lis pendens must file a claim with-  
in sixty (60) days after the sale.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Sarasota County Jury Of-  
fice, 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 23rd day of January, 2024.  
By: Thomas A. Marino, Esquire  
Jan. 26; Feb. 2, 2024 24-00163S

## FIRST INSERTION

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

**CASE NO.: 2023 CA 000055 NC  
CARRINGTON MORTGAGE  
SERVICES, LLC,  
Plaintiff, v.**

LOGAN CREPEAU; AMANDA  
CREPEAU; ALL UNKNOWN  
PARTIES CLAIMING  
INTERESTS BY, THROUGH,  
UNDER OR AGAINST A NAMED  
DEFENDANT TO THIS ACTION,  
OR HAVING OR CLAIMING TO  
HAVE ANY RIGHT, TITLE OR  
INTEREST IN THE PROPERTY  
HEREIN DESCRIBED,  
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant  
to Consent Final Judgment dated  
December 19, 2023 entered in Civil  
Case No. 2023 CA 000055 NC in Cir-  
cuit Court of the 12th Judicial Circuit  
in and for Sarasota County, Florida,  
wherein CARRINGTON MORTGAGE  
SERVICES, LLC, Plaintiff and LOGAN  
CREPEAU; AMANDA CREPEAU are  
Defendant(s), Karen E. Rushing, Clerk  
of Court, will sell to the highest and best  
bidder for cash beginning at 9:00 AM  
at [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com) in  
accordance with Chapter 45, Florida  
Statutes on April 26, 2024 the following  
described property as set forth in said  
Final Judgment, to-wit:

LOT 141, UNIT NO. 4, GREEN  
MANOR ESTATES, ACCORD-  
ING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK  
15, PAGE(S) 8, OF THE PUB-  
LIC RECORDS OF SARASOTA

COUNTY, FLORIDA  
Property Address: 3028 22nd  
Street, Sarasota, Florida 34234

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

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

If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.

Karen E. Rushing  
CLERK OF THE CIRCUIT COURT  
Sarasota County, Florida  
DEPUTY CLERK OF COURT

Submitted By: Jordan Shealy  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Service Email:  
[flrealprop@kelleykronenberg.com](mailto:flrealprop@kelleykronenberg.com)  
File No.: CRF22136-JMV  
Jan. 26; Feb. 2, 2024 24-00156S

## FIRST INSERTION

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

CIVIL DIVISION

**Case #: 2021 CA 005083 NC  
DIVISION: C**

**Nationstar Mortgage LLC d/b/a Mr.  
Cooper**

**Plaintiff, vs-**

**Mira Matchin a/k/a Mira Matchkin  
a/k/a Mira Matechin; Unknown  
Spouse of Mira Matchin a/k/a Mira  
Matchkin a/k/a Mira Matechin;  
Guenara Teshabaeva; United States  
of America; Sarasota County,  
Florida; Unknown Parties in  
Possession #1, if living, and all  
Unknown Parties claiming by,  
through, under and against the above  
named Defendant(s); Unknown  
Parties in Possession #2, if living,  
and all Unknown Parties claiming  
by, through, under and against the  
above named Defendant(s)  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-  
ant to order rescheduling foreclosure  
sale or Final Judgment, entered in  
Civil Case No. 2021 CA 005083 NC of  
the Circuit Court of the 12th Judicial  
Circuit in and for Sarasota County,  
Florida, wherein Nationstar Mortgage  
LLC d/b/a Mr. Cooper, Plaintiff and  
Mira Matchin a/k/a Mira Matchkin  
a/k/a Mira Matechin are defendant(s),  
I, Clerk of Court, Karen E. Rushing, will  
sell to the highest and best bidder for  
cash VIA THE INTERNET AT WWW.  
SARASOTA.REALFORECLOSE.COM  
, AT 9:00 A.M. on February 29, 2024,

the following described property as set  
forth in said Final Judgment, to-wit:

LOTS 21 AND 22, BLOCK C,  
WARM SPRINGS SUBDIVI-  
SION, ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 4, PAGE 56, OF  
THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLOR-  
IDA.

ANY PERSON CLAIMING AN IN-  
TEREST 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 NO LATER  
THAN THE DATE THAT THE  
CLERK REPORTS THE FUNDS 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 Of-  
fice, P.O. Box 3079, Sarasota, Florida  
34230-3079, (941)861-7400, at least  
seven (7) days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than seven (7) days; if you are hearing  
or voice impaired, call 711.

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6707  
21-325280 FCOI CXE  
Jan. 26; Feb. 2, 2024 24-00141S

## FIRST INSERTION

RE-NOTICE OF  
FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT, IN AND  
FOR SARASOTA COUNTY, FLORIDA

CIVIL DIVISION

**CASE NO. 2023 CA 005991 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 M. SWANEY; UNKNOWN  
PERSON(S) IN POSSESSION OF  
THE SUBJECT PROPERTY,  
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant  
to an Order Rescheduling Foreclosure  
Sale filed January 11, 2024 and entered  
in Case No. 2023 CA 005991 NC, of  
the Circuit Court of the 12th Judicial  
Circuit in and for SARASOTA County,  
Florida, wherein JPMORGAN CHASE  
BANK, NATIONAL ASSOCIATION  
is Plaintiff and 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 M. SWANEY; UNKNOWN  
PERSON(S) IN POSSESSION OF  
THE SUBJECT PROPERTY; are  
defendants. KAREN E. RUSHING,  
the Clerk of the Circuit Court, will sell

to the highest and best bidder for cash  
BY ELECTRONIC SALE AT: WWW.  
SARASOTA.REALFORECLOSE.  
COM, at 9:00 A.M., on February 22,  
2024, the following described property  
as set forth in said Final Judgment, to  
wit:

LOTS 5287, 5286 AND THE  
EASTERLY 1/2 OF LOT 5285,  
SOUTH VENICE UNIT 21, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, AS RECORD-  
ED IN PLAT BOOK 6, PAGE(S)  
64, OF THE PUBLIC RECORDS  
OF SARASOTA COUNTY, FLOR-  
IDA.

