

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Bill Wagemaker / INTEGRATED OPENINGS SOLUTIONS, LLC will engage in business under the fictitious name SUNCOAST COMMERCIAL DOOR AND HARDWARE, with a physical address 1862 Apex Rd Sarasota, FL 34240, with a mailing address 14901 W 117th St Olathe, KS 66062, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
August 16, 2024 24-01605S

FIRST INSERTION
NOTICE OF FICTITIOUS NAME
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes. NOTICE IS HEREBY GIVEN that L&C REED LLC, a Florida limited liability company is desiring to engage in business under the name of Mercantile Home & Apparel, located at 1463 Main Street, Sarasota, Florida 34240, in the City of Sarasota, Sarasota County, Florida intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of August, 2024
August 16, 2024 24-01609S

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of VERONICA GONZALEZ GUERRERO and SARAI MONTIEL, will, on August 28, 2024, at 10:00 a.m., at 1500 N. Orange Avenue, Lot #84, Sarasota, Sarasota County, Florida 34236; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
THE MOBILE HOME located at the premises address above, and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#32004-302)
August 16, 23, 2024 24-01620S

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 BNT Roofing located at 16120 Maness Rd 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 13th day of August, 2024.
Brent Karwek
August 16, 2024 24-01642S

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 Karwek Roofing located at 16120 Maness Rd 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 14th day of August, 2024.
Brent Karwek
August 16, 2024 24-01649S

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of James Trider and Berlin Properties, LLC on the 4th day of September 2024 at 11:00 a.m., on property at 2320 Bee Ridge Road, Lot #67, Sarasota, Sarasota County, Florida 34239, in Villager Resort, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1974 HILL Mobile Home
VIN No.: 02612233H
Title No.: 11598767
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 16, 23, 2024 24-01638S

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Shirley Kay Gillan will on the 4th day of September 2024 at 12:00 p.m., on property at 2320 Bee Ridge Road, Lot #71, Sarasota, Sarasota County, Florida 34239, in Villager Resort, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1959 HICK Mobile Home
VIN No.: 36F56603
Title No.: 9345201
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 16, 23, 2024 24-01636S

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 003103 NC PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JOHN BRUCE HAAG, et al., Defendant.
To: JOHN BRUCE HAAG
NOKOMIS, FL 34275
ROBIN CONSTANCE HAAG A/K/A ROBIN C. HAAG
447 CASALINO DR.
NOKOMIS, FL 34275
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 313, MILANO - PHASE 2 - REPLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 7, 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 on Nicholas J Vanhook, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before September 16, 2024 or 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 this Court on the 9 day of August, 2024.
KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
As Clerk of the Court (SEAL) BY: G. Kopinsky
Deputy Clerk
Nicholas J. Vanhook
McCalla Raymer Leibert Pierce, LLC,
225 East Robinson Street, Suite 155,
Orlando, FL 32801
24-09849FL
August 16, 23, 2024 24-01622S

FIRST INSERTION
NOTICE OF ACTION FOR PETITION FOR TEMPORARY RELATIVE CUSTODY OF MINOR CHILD
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No. 2024 DR 3631 SC NOTICE OF ACTION FOR POSTING
IN RE: THE CUSTODY OF: VIOLETTA KOT, a minor child; VLADIMIR ZVONOV and TATIANA PAVLOVA, Petitioners; DYMTRIO KOT, Respondent
TO: DYMTRIO KOT
Address: unknown; in Ukraine
YOU ARE NOTIFIED that an action for Temporary Custody of Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to it to RAYMOND S. GRIMM, ESQ., whose address is 3189 Bobcat Village Center Road, North Port, FL 34288, on or before 9-16-2024, and file the original with the clerk of this Court at the South County Courthouse, 4004 S. Tamiami Trail, Venice, FL 34293, 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 minor child is identified as follows:
Date of Birth Place of Birth
VIOLETTA KOT 11/11/2016 Ukraine
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.
DATED THIS 8 DAY OF August, 2024.
KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT (SEAL) BY: G Kopinsky
Deputy Clerk
Aug. 16, 23, 30; Sept. 6, 2024 24-01618S

