

# Public Notices

## SARASOTA COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 4/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 SCHU HS S112175 . Last Tenants: WALTER CHARLES REYNOLDS JR and all unknown parties beneficiaries heirs . Sale to be at MHC BAY INDIES LLC, 950 RIDGEWOOD AVENUE, VENICE, FL 34285. 813-282-5925.  
March 22, 29, 2024 24-00604S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 4/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 WEST HS 2327A & 2327B . Last Tenants: MURIEL FLORENCE GILBERT and all unknown parties beneficiaries heirs . Sale to be at MHC BAY INDIES LLC, 950 RIDGEWOOD AVENUE, VENICE, FL 34285. 813-282-5925.  
March 22, 29, 2024 24-00605S

**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 METZ-PETZ : Located at 5648 Eastwind Dr : Sarasota County in the City of Sarasota : Florida, 34233-5074 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota Florida, this March day of 18, 2024  
METZGER-FORD ULRIKE  
March 22, 2024 24-00595S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
ACTION TOWING SERVICES LLC gives notice that on 03/29/2024 at 08:00 AM the following vehicle(s) may be sold by public sale at 5439 CATALYST AVE SARASOTA FLORIDA 34233 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.  
1FTNW20FX1EC33828 2001 FORD 1G1BC5SM9H7262818 2017 CHEV 5N1AT2MV1GC798445 2016 NISS ZAM56RRA0E1098240 2014 MASE ZAPCA06B5M5200964 2021 PIAG  
March 22, 2024 24-00573S

**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 an Auction. The sale will occur as an online auction via www.storagetreasures.com on 4/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Pyandra Allgood unit #00327. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
March 22, 29, 2024 24-00578S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 4/15/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:  
2011 JEEP WRANGLER #1J4AA2D15BL514034  
Sale will be held at FASTWAY TOWING AND RECOVERY, LLC, 4430 ASHTON RD, SARASOTA, FL 34233. 941-894-0921. Lienor reserves the right to bid.  
March 22, 2024 24-00596S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
ACTION TOWING SERVICES LLC gives notice that on 04/09/2024 at 08:00 AM the following vehicle(s) may be sold by public sale at 5439 CATALYST AVE SARASOTA to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.  
JS1VX5L1952101907 2005 SUZI  
March 22, 2024 24-00588S

**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.storagetreasures.com on 4/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Erline Romo unit #00245; John Purse unit #00876. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
March 22, 29, 2024 24-00577S

**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.storagetreasures.com on 4/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Michael Ruud unit #00761. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
March 22, 29, 2024 24-00579S

**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 USHA INSURANCE AGENCY : Located at 101 Paramount Dr Ste 100 : Sarasota County in the City of Sarasota : Florida, 34232-6044 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota Florida, this March day of 18, 2024  
PRIOVOLOS GEORGE  
March 22, 2024 24-00594S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BB Consulting, located at 265 Greywing Ct, in the City of Venice, County of Sarasota, State of FL, 34292, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 19 of March, 2024.  
Bruno J. Biville  
265 Greywing Ct  
Venice, FL 34292  
March 22, 2024 24-00601S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
1510 S. Tamiami Trail Venice Florida 34293 04/11/24 at 10:00 am.  
Shirley Ruckl toys, totes, dogcrate, dyson vacuum,  
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.  
March 22, 29, 2024 24-00572S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4515 South Tamiami Trail Sarasota Florida, 34231 04/11/2024 at 10:00 a.m.  
Carlos Alonso  
Household Goods/Furniture  
This 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 rescind any purchase up to the winning bidder takes possession of the personal property.  
March 22, 29, 2024 24-00574S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4173 Clark Rd, Sarasota, FL 34233  
04/11/2024 10:00AM  
Top Hospitality LLC  
Items to help conduct business for Top Hospitality LLC  
Ieshia Scott  
Boxes and furniture  
Dominique Speight  
clothing, office supplies  
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.  
March 22, 29, 2024 24-00589S