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 Of-  
fice, P.O. Box 3079, Sarasota, Florida  
34230-3079, (941)861-7400, at least  
seven (7) days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than seven (7) days; if you are hearing  
or voice impaired, call 711.

Dated this 22nd day of January 2024.  
/s/ Marc Granger  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
[notice@kahaneandassociates.com](mailto:notice@kahaneandassociates.com)  
File No.: 23-01027 JPC  
Jan. 26; Feb. 2, 2024 24-00157S



## Are there different types of legal notices?

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.

**VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**

To publish your legal notice call:  
941-906-9386



SUBSEQUENT INSERTIONS

SECOND INSERTION

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

4029 Bee Ridge Rd  
Sarasota, FL 34233  
Auction Date: 02-08-2024  
@ 10 a.m

Joseph Dromeshauser II  
Clothes  
Nick Monsul  
Household Goods/Furniture, TV/Stereo 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. January 19, 26, 2024 24-000915

SECOND INSERTION

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

5150 University Pkwy Sarasota, FL 34243 02/08/2024 10:00AM

Fernanda Gonzalez  
Boxes  
Shannon Majewski  
House hold goods  
Sonoma townhome aviation  
Pallets of bricks  
Ron Tercyak  
Boxes, clothes, garage items  
Brian Leonard  
Clothes and misc items

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. January 19, 26, 2024 24-000945

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that pursuant to an Amended Writ of Execution issued in the Circuit Court of Miami-Dade County, Florida, on the 8th day of November, 2023, in the cause wherein Sumanta Banerji, Plaintiff, and John V. Zamites II, Defendant, being case number 2018016370 CA 01, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendant, John V. Zamites II, in and to the following described personal property, to-wit:

2008 MERCEDES CLS  
VIN: WDDDJ72X18A129782

I shall offer this property for sale at 2071 Ringling Blvd Sarasota, FL 34237, County of Sarasota, Florida, on February 6, 2024, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's, John V. Zamites II, right, title, and interest in the aforesaid personal property, at public auction and will sell the same, subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The moneys received through the levy on sale will be paid as prescribed by F.S.S. 56.27. In accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone 941-861-4110. Vehicle may be viewed the same day of the sale between the hours of 11:30 am & 12:30 pm at Upman's Towing 2175 12th St. Sarasota, FL 34236.

Kurt A. Hoffman, Sheriff  
Sarasota County, Florida  
/s Sgt. E. Alvarez #2281  
Sgt. E. Alvarez #2281  
January 5, 12, 19, 26, 2024

24-000215

FOURTH INSERTION

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

Case No.: 2023 DR 7053  
IN RE THE MARRIAGE OF: HUNG MANH PHAM, Petitioner, and HONG THI CAO, Respondent.

TO: Hong Thi Cao  
YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd., Suite 103, Sarasota, FL 34237, on or before February 5, 2024, and file the original with the clerk of this court at Sarasota County Courthouse, 2000 Main St., Sarasota, Florida 34237, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the petition.

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

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

DATED this 27 day of December, 2023.

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

Tinley M. Rudd, Esq.  
2127 Ringling Blvd., Suite 103  
Sarasota, FL 34237  
Jan. 5, 12, 19, 26, 2024 24-000015

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on February 9, 2024, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Aurora Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Aurora Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located south 44th Avenue East, north of existing single-family lots, west of Lorraine Road and east of existing wetland area. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Aurora Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary Engineer's Report for the Lakewood Ranch Stewardship District (Aurora Project) (the "Engineer's Report"), dated December 14, 2023 (the "Aurora Project").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Aurora Project, dated January 5, 2024 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$7,545,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Annual Assessments (net)	Admin Fee	Annual Assessments (gross) (1)
40' Lots	73	\$284,410	\$21,407	\$305,818
Townhomes	174	\$338,955	\$25,513	\$364,467
TOTAL	247	\$623,365	\$46,920	\$670,285

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross) (1)
40' Lots	\$47,156	\$3,896.03	\$293.25	\$4,189.28
Townhomes	\$23,578	\$1,948.02	\$146.62	\$2,094.64

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on February 9, 2024, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this meeting because of a 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.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Aurora as more particularly described in that certain Engineer's Report for the Lakewood Ranch Stewardship District (Aurora Project), dated December 14, 2023, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefited lands within the Aurora Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

WHEREAS, the District is empowered by the Act, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Aurora Project of the District as set forth in that certain Master Assessment Methodology Report Lakewood Ranch Stewardship District Aurora Project, dated January 5, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, and are on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$5,423,000 (the "Estimated Cost").
- The Assessments will defray approximately \$7,545,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B.
- The Assessments shall be levied within the Aurora Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of January 2024.

ATTEST: LAKEWOOD RANCH STEWARDSHIP DISTRICT

/s/ Jane Gaarlandt  
Secretary/Assistant Secretary

/s/ Rex Jensen  
Rex Jensen, Chairman

Exhibit A: Engineer's Report for the Lakewood Ranch Stewardship District (Aurora Project), dated December 14, 2023

Exhibit B: Master Assessment Methodology Report Lakewood Ranch Stewardship District Aurora Project, dated January 5, 2024  
January 19, 26, 2024 24-001095

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



## SECOND INSERTION

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

Case No. 2023 CA 008782 NC  
Agency Case No.: 23-055831  
IN RE: THE FORFEITURE OF:  
A 2008 WHITE HYUNDAI  
SONATA  
VIN: 5NPEU46F38H347804  
TO ALL PERSONS OR ENTITIES  
HAVING OR CLAIMING TO HAVE  
ANY RIGHT, TITLE OR INTEREST  
IN THE PROPERTY HEREIN DE-  
SCRIBED:

YOU ARE NOTIFIED that an  
action pursuant to the Florida  
Contraband Forfeiture Act has been  
filed by PETITIONER, on the following  
property in Sarasota County, Florida:  
a 2008 White Hyundai Sonata, VIN:  
5NPEU46F38H347804 and you are  
required to serve a copy of your written  
defenses to it, if any, on Joseph J. Polzak,  
Esq., PETITIONER'S attorney, whose  
address is 1 South School Avenue,  
Suite 700, Sarasota, Florida 34237,  
on or before the 20 day of February,  
2024, and file the original with the  
Clerk of this Court either before

Service on PETITIONER'S attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Sarasota County Jury Of-  
fice, 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 January 10, 2024

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, Esq.,  
PETITIONER'S attorney  
1 South School Avenue, Suite 700  
Sarasota, Florida 34237  
January 19, 26, 2024 24-00097S

## SECOND INSERTION

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

Case No. 2023 CA 008583 NC  
Agency Case No.: 23-039825  
IN RE: THE FORFEITURE OF:  
A 2006 MERCEDES-BENZ CLS 550  
VIN: WDDDJ75X16A078888  
TO ALL PERSONS OR ENTITIES  
HAVING OR CLAIMING TO HAVE  
ANY RIGHT, TITLE OR INTEREST  
IN THE PROPERTY HEREIN DE-  
SCRIBED:

YOU ARE NOTIFIED that an  
action pursuant to the Florida  
Contraband Forfeiture Act has been  
filed by PETITIONER, on the following  
property in Sarasota County, Florida:  
a 2006 Mercedes-Benz CLS 550, VIN:  
WDDDJ75X16A078888 and you are  
required to serve a copy of your written  
defenses to it, if any, on Joseph J. Polzak,  
Esq., PETITIONER'S attorney, whose  
address is 1 South School Avenue,  
Suite 700, Sarasota, Florida 34237,  
on or before the 20 day of February,  
2024, and file the original with the  
Clerk of this Court either before  
Service on PETITIONER'S attorney

or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint.

If you are a person with a disability  
who needs any accommodation in  
order to participate in this proceed-  
ing, 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.

Dated January 10, 2024

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, Esq.,  
PETITIONER'S attorney  
1 South School Avenue, Suite 700  
Sarasota, Florida 34237  
January 19, 26, 2024 24-00099S

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-5625-NC  
Division PROBATE  
IN RE: ESTATE OF  
GERRY JOHN KOSTKAN,  
Deceased.

The administration of the estate of  
Gerry John Kostkan, deceased, whose  
date of death was June 23, 2023,  
is pending in the Circuit Court for  
Sarasota County, Florida, Probate  
Division, the address of which is 2002  
Ringling Boulevard, Sarasota, Florida  
34237. The names and addresses of  
the personal representative and the  
personal representative's attorney are  
set forth below.

All creditors of the decedent and  
other persons having claims or de-  
mands 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 NO-  
TICE 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 PUBLICA-  
TION OF THIS NOTICE.

ALL CLAIMS NOT FILED  
WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702 WILL BE FOR-  
EVER 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 January 19, 2024.

Julie Cygawnski  
Personal Representative  
80 Pleasant Street

North Attleboro, Massachusetts 02760  
O'BRIEN & BENNETT, P.A.  
/s/ Jeanne M. Bennett  
Jeanne M. Bennett, Esquire  
Attorney for Personal Representative  
Florida Bar Number: 32881  
2750 Ringling Boulevard, Suite 3  
Sarasota, Florida 34237  
Telephone: (941) 316-9200  
Fax: (941) 308-0202  
E-Mail 1: jeanne@obrienbennett.com  
E-Mail 2: service@obrienbennett.com  
January 19, 26, 2024 24-00130S

## SECOND INSERTION

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

Case No. 2024 CA 000052 NC  
Agency Case No.: 23-059506  
IN RE: THE FORFEITURE OF:  
A 2004 WHITE INFINITY Q45  
VIN: JNKBFO1A74M500104  
TO ALL PERSONS OR ENTITIES  
HAVING OR CLAIMING TO HAVE  
ANY RIGHT, TITLE OR INTEREST  
IN THE PROPERTY HEREIN DE-  
SCRIBED:

YOU ARE NOTIFIED that an  
action pursuant to the Florida  
Contraband Forfeiture Act has been  
filed by PETITIONER, on the following  
property in Sarasota County, Florida:  
a 2004 White Infinity Q45, VIN:  
JNKBFO1A74M500104 and you are  
required to serve a copy of your written  
defenses to it, if any, on Joseph J. Polzak,  
Esq., PETITIONER'S attorney, whose  
address is 1 South School Avenue,  
Suite 700, Sarasota, Florida 34237,  
on or before the 20 day of February,  
2024, and file the original with the  
Clerk of this Court either before  
Service on PETITIONER'S attorney

or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint.

If you are a person with a disability  
who needs any accommodation in  
order to participate in this proceed-  
ing, 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.

Dated January 10, 2024

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, Esq.,  
PETITIONER'S attorney  
1 South School Avenue, Suite 700  
Sarasota, Florida 34237  
January 19, 26, 2024 24-00098S

## SECOND INSERTION

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

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

997 Center Rd, Venice Fl 34292, on 02/08/2024 at 10:00AM

loriann petterson  
Household Goods/Furniture  
Sarah Dunley  
Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com . Purchases  
must be made with cash only and paid at the above referenced facility in order to  
complete the transaction. Extra Space Storage may refuse any bid and may rescind  
any purchase up until the winning bidder takes possession of the personal property.  
January 19, 26, 2024 24-00090S

## THIRD INSERTION

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR FINANCIAL  
SUPPORT)

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

Case No.: 2023-DR-008102-NC  
Division: FAMILY

ALFONSO GONZALEZ,  
Petitioner, and  
MERLIN M. CASTILLO  
DOMINGUEZ,  
Respondent.