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION
CASE NO.: 2024 CA 002803 NC DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. BRIAN HEDGES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC.; JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF BRIAN HEDGES; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.
TO: BRIAN HEDGES, 2422 ROXBURY CIR, NORTH PORT, FL 34287
UNKNOWN SPOUSE OF BRIAN HEDGES, 2422 ROXBURY CIR, NORTH PORT, FL 34287
YOU ARE NOTIFIED that an action to foreclose to the following property in Sarasota County, Florida:
LOT 14, BLOCK 2627, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 2422 Roxbury Cir, North Port, FL 34287
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before Sept. 16, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated: August 8, 2024.
CLERK OF THE COURT
Honorable Karen E. Rushing
2000 Main Street
Sarasota, Florida 34237
(COURT SEAL) By: G. Kopinsky
Deputy Clerk
Jennifer M. Scott of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800, Tampa, Florida 33601,
(813) 229-0900
F110650/2425424/MTS
August 16, 23, 2024 24-01619S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 9/2/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:
2006 CHRY 300
#2C3KA53G66H320413
Sale will be held at GATOR TOWING LLC, 3990 S TAMAMI TRAIL, VENICE, FL 34293. 941-412-7556. Lienor reserves the right to bid.
August 16, 2024 24-01611S

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of James Trider and Villager Resort, LLC will on the 4th day of September 2024 at 10:00 a.m., on property at 2320 Bee Ridge Road, Lot #41, Sarasota, Sarasota County, Florida 34239, in Villager Resort, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1968 AAA Mobile Home VIN No.: 102 Title No.: 3050349
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 16, 23, 2024 24-01637S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pro Car Auto Repair gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 9/16/2024 at 9:00 AM at 2000 N. Washington Blvd., Sarasota, FL 34234.941-954-3536 for \$1,765.00 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. KMSJN12D86U317923 2006 HYUNDAI
August 16, 2024 24-01635S

FIRST INSERTION
PUBLIC NOTICE
Notice is hereby given that the Southwest Florida Water Management District (District) issued on August 8, 2024, a new Water Use Permit (WUP) to withdrawal water from approved wells at Park Square Homes Brighton-Jacaranda, Venice, FL, by applicants: Park Square Jacaranda, LLC, 5200 Vineland Road, Suite 200, Orlando, Florida 34811; and Brighton-Jacaranda Homeowners' Association, Inc., 1631 East Vine Street, Kissimmee, Florida 34744. Application No. 20 021208.000. Application received: July 19, 2024. Predominant use type(s): Residential Lawn/Landscape. Quantity: The authorized allocated groundwater quantities are as follows: an Annual Average Daily (AAD) quantity of 59,000 gallons per day (gpd), a Drought AAD quantity of 67,800 gpd, a Peak Month quantity of 123,700 gpd, and a Maximum Crop (Frost-Freeze) Protection quantity of zero (0) gallons per event. Location: Section(s) 15, Township 39 South, Range 19 East, in Sarasota County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
August 16, 2024 24-01610S

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-002653 Division NC
NAVY FEDERAL CREDIT UNION Plaintiff, vs. ARTHUR G SEIFRIED, UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF MARY K HALE, DECEASED, ROBERT M HALE A/K/A ROBERT HALE A/K/A ROBBIE M HALE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY K HALE, DECEASED, ROBERT M HALE A/K/A ROBERT HALE A/K/A ROBBIE M HALE, AS KNOWN HEIR OF THE ESTATE OF MARY K HALE, DECEASED, et al. Defendants.
TO:
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF MARY K HALE, DECEASED
CURRENT RESIDENCE UNKNOWN
You are notified that an action to foreclose a mortgage on the following property in Sarasota County, Florida:
LOT 193, VENICE GARDENS, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 63, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
commonly known as 353 HILLVIEW ROAD, VENICE, FL 34293 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before Sept. 16, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated: August 8, 2024.
CLERK OF THE COURT
Honorable Karen E. Rushing
2000 Main Street
Sarasota, Florida 34237
(COURT SEAL) By: G. Kopinsky
Deputy Clerk
Jennifer M. Scott of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800, Tampa, Florida 33601,
(813) 229-0900
F110650/2425424/MTS
August 16, 23, 2024 24-01619S

FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION
CASE NO.: 2024 CA 002803 NC DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. BRIAN HEDGES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC.; JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF BRIAN HEDGES; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.
TO: BRIAN HEDGES, 2422 ROXBURY CIR, NORTH PORT, FL 34287
UNKNOWN SPOUSE OF BRIAN HEDGES, 2422 ROXBURY CIR, NORTH PORT, FL 34287
YOU ARE NOTIFIED that an action to foreclose to the following property in Sarasota County, Florida:
LOT 14, BLOCK 2627, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 2422 Roxbury Cir, North Port, FL 34287
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before Sept. 16, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED ON 8-9, 2024.
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT (SEAL) BY: G. Kopinsky
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
August 16, 23, 2024 24-01627S