**FIRST INSERTION**  
**Certificate of Assumed Name**  
Office of the Minnesota Secretary of State Minnesota Statutes, Chapter 333  
The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.  
ASSUMED NAME: BRANDON LEE TAYLOR as ESTATE AND TRUST  
PRINCIPAL PLACE OF BUSINESS: care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
APPLICANT(S): Name: Address:  
.Taylor, :Brandon-Lee: care of, 1661 Ringling Boulevard, Executor Office General Post-office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
:Brandon-Lee: Taylor. care of, 1661 Ringling Boulevard, Executor Office General Post-office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
taylor, brandon lee care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
brandon lee taylor care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
taylor, :brandon-lee: care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
:brandon-lee: taylor. care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
Taylor, Brandon Lee care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
Brandon Lee Taylor care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.  
SIGNED BY: Taylor, :Brandon-Lee: MAILING ADDRESS: None Provided  
EMAIL FOR OFFICIAL NOTICES: Brandon@taylorbuiltconstruction.com  
March 22, 29; April 5, 2024 24-00569S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5005 Englewood road Venice , Fl 34293 ,04/11/2024, 10:30 AM  
Tommy Mcneilan-Household Goods/  
Furniture  
Jasmine Boecher-House stuff  
Lorraine Graham-Landscaping/Construction Equip  
Lorraine Graham-Household Goods  
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 rescind any purchase up to the winning bidder takes possession of the personal property.  
March 22, 29, 2024 24-00591S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
2255 N Washington Blvd Sarasota, Fl 34234,  
April 11th, 2024 10:00 AM  
Johnnie Brown- 2 bedroom house, tools, small freezer, boxes  
kemara alliman- bedroom, desk, 8 medium boxes  
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.  
March 22, 29, 2024 24-00575S

**FIRST INSERTION**  
**Certificate of Assumed Name**  
Office of the Minnesota Secretary of State Minnesota Statutes, Chapter 333  
The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.  
ASSUMED NAME: BRANDON LEE TAYLOR as FOREIGN GRANTOR TRUST  
PRINCIPAL PLACE OF BUSINESS: care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
APPLICANT(S): Name: Address:  
.Taylor, :Brandon-Lee: care of, 1661 Ringling Boulevard, Executor Office General Post-office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
:Brandon-Lee: Taylor. care of, 1661 Ringling Boulevard, Executor Office General Post-office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
taylor, :brandon-lee: care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
:brandon-lee: taylor. care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
taylor, brandon lee care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
brandon lee taylor care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
Taylor, Brandon Lee care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
Brandon Lee Taylor care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.  
SIGNED BY: Taylor, :Brandon-Lee: MAILING ADDRESS: None Provided  
EMAIL FOR OFFICIAL NOTICES: Brandon@taylorbuiltconstruction.com  
March 22, 29; April 5, 2024 24-00571S

**FIRST INSERTION**  
**Certificate of Assumed Name**  
Office of the Minnesota Secretary of State Minnesota Statutes, Chapter 333  
The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.  
ASSUMED NAME: TAYLOR, BRANDON LEE as IFN # 104-82-089756  
PRINCIPAL PLACE OF BUSINESS: care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
APPLICANT(S): Name: Address:  
.Taylor, :Brandon-Lee: care of, 1661 Ringling Boulevard, Executor Office General Post-office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
:Brandon-Lee: Taylor. care of, 1661 Ringling Boulevard, Executor Office General Post-office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
taylor, brandon lee care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
brandon lee taylor care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
taylor, :brandon-lee: care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
:brandon-lee: taylor. care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
Taylor, Brandon Lee care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
Brandon Lee Taylor care of, 1661 Ringling Boulevard, Executor Office General Post-Office, Suite 49588 Sarasota Taylor Province 00000 USMOI  
By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.  
SIGNED BY: Taylor, :Brandon-Lee: MAILING ADDRESS: None Provided  
EMAIL FOR OFFICIAL NOTICES: Brandon@taylorbuiltconstruction.com  
March 22, 29; April 5, 2024 24-00570S



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

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



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-943-SC  
Division: PROBATE  
IN RE: ESTATE OF EDNA FRANCES SHELENBERGER A/K/A EDNA F. SHELENBERGER 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 Edna Frances Shelenberger a/k/a Edna F. Shelenberger, deceased, File Number 2024-CP-943-SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Robert L Anderson Administration Center, 4000 S Tamiami Trail, Venice, FL 34293; that the decedent's date of death was November 17, 2023; that the total

value of the estate is \$8,650.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Jodi L. Sharkey, Successor Trustee of The Shelenberger Family Trust dated February 24, 2000, subsequently amended and restated in its entirety on December 2, 2015	6752 Dennison Avenue North Port, Florida 34287

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-

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 March 22, 2024.