Respondent's last known address as of  
prior to 11/7/23 was 3180 Lockwood  
Lake Circle, Sarasota, Florida 34234

YOU ARE NOTIFIED that an ac-  
tion for dissolution of marriage has  
been filed against you and that you are  
required to serve a copy of your written  
defenses, if any, to it on

Alfonso Gonzalez, Petitioner c/o  
his Attorney, Kelly A. Rodenas,  
Esquire

At kelly@kellyrodensaslaw.com  
46 North Washington Blvd.,  
Suite 7, Sarasota, Florida 34236  
on or before 2-15-2024, and file the  
original with the clerk of this Court at  
2000 MAIN STREET, SARASOTA  
FLORIDA 34236 before service on Pe-  
titioner or immediately thereafter. If you  
fail to do so, a default may be entered  
against you for the relief demanded in  
the petition.

The action is asking the court to de-  
cide how the following real or personal  
property should be divided:

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 Cir-  
cuit Court's office notified of your cur-  
rent address. You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed  
to the address(es) on record at the  
clerk's office.

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

If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.

Dated: January 4, 2023

KAREN E RUSHING, CLERK  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: G. Kopinsky  
Deputy Clerk  
Jan. 12, 19, 26; Feb. 2, 2024  
24-00055S

## SECOND INSERTION

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

Case No. 2022 CA 004720 NC  
THOMAS BRYN WALMSLEY,  
Plaintiff, -vs-  
JOSHUA B. FERRILL, KRISTIN  
GARCIA-FERRILL, SARASOTA  
COUNTY, FLORIDA, and  
UNKNOWN TENANT IN  
POSSESSION,  
Defendants.

NOTICE IS HEREBY GIVEN pursu-  
ant to an Order of Final Judgment  
of Foreclosure dated December 29,  
2023, and entered in Case No. 2022

CA 004720 NC of the Circuit Court  
of the Twelfth Judicial Circuit in and  
for Sarasota County, Florida wherein  
Thomas Bryn Walmsley is Plaintiff  
and Joshua B. Ferrill, Kristin Garcia-  
Ferrill, Sarasota County, Florida are  
Defendants, will sell to the highest and  
best bidder for cash at www.sarasota.  
realforeclose.com, the Clerk's website  
for on-line auctions at 9:00 am on the  
20th day of February, 2024, the fol-  
lowing described property as set forth  
in said Order or Final Judgment, to  
wit:

THE EASTERLY 30 FEET  
OF LOT 12668 AND ALL OF  
LOTS 12669, 12670, 12671,  
12672, 12673 AND, UNIT 48,  
SOUTH VENICE, AS PER

PLAT THEREOF RECORDED  
IN PLAT BOOK 7, PAGE 12, OF  
THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLOR-  
IDA  
PID 0434030097.

Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
lis pendens, must file a claim within 60  
days after the sale.

If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven (7) days;  
if you are hearing or voice impaired,  
call 711.

DATED: January 15, 2024.  
BERLIN | PATTEN | EBLING, PLLC  
/s/ Daniel C. Guarnieri  
Daniel C. Guarnieri, Esq. FBN 914401  
3700 South Tamiami Trail, Suite 200  
Sarasota, Florida 34239  
P: (941) 954-9991 | F: (941) 954-9992  
Primary Email:  
dguarnieri@berlinpatten.com  
Secondary Email:  
marinal@berlinpatten.com  
January 19, 26, 2024 24-00121S

## SECOND INSERTION

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

CIVIL DIVISION  
CASE NO. 2023 CA 004666 NC  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE OF LSF11  
MASTER PARTICIPATION TRUST,  
Plaintiff, vs.

GINA BANNAN A/K/A GINA A.  
BANNAN; THE ESTATE OF GARY  
W. BANNAN A/K/A GARY WRAY  
BANNAN, DECEASED; CONNIE  
JOY HOFFNER F/K/A CONNIE  
JOY CAVALERI F/K/A  
CONNIE JOY SLOAN; CASEY  
MILES SLOAN A/K/A CASEY M.  
SLOAN; MARTHA A. KING; COLIN  
WRAY BANNAN; UNKNOWN  
TENANT NO. 1; UNKNOWN  
TENANT NO. 2; and ALL  
UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendant(s).

TO: THE ESTATE OF GARY W. BAN-  
NAN A/K/A GARY WRAY BANNAN,  
DECEASED  
RESIDENCES UNKNOWN

YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
described property in Sarasota County,  
Florida:  
UNIT NO. 5, PHASE III, OF  
MCCALL MEADOWS, A CON-  
DOMINIUM ACCORDING  
TO THE DECLARATION OF  
CONDOMINIUM THEREOF,  
RECORDED IN OFFICIAL  
RECORDS BOOK 2016, PAGES

1397 THROUGH 1437, AND  
AS AMENDED, AND AS PER  
PLAT THEREOF, RECORDED  
IN CONDOMINIUM BOOK  
27, PAGES 6 AND 6A, AND AS  
AMENDED, 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 Diaz Anselmo  
& Associates, P.A., Plaintiff's attorneys,  
whose address is P.O. BOX 19519, Fort  
Lauderdale, FL 33318, (954) 564-0071,  
answers@dallegal.com, within 30 days  
from first date of publication, and file  
the original with the Clerk of this Court  
either before service on Plaintiff's at-  
torneys or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint 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 Of-  
fice, P.O. Box 3079, Sarasota, Florida  
34230-3079, (941)861-7400, at least  
seven (7) days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than seven (7) days; if you are hearing  
or voice impaired, call 711.

DATED ON January 8, 2024.

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

Diaz Anselmo & Associates, P.A.,  
Plaintiff's attorneys,  
P.O. BOX 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
1491-191852 / VP2  
January 19, 26, 2024 24-00095S

## SECOND INSERTION

NOTICE OF ACTION  
(TERMINATION OF PARENTAL  
RIGHTS)

IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA JUVENILE DIVISION  
CASE NO.: 2022DP000630NC

IN THE INTEREST OF:  
X.L. 8/12/2022

Minor Child  
TO: FINESSE LAGLER  
ADDRESS UNKNOWN

YOU ARE HEREBY NOTIFIED  
that the State of Florida, Department of  
Children and Families, has filed a Peti-  
tion to terminate your parental rights  
and permanently commit the follow-  
ing child for adoption: X.L. born on  
8/12/2022. A copy of the Petition is on  
file with the Clerk of the Court. You are  
hereby commanded to appear on FEB-  
RUARY 21, 2024, at 1:30 PM before the  
Honorable ANDREA MCHUGH, Juve-  
nile Division, at the Sarasota County  
Judicial Center, 2002 Ringling Boule-  
vard, Courtroom 6B, Sarasota, Florida  
34236 for an ADVISORY HEARING.

FAILURE TO PERSONALLY AP-  
PEAR AT THIS ADVISORY HEAR-  
ING CONSTITUTES CONSENT TO  
THE TERMINATION OF PARENTAL  
RIGHTS OF THIS CHILD. IF YOU  
FAIL TO APPEAR ON THE DATE  
AND TIME SPECIFIED, YOU MAY  
LOSE ALL LEGAL RIGHTS AS A  
PARENT TO THE CHILD OR CHIL-  
DREN NAMED IN THIS NOTICE.

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

KAREN E. RUSHING,  
as Clerk of Court  
By: (SEAL)  
As Deputy Clerk  
1/12/2024

Jan. 19, 26; Feb. 2, 9, 2024

24-00107S

## SECOND INSERTION

AMENDED NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA GENERAL  
JURISDICTION DIVISION  
CASE NO. 2023 CA 005040 NC  
ROYAL PALM OWNERS  
ASSOCIATION, INC., A FLORIDA  
NOT FOR PROFIT  
CORPORATION,  
PLAINTIFF, V.  
JENNIFER L. TONNESEN, ET AL.,  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated January 8, 2024, and entered  
in Case No. 2023 CA 005040 NC  
of the CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
in and for Sarasota County, Florida,  
wherein ROYAL PALM OWNERS  
ASSOCIATION, INC. is Plaintiff,  
and JENNIFER L. TONNESEN;  
UNKNOWN SPOUSE OF JENNIFER  
L. TONNESEN NKA MICHAEL  
TONNESEN and UNKNOWN  
TENANT(S) IN POSSESSION NKA  
KYLE TONNESEN are Defendants,  
Karen E. Rushing as Clerk of said Court,  
Sarasota County Clerk of Court, will  
sell to the highest and best bidder for  
cash: [x] www.sarasota.realforeclose.  
com, the Clerk's website for online  
auctions, at 9:00 a.m., on the 20th  
day of February, 2024 the following  
described property as set forth in said  
Final Judgment, to wit:

Unit 5340, Phase II, Royal Palm  
Villas of Sarasota, a Condomi-  
nium, according to the Declara-  
tion of Condominium, recorded in  
Official Records Book 1751,  
Page 2054, as amended in Of-  
ficial Records Book 1791, Page  
1483, Official Record Book 1833,  
Page 2469, and Official Records  
Book 1833, Page 2472, and a per  
plat thereof recorded in Condo-

minium Book 23, Pages 50, 50A  
and 50B, as amended in Condo-  
minium Book 24, Pages 1 and 1A,  
Condominium Book 24, Pages  
33 and 33A, and Condominium  
Book 25, Pages 19 and 19A, Con-  
dominium Plat Book 26, Pages  
39 & 39A, of the Public Records  
of Sarasota County, Florida.  
Together with an undivided in-  
terest in the common elements  
appurtenant thereto and all  
amendments thereto as forth in  
said Declarations.

A/K/A: 5340 Royal Palm Av-  
enue, Sarasota, FL 34234  
A PERSON CLAIMING AN INTER-  
EST IN THE SURPLUS FROM THE  
SALE, IF ANY, OTHER THAN THE  
PROPERTY OWNER AS OF THE  
DATE OF THE LIS PENDENS MUST  
FILE A CLAIM WITHIN SIXTY (60)  
DAYS AFTER THE SALE.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Sarasota County Jury Of-  
fice, 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.  
BECKER & POLIAKOFF, P.A.  
Attorneys for Plaintiff  
1 East Broward Blvd., Suite 1700  
Fort Lauderdale, FL 33301  
Phone: (954) 985-4102  
Fax: (954) 987-5940  
Primary:  
cfofservicemail@beckerlawyers.com  
BY: /s/ Carolyn C. Meadows  
Carolyn C. Meadows  
Florida Bar #92888  
24476013v.1 R00950/410821  
January 19, 26, 2024 24-00123S



SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY FLORIDA  
PROBATE DIVISION  
File No: 2024 CP 000119 NC  
Division: Probate  
IN RE: ESTATE OF  
SHEILA ANN PLATT,  
Deceased.

The administration of the estate of SHEILA ANN PLATT whose date of death was November 28, 2023, is pending in the Circuit Court for Sarasota County, Florida, the address of which is Sarasota County Clerk of Court, Attn: Probate, 2000 Main St., Sarasota, FL 34237. The names and addresses of the petitioners and the petitioners' 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 PERIOD 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 January 19, 2024.

**Petitioners:**  
**KENDALL DALY**  
199 Wolomolopog Street  
Sharon, MA 02067  
**BROOK DENNEN**  
1209 Davis Rd.  
Dunedin, FL 34698

Attorney for Petitioner:  
Holly M. Nikolich, Esq.  
Mika & Nikolich, P.A.  
1330 Main Street, Second Floor,  
Office 1  
Sarasota, FL 34236  
January 19, 26, 2024 24-00116S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File Number 2023 CP 006234 NC  
IN RE: ESTATE OF  
W. TERRY LYNCH,  
Deceased.

The administration of the ESTATE OF W. TERRY LYNCH, deceased, whose date of death was November 29, 2023, 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 the first publication of this Notice is January 19, 2024.