**Person Giving Notice:**  
/s Jodi Sharkey  
Jodi L. Sharkey  
6752 Dennison Avenue  
North Port, Florida 34287  
Attorney for Person Giving Notice  
Ellie K. Harris, Esq.  
Florida Bar Number: 0021671  
Elise V. Bouchard, Esq.  
Florida Bar Number: 0109033  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
mackenzie@schwarzlaw.net  
March 22, 29, 2024 24-00610S

--- ACTIONS ---

FIRST INSERTION

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

Case No. 2023 CC 006858 NC  
**SARASOTA SANDS OWNERS ASSOCIATION, INC., a Florida corporation,**  
Plaintiff, v.  
**JOSEPH SNOW,**  
Defendant.

TO: JOSEPH SNOW and if any of the above named natural persons be married, their unknown spouses, and if any of the above 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 the following described real property, situate, lying and being in Sarasota County, Florida, to-wit:

an undivided 1/50th interest in and to Condominium Unit A115, Week 1 and their undivided respective share in those common

elements pertaining 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 described property has been filed against you in the above entitled Court and you are required to serve a copy of your written 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 Karen E. Rushing, Clerk of the Court, P. O. Box 3079, Sarasota, FL 34230-3079 on or before the 15 day of April, 2024, otherwise a judg-

ment 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 this 12 day of March, 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  
March 22, 29; April 5, 12, 2024  
24-00576S

FIRST INSERTION

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

Case No. 2023 CC 006855 NC  
**SARASOTA SANDS OWNERS ASSOCIATION, INC., a Florida corporation,**  
Plaintiff, v.  
**JOHN PARTACZ and MAUDE G. PARTACZ,**  
Defendants.

TO: JOHN PARTACZ and MAUDE G. PARTACZ and if any of the above named natural persons be married, their unknown spouses, and if any of the above 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 the following described real property, situate, lying and being in Sarasota County, Florida, to-wit:

an undivided 1/50th interest in and to Condominium Unit H113/114, Weeks 25 & 26, and

Unit D557/558, Week 48 and their undivided respective share in those common elements pertaining 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 described property has been filed against you in the above entitled Court and you are required to serve a copy of your written 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 Karen E. Rushing, Clerk of the Court, P. O. Box 3079, Sara-

sota, FL 34230-3079 on or before the 22 day of April, 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 Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Witness my hand and seal of said Court on this 14 day of March, 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  
March 22, 29; April 5, 12, 2024  
24-00585S

FIRST INSERTION

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

CASE NO.: 2024 CA 000234 NC  
**FREEDOM MORTGAGE CORPORATION**  
PLAINTIFF, VS.

JANINE KUCERA A/K/A JANINE M. KUCERA, JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019, WITH JANINE KUCERA A/K/A JANINE M. KUCERA ACTING AS TRUSTEE, UNKNOWN BENEFICIARIES OF THE JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019, PRIVATEER NORTH CONDOMINIUM ASSOCIATION, INC AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,  
DEFENDANT(S).