**Personal Representative:**  
**/s/ Barbara J. Lynch**  
**BARBARA J. LYNCH**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

Attorney for Personal Representative:  
**/s/ Daniel L. Tullidge**  
DANIEL L. TULLIDGE  
Florida Bar No. 106749  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
dtullidge@fergesonskipper.com  
services@fergesonskipper.com  
January 19, 26, 2024 24-00115S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.: 2023 CP 005073 NC  
IN RE: ESTATE OF  
DEJON LOUISE COFFIN,  
A/K/A DEJON L. COFFIN  
Deceased.

The administration of the estate of Dejon Louise Coffin, deceased, whose date of death was on or about May 3, 2023, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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 January 19, 2024.

**Personal Representative:**  
**Dana Lagattuta**  
4751 Justin Court  
Moorpark, CA 93021

Attorney for Personal Representative:  
James L. Essenson, Esq.  
(FBN 0359033)  
100 Wallace Ave., Ste. 310  
Sarasota, FL 34237  
Phone (941) 954-0303  
essenson@essensonlaw.com  
bwelch@essensonlaw.com  
January 19, 26, 2024 24-00100S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR THE TWELFTH  
JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.: 2023 CP 6078 NC  
IN RE: ESTATE OF  
ARLEDHA HALL  
A/K/A ARLEDHA J. HALL  
Deceased.

The administration of the estate of Arledha Hall, a/k/a Arledha J. Hall, deceased, whose date of death was on or about July 4, 2022, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. 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 January 19, 2024.

**Personal Representative:**  
**Kenneth Earl Hall**  
902 38th Terrace E.  
Bradenton, FL 34208

Attorney for Personal Representative:  
James L. Essenson, Esq.  
(FBN 0359033)  
100 Wallace Ave., Ste. 310  
Sarasota, FL 34237  
Phone (941) 954-0303  
essenson@essensonlaw.com  
bwelch@essensonlaw.com  
January 19, 26, 2024 24-00106S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTACOUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-006462-NC  
IN RE: ESTATE OF  
ETHEL E. SMITH,  
Deceased.

The administration of the Estate of ETHEL E. SMITH, deceased, whose date of death was November 19, 2023 and whose social security number is XXX-XX-3787, File No 2023-CP-006462-NC, 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 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 January 19, 2024.

**Personal Representative:**  
**/s/ Linda Smith**  
**LINDA SMITH**

/s/ Elliott L. Dozier  
Elliott L. Dozier, Esq.  
Attorney for  
Personal Representative  
E-mail Address:  
edozier@dozierattorneys.com  
Florida Bar No. 0730602  
Dozier & Dozier  
2407 Fruitville Road  
Sarasota, FL 34237  
Telephone: (941) 953-5797  
January 19, 26, 2024 24-00124S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTACOUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-000198-SC  
Division Probate  
IN RE: ESTATE OF  
CAROL D. ARNTZ  
A/K/A CAROL K. SWENSEN  
Deceased.

The administration of the estate of Carol D. Arntz a/k/a Carol K. Swensen, deceased, whose date of death was December 11, 2023, 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 January 19, 2024.

**Personal Representative:**  
**Max W. Heath, Jr**  
7551 Quinto Drive  
Sarasota, Florida 34238

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  
January 19, 26, 2024 24-00125S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-006082-SC  
Division PROBATE  
IN RE: ESTATE OF  
JEAN KEITEL CRYOR, A/K/A  
JEAN HARRIET CRYOR  
Deceased.

The administration of the estate of JEAN KEITEL CRYOR, also known as JEAN HARRIET CRYOR, deceased, whose date of death was November 3, 2023, 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: 01/19/2024

Signed on this 12 day of January, 2024.

**/s/ Wendy L. Fishman**  
**BY: Wendy L. Fishman,**  
**Executive Vice President &**  
**Senior Trust Officer**  
**CALDWELL TRUST COMPANY**  
**Personal Representative**  
1400 Central Rd.  
Venice, FL 34292

/s/ William E. Gaylor, III  
William E. Gaylor, III  
Attorney for Personal Representative  
Florida Bar No. 834350  
Muirhead, Gaylor, Steves  
& Waskom, P.A.  
901 Ridgewood Ave.  
Venice, FL 34285  
Telephone: 941-484-3000  
Email: chip.gaylor@mgsowlaw.com  
Secondary Email:  
beth.waskom@mgsowlaw.com  
January 19, 26, 2024 24-00114S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-004690  
Division PROBATE  
IN RE: ESTATE OF  
CHARLOTTE KEISTER  
HAZNEDAR A/K/A  
CHARLOTTE K. HAZNEDAR  
A/K/A CHARLOTTE HAZNEDAR  
Deceased.

The administration of the estate of CHARLOTTE KEISTER HAZNEDAR A/K/A CHARLOTTE K. HAZNEDAR A/K/A CHARLOTTE HAZNEDAR, deceased, whose date of death was August 8, 2023, 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 January 19, 2024.

**Personal Representative:**  
**/s/ Errol A. Haznedar**  
**Errol A. Haznedar**  
**(Sep 7, 2023 07:09 EDT)**  
**ERROL A. HAZNEDAR**

Attorney for Personal Representative:  
**/s/ Cheryl A. Ward**  
CHERYL A. WARD, ESQ.  
LAW FIRM OF CHERYL A. WARD  
Attorney for Petitioner  
Florida Bar Number: 01003828  
1600 Sarno Road, Suite 24  
Melbourne, Florida 32935  
E-Mail: (321) 372-8177  
E-Mail: cheryl@cawlawoffice.com  
E-Mail 2: eservice@cawlawoffice.com  
E-Mail 3: paralegal@cawlawoffice.com  
January 19, 26, 2024 24-00104S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 6256 NC  
Division Probate  
IN RE: ESTATE OF  
JUDITH LENGVEL  
Deceased.

The administration of the estate of Judith Lengyel, deceased, whose date of death was October 28, 2023, 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 January 19, 2024.

**Personal Representative:**  
**/s/ Christian Lengyel**  
**Christian Lengyel**  
**(NOV 18, 2023 10:37 EST)**  
**Christian Lengyel**

16 Old Farm Road  
New Fairfield, Connecticut 06812  
Attorney for Personal Representative:  
**/s/ Daniel Hooper Smith, Esq.**  
Daniel Hooper Smith, Esq.  
Attorney  
Florida Bar Number: 1006829  
WIESNER SMITH PLLC  
328 N Rhodes Avenue  
Sarasota, Florida 34237  
Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: daniel@wiesnerlaw.com  
Secondary E-Mail:  
sherri@wiesnerlaw.com  
Tertiary E-Mail:  
rachel@wiesnerlaw.com  
January 19, 26, 2024 24-00105S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-6521-NC  
Division Probate  
IN RE: ESTATE OF  
CHARLES A. CHAPMAN  
Deceased.

The administration of the estate of CHARLES A. CHAPMAN, deceased, whose date of death was November 1, 2023, 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 January 19, 2024.

**Personal Representative:**  
**TERRY CURTIS CHAPMAN**  
5172 Meldon Circle  
Sarasota, Florida 34232

Attorney for Personal Representative:  
BRADEN H. SHARRER  
Attorney  
Florida Bar Number: 0084674  
FARR FARR EMERICH HACKETT  
CARR & HOLMES PA  
237 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 488-7751  
Fax: (941) 497-7636  
E-Mail: bsharrer@farr.com  
Secondary E-Mail: twiess@farr.com  
January 19, 26, 2024 24-00096S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023CP006261SC  
Division Probate  
IN RE: ESTATE OF  
GALA J. ERICKSON  
Deceased.

The administration of the estate of Gala J. Erickson, deceased, whose date of death was October 1, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 January 19, 2024.

**Personal Representative:**  
**/s/ Teresa Holloway**  
**Teresa Holloway**  
4086 Langsom Lane  
North Port, Florida 34286

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, Florida 34287  
Telephone: (941) 426-1193  
Fax: (941) 426-5413  
E-Mail: jeff@northportlaw.com  
Secondary E-Mail:  
shelly@northportlaw.com  
January 19, 26, 2024 24-00119S

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023CP005880NC  
Division: PROBATE  
IN RE: ESTATE OF  
MARY ELIZABETH CAREY,  
Deceased.

The administration of the estate of Mary Elizabeth Carey, deceased, whose date of death was October 29, 2023, 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 January 19, 2024.

**Personal Representative:**  
**Elise Corcoran**  
**c/o The Payne Law Group**  
766 Hudson Ave., Suite C  
Sarasota, FL 34236

Attorney for Personal Representative:  
Teresa A. Monfils, Esq.  
Florida Bar Number: 1019949  
The Payne Law Group  
766 Hudson Ave., Suite C  
Sarasota, FL 34236  
Telephone: (941) 487-2800  
Fax: (941) 487-2801  
E-Mail: tmonfils@lawnav.com  
Secondary E-Mail:  
nikkimonfils@lawnav.com  
January 19, 26, 2024 24-00120S



SECOND INSERTION

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

2201 Fruitville Rd, Sarasota Florida 34237 on 2/8/2024 at 10am  
 Bill Russell  
 Household Goods/Furniture  
 The auction will be listed and advertised on www.storageexpress.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.  
 January 19, 26, 2024 24-00103S

SECOND INSERTION

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

2255 N Washington Blvd  
 Sarasota, FL 34234,  
 February 8th , 2024  
 10:00 AM  
 Fatima Linsdsey- Bed, Couch, TV, Wall Art, Big clock, Purses, Clothes, Totes and Baskets  
 Kevin Monroe- 5 Gallon buckets, XL Shop Vac, Ladder's, Folding shop table, Tools, Yard Tools, Gas Cans, Hard hat  
 Daesean Keyes-Totes, Clothes, Shoes, Rolls of tape, Rolls of plastic  
 Eric Neubauer- 2Beds, Magazines, Boxes, Movies, Cd's, Tool Boxes, Dressers, Shelves, Couch, Weed eater  
 Charles Lester- Clothes, Shoes, Kids Toys, Bed, Vacuum, Totes  
 Kevin Calhoun- Dressers, Boxes, Baskets, Tire, Clothes, Beach chairs, Luggage, Printer and Books.  
 Jami Pagan- Pillows, Clothes, Baskets, Chair, Trash Can, Basket ball, Shoes, Ironing Board, Totes  
 Jennifer Roberts- Bags, Clothes and Bags  
 Cornelius Brodus-Trash Can, Rugs, Washer and dryer, Water hoses, Brooms.  
 Mazie Blanding- Dodge Ram Pickup Truck  
 The auction will be listed and advertised on www.storageexpress.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.  
 January 19, 26, 2024 24-00089S

SECOND INSERTION

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

Extra Space Storage  
 4173 Clark Rd,  
 Sarasota, FL 34233  
 02/08/2024 10:00AM  
 Christopher Bauman  
 TV  
 The auction will be listed and advertised on www.storageexpress.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.  
 January 19, 26, 2024 24-00092S

SECOND INSERTION

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

5005 Englewood road Venice Florida , 2/8/2024 and 10:30 AM  
 Lester Woodward-Household Goods/  
 Furniture  
 Thomas Falls-Household Goods/  
 Furniture  
 Dawne Gouvellis-Household Goods  
 The auction will be listed and advertised on www.storageexpress.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.  
 January 19, 26, 2024 24-00093S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-CP-6300-NC**  
**Division PROBATE**  
**IN RE: ESTATE OF PILAR A. CARRASCO, Deceased.**

The administration of the estate of Pilar A. Carrasco, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or

demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 January 19, 2024.

**Magdalena Carrasco**  
**Personal Representative**  
 4660 San Siro Drive  
 Sarasota, Florida 34243  
**O'BRIEN & BENNETT, P.A.**  
 /s/ Jeanne M. Bennett  
 Jeanne M. Bennett, Esquire  
 Attorney for Personal Representative  
 Florida Bar Number: 32881  
 2750 Ringling Boulevard, Suite 3  
 Sarasota, Florida 34237  
 Telephone: (941) 316-9200  
 Fax: (941) 308-0202  
 E-Mail 1: jeanne@obriennbennett.com  
 E-Mail 2: service@obriennbennett.com  
 January 19, 26, 2024 24-00129S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023CP006059SC**  
**Division Probate**  
**IN RE: ESTATE OF SUZANNE E. DE SIMONE Deceased.**

The administration of the estate of Suzanne E. De Simone, deceased, whose date of death was November 6, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 January 19, 2024.