TO: UNKNOWN BENEFICIARIES OF THE JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019

Last Known Address: 1050 LONGBOAT KEY CLUB RD #501, LONGBOAT KEY, FL 34228

Current Residence: UNKNOWN  
TO: JANINE KUCERA A/K/A JANINE M. KUCERA  
Last Known Address: 8419 BROOKRIDGE RD, DOWNERS GROVE, IL 60516

Last Known Address: 1050 LONGBOAT KEY CLUB RD #501, LONGBOAT KEY, FL 34228

Current Residence: UNKNOWN  
TO: JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019, WITH JANINE KUCERA A/K/A JANINE M. KUCERA ACTING AS TRUSTEE

Last Known Address: 1050 LONGBOAT KEY CLUB RD #501, LONGBOAT KEY, FL 34228

Last Known Address: 8419 BROOKRIDGE RD, DOWNERS GROVE, IL 60516

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

UNIT 501, THE PRIVATEER NORTH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1032, PAGES 166, ET. SEQ., AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 7, PAGES 22, 22A-22D, AND AMENDMENTS THERETO, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney

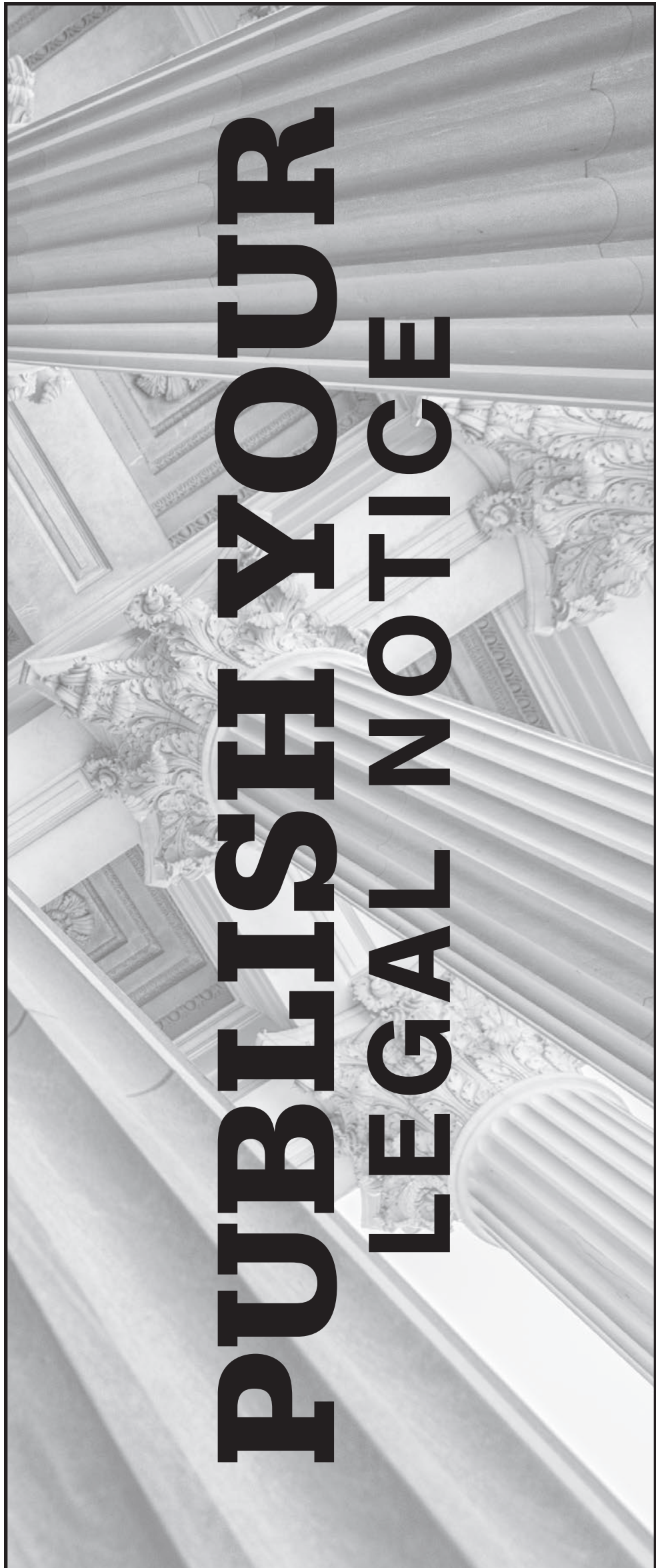
for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before April 22, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 14 day of March, 2024.