**Personal Representative:**  
 /s/ Joelle De Simone-Fernandez  
**Joelle De Simone-Fernandez**  
 3313 Water Oak Drive  
 Hollywood, Florida 33021  
 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, Florida 34287  
 Telephone: (941) 426-1193  
 Fax: (941) 426-5413  
 E-Mail: jeff@northportlaw.com  
 Secondary E-Mail:  
 shelly@northportlaw.com  
 January 19, 26, 2024 24-00128S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CIVIL ACTION**  
**Case No. 2021-CA-2810**  
**CEDAR GROVE AT THE WOODLANDS HOMEOWNERS ASSOCIATION, INC., individually as a Florida Not For Profit Corporation and as assignee of THE WOODLANDS MASTER ASSOCIATIONS, INC., Plaintiff, v.**  
**GREGORY JOHNSON, et al Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated January 10, 2024 entered in Civil Case No. 2021-CA-2810 of the Circuit Court of the Twentieth Judicial Circuit in and for Sarasota County, Florida, I will sell, to the highest bidder for cash, except as hereafter set forth, at https://sarasota.realestate.com at a public sale on the 5th day of March, 2024, at 9:00 a.m., the following described property as set forth in said Final Judgment, to-wit:  
 Lot 34, Block 82, CEDAR GROVE PHASE 1A, according

to the plat thereof, as recorded in Plat Book 45, Page(s) 42, 42A through 42S, of the Public Records of Sarasota County, Florida.  
 Property address: 2392 Carnation Court, North Port, FL 34289.

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

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

**KAREN R. RUSHING** Clerk of Court  
 By: **Deputy Clerk (COURT SEAL)**  
 January 19, 26, 2024 24-00131S

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on February 9, 2024, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Southeast Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Southeast Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located south of University Parkway, north of Fruitville Road, and east and west of residential and agricultural lands. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Southeast Project contemplates that construction and/or acquisition of roadways, potable water, sanitary sewer and irrigation systems, stormwater management facilities, landscaping, entry features, and parks and trails, all as more fully described in the preliminary Master Engineer's Report for Lakewood Ranch Southeast Infrastructure Improvements (the "Engineer's Report") dated December 1, 2023 (the "Southeast Project").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Southeast, dated December 1, 2023 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$246,875,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Net Annual Assessments	Admin Expenses	Gross Annual Assessments
Single-Family <= 52' (units)	2,267	\$10,624,065	\$618,332	\$11,242,397
Single-Family > 52' (units)	1,188	\$7,237,674	\$421,240	\$7,658,914
Multi-Family (units)	1,298	\$3,041,473	\$177,017	\$3,218,489
TOTAL	4,753	\$20,903,211	\$1,216,589	\$22,119,800

Land Use	Debt/Unit	Net Debt Service (per Unit)	Administrative Expenses	Gross Debt Service (per Unit)
Single-Family <= 52' (units)	\$55,348	\$4,686	\$273	\$4,959
Single-Family > 52' (units)	\$71,953	\$6,092	\$355	\$6,447
Multi-Family (units)	\$27,674	\$2,343	\$136	\$2,480

The assessments will be collected on the Sarasota County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of

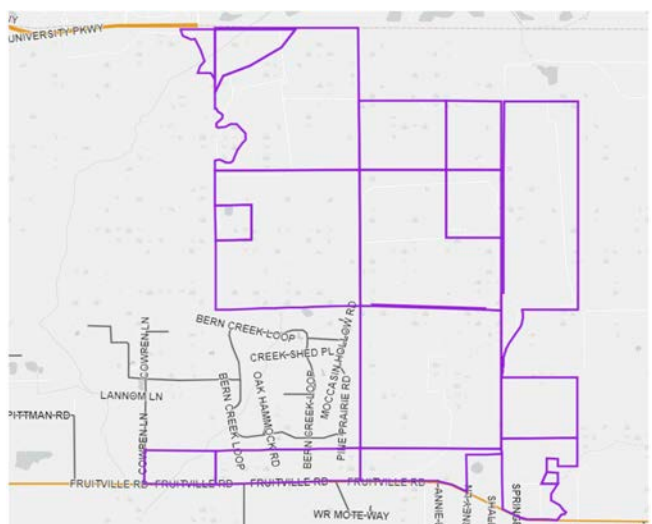
SECOND INSERTION

the publication of this notice. Also at 9:00 a.m. on February 9, 2024, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this meeting because of a 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.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Lakewood Ranch Southeast as more particularly described in that certain Master Engineer's Report for Lakewood Ranch Southeast Infrastructure Improvements, dated December 1, 2023, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Lakewood Ranch Southeast Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

WHEREAS, the District is empowered by the Act, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose,

levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Lakewood Ranch Southeast Project of the District as set forth in that certain Master Assessment Methodology Report Lakewood Ranch Stewardship District Southeast, dated December 1, 2023, attached hereto as Exhibit B and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, and are on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$174,243,000 (the "Estimated Cost").
- The Assessments will defray approximately \$246,875,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B.
- The Assessments shall be levied within the Lakewood Ranch Southeast Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of December, 2023.

ATTEST: LAKEWOOD RANCH STEWARDSHIP DISTRICT

/s/Jane Gaarlandt Secretary/Assistant Secretary /s/Rex Jensen Rex Jensen, Chairman

Exhibit A: Master Engineer's Report for Lakewood Ranch Southeast Infrastructure Improvements, Dated December 1, 2023

Exhibit B: Master Assessment Methodology Report Lakewood Ranch Stewardship District Southeast, Dated December 1, 2023

January 19, 26, 2024

24-00110S