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

MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff,  
210 N. University Drive, Suite 900,  
Coral Springs, FL 33071  
March 22, 29, 2024 24-00586S



**PUBLISHED YOUR LEGAL NOTICE**

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

- We offer an online payment portal for easy credit card payment
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Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**

--- SALES ---

## FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**CIVIL ACTION**  
**CASE NO.: 58-2019-CA-002774-NC**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR HOME EQUITY LOAN TRUST 2007-FRE1,**  
**Plaintiff, vs.**  
**WALTER DELGADO, et al.,**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 28, 2024, and entered in Case No. 58-2019-CA-

002774-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Home Equity Loan Trust 2007-FRE1, is the Plaintiff and Walter Delgado, Rosaura Timoteo, are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the April 30, 2024 the following described property as set forth in said Final Judgment of Foreclosure:  
 LOT 9, BLOCK 1026, 24TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA.  
 A/K/A 5211 CHARMER LANE, NORTH PORT, FL 34288  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400,

at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 14 day of March, 2024.  
 ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: servealaw@albertellilaw.com  
 By: /s/ Justin Swosinski  
 Florida Bar #96533  
 Justin Swosinski, Esq.  
 CT -19-007675  
 March 22, 29, 2024 24-00587S

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**GENERAL JURISDICTION DIVISION**  
**CASE NO. 2023 CA 000307 NC**  
**REVERSE MORTGAGE FUNDING LLC,**  
**Plaintiff, vs.**  
**CARMEN AMATO, et al.**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2024, and entered in 2023 CA 000307 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein CELINK is the Plaintiff and CARMEN AMATO; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on April 09, 2024, the following described property as set forth in said Final Judgment, to wit:  
 LOT 2, BLOCK 724, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 8, 8A THRU 8V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 5031 SAN MATEO DR, NORTH PORT, FL 34288  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 19 day of March, 2024.  
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: flmail@raslg.com  
 By: /s/Amanda Murphy  
 Amanda Murphy, Esquire  
 Florida Bar No. 81709  
 Communication Email:  
 amanda.murphy@raslg.com  
 22-081967 - NaC  
 March 22, 29, 2024 24-00602S

## FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**CIVIL ACTION**  
**CASE NO.: 58-2015-CA-006913-NC**  
**DIVISION: A**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC1,**  
**Plaintiff, vs.**  
**DAWN OHLSSON, et al,**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 5, 2024, and entered in Case No. 58-2015-CA-006913-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC1, is the Plaintiff and Dawn Ohlsson, Unknown Party #1 NKA Dakota Ohlsson, are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the April 12, 2024 the following described property as set forth in said Final Judgment of Foreclosure:  
 LOT 11, SHADOW LAKES, AC-

CORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
 BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.  
 A/K/A 3261 MAYFLOWER ST, SARASOTA, FL 34231  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 18 day of March, 2024.  
 ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: servealaw@albertellilaw.com  
 By: /s/ Justin Swosinski  
 Florida Bar #96533  
 Justin Swosinski, Esq.  
 AM -15-204657  
 March 22, 29, 2024 24-00592S

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**GENERAL JURISDICTION DIVISION**  
**Case No. 2022 CA 003811 NC**  
**Cardinal Financial Company Limited Partnership,**  
**Plaintiff, vs.**  
**Michael Vincent Altiero, et al.,**  
**Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/ or Order Rescheduling Foreclosure Sale, entered in Case No. 2022 CA 003811 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Cardinal Financial Company Limited Partnership is the Plaintiff and Michael Vincent Altiero; Unknown Spouse of Michael Vincent Altiero; City of North Port, Florida; Jockey Club of North Port Owners' Association, Inc.; Unknown Tenant #1; Unknown Tenant #2 are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 9:00AM on the 17th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:  
 LOT 12, BLOCK 2640, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING

TO THE PLAT THEREOF RECORDED AT PLAT BOOK 21, PAGE 13, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
 TAX ID: 0993264012  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 18th day of March, 2024.  
 BROCK & SCOTT, PLLC  
 Attorney for Plaintiff  
 2001 NW 64th St, Suite 130  
 Ft. Lauderdale, FL 33309  
 Phone: (954) 618-6955, ext. 4766  
 Fax: (954) 618-6954  
 FLCourtDocs@brockandscott.com  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 23-F01783  
 March 22, 29, 2024 24-00597S

## FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**CIVIL ACTION**  
**CASE NO.: 58-2022-CA-004947-NC**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LARRY EDWARD MAAS AKA LARRY E. MAAS AKA LARRY MAAS, DECEASED, et al,**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 1, 2024, and entered in Case No. 58-2022-CA-004947-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Larry Edward Maas aka Larry E. Maas aka Larry Maas, deceased, Christopher Larry Maas, Revenue Empire LLC, Sarasota County Clerk of the Circuit Court, City of Sarasota, Cash Buyers Network, LLC, are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the May 3, 2024 the

following described property as set forth in said Final Judgment of Foreclosure: LOTS 5146, 5147 AND THE EASTERLY 1/2 OF LOT 5148, SOUTH VENICE, UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 63, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
 A/K/A 1656 JUPITER RD VENICE FL 34293  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 18 day of March, 2024.  
 ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: servealaw@albertellilaw.com  
 By: /s/ Justin Swosinski  
 Florida Bar #96533  
 Justin Swosinski, Esq.  
 AM -22-009345  
 March 22, 29, 2024 24-00600S

## FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**CIVIL ACTION**  
**CASE NO.: 58-2019-CA-005858-NC**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2007-1,**  
**Plaintiff, vs.**  
**WILLIAM D. WILLIAMS A/K/A WILLIAM WILLIAMS, et al,**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 12, 2024, and entered in Case No. 58-2019-CA-005858-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which The Bank Of New York Mellon f/k/a The Bank Of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1, is the Plaintiff and William D. Williams a/k/a William Williams, Sally J. Williams, Microf, Sorrento East Property Owners Association, Inc., are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the April 10, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, BLOCK 6 OF SORRENTO EAST, UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 25, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
 A/K/A 424 SIGNORELLI DR, NOKOMIS, FL 34275  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 15 day of March, 2024.  
 ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: servealaw@albertellilaw.com  
 By: /s/ Justin Swosinski  
 Florida Bar #96533  
 Justin Swosinski, Esq.  
 CT -19-022393  
 March 22, 29, 2024 24-00593S

## FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**CASE NUMBER:**  
**2023 CA 8262 NC**  
**THEODORE SIMON, AS TRUSTEE OF THE TS TRUST AGREEMENT DATED APRIL 26, 1994, as amended,**  
**Plaintiff, vs.**  
**AZ WEBBER HOLDINGS, INC., a Florida corporation,**  
**MELISSA PAGE, an individual,**  
**SOUTH GATE COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, RAUHAUS FREDENFELD & ASSOCIATES, LLP, And UNKNOWN PERSONS IN POSSESSION,**  
**Defendants.**  
 NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that Karen E. Rushing, Clerk of the Circuit Court, will sell the following property in Sarasota County, Florida, described as:  
 Lots 14 and 15, Block 157, SOUTH GATE, Unit No. 36 as per Plat thereof recorded in Plat Book 16, Pages 9 and 9-A, of the Public Records of Sarasota County, Florida, together with an undivided 6% interest in and to that portion of Said Block designated on said Plat as "Private Access", with 3% interest allocable to each lot.  
 Property Address: 3644 Webber Street, Sarasota, Florida 34232 ("property" or "Real Property")  
 Parcel ID No.: 0061040011  
 At public sale, to the highest and best bidder for cash, via the internet: www.sarasota.realforeclose.com at 9:00 a.m. on the 25th day of April, 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 the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.  
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 19th day of March, 2024.  
 /s/ Andrew W Rosin  
 Andrew W. Rosin, Esq.  
 Fla. Bar No. 0589305  
 Law Office of Andrew W. Rosin, P.A.  
 1966 Hillview Street  
 Sarasota, FL 34239  
 (941) 359-2604 (Telephone)  
 arosin@rosinlawfirm.com  
 Attorney for Plaintiff  
 March 22, 29, 2024 24-00609S

## Q&amp;A

## Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.