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION
CASE NO.: 2024 CA 002803 NC DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. BRIAN HEDGES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC.; JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF BRIAN HEDGES; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.
TO: BRIAN HEDGES, 2422 ROXBURY CIR, NORTH PORT, FL 34287
UNKNOWN SPOUSE OF BRIAN HEDGES, 2422 ROXBURY CIR, NORTH PORT, FL 34287
YOU ARE NOTIFIED that an action to foreclose to the following property in Sarasota County, Florida:
LOT 14, BLOCK 2627, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Property Address: 2422 Roxbury Cir, North Port, FL 34287
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before Sept. 16, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED ON 8-9, 2024.
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT (SEAL) BY: G. Kopinsky
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
August 16, 23, 2024 24-01627S



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.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-3065 NC
IN RE: ESTATE OF
DEANE A. SHURE,
Deceased.

The administration of the estate of DEANE A. SHURE, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34234. 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: August 16, 2024.

David Pasti

Personal Representative
27 Wood Lane
2nd Floor

Rockville, MD 20850

Dave M. Evans, Jr., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511

LEE & EVANS, P.A.

2601 Cattleman Road, Suite 503

Sarasota, FL 34232

Telephone: (941) 954-0067

Facsimile: (941) 365-1492

Email: devans@leeandevans.com

Secondary Email:

kristina@leeandevans.com

August 16, 23, 2024 24-01628S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000819-SC
Division Probate
IN RE: ESTATE OF
NANCY K. SEVERSON, aka
NANCY KATHRYN SEVERSON
Deceased.

The administration of the estate of NANCY K. SEVERSON, also known as NANCY KATHRYN SEVERSON, deceased, whose date of death was January 5, 2024, 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: 08/16/2024.

Signed on this 16th day of May, 2024.

SHERON S. ELLIOTT

F/K/A SHERON S. JESTER

Personal Representative

623 Woodland Dr.

Greensboro, NC 27408

William E. Gaylor, III

Attorney for Personal Representative
Florida Bar No. 0834350

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

August 16, 23, 2024 24-01606S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
FIFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2024 CP 001355 NC
IN RE: THE ESTATE OF
MARIE BELLANTESE,
Deceased.

The administration of the estate of MARIE BELLANTESE, deceased, whose date of death was December 1, 2023, and whose social security number is XXX-XX-9715, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota Florida 34237, file number 2024 CP 001355 A. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 August 16, 2024.

Personal Representative:

REGINA MARIE SADOWSKI

1315 NW 19TH Ave Apartment 211

Portland OR 97209

Attorney for Personal Representative:

/s/ Richard J. Cole, III

Richard J. Cole, III, Esq.

46 N. Washington Blvd., Ste. 24

Sarasota, FL 34236

(941) 365-4055

(941) 365-4219 (Fax)

Re3@colecoblaw.com

Florida Bar No.: 0059708

August 16, 23, 2024 24-01640S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT
IN AND FOR SARASOTA COUNTY,
FLORIDA
File No. 2024 CP 3842 NC
Probate Division
IN RE: ESTATE OF
RICHARD H. ORENSTEIN,
Deceased.

The administration of the estate of RICHARD H. ORENSTEIN, deceased, whose date of death was March 21, 2024, 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 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: 8/16/2024.

Signed on this 10 day of August, 2024.

DIANA VYTELL ORENSTEIN

Personal Representative

1826 Rose Street

Sarasota, FL 34239

/s/ John J. Waskom

JOHN J. WASKOM

Attorney for Personal Representative

Florida Bar No. 0962181

ICARD, MERRILL, CULLIS, TIMM

FUREN & GINSBURG, P.A.

8470 Enterprise Circle, Suite 201

Lakewood Ranch, FL 34202

Telephone: 941.366.8100

Email: JWaskom@IcardMerrill.com

Secondary Email:

JDreznin@IcardMerrill.com

August 16, 23, 2024 24-01621S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024 CP 003641 NC
IN RE: ESTATE OF
MARIA A. BAZAN,
Deceased.

The administration of the estate of Maria A. Bazan, deceased, whose date of death was May 2, 2024, 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 August 16, 2024.

Charles Abraham,

12344 Pleasant View Drive

Fulton, MD 20759

R. Craig Harrison, Esq., B.C.S.

Attorney for Personal Representative

Florida Bar No. 0466530

LYONS, BEAUDRY & HARRISON,

P.A.

1605 Main Street, Suite 1111

Sarasota, FL 34236

Telephone: 941-366-3282

Facsimile: 941-954-1484

Email:

craig@lyonsbeaudryharrison.com

annette@lyonsbeaudryharrison.com

August 16, 23, 2024 24-01644S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024 CP 003693
IN RE: ESTATE OF
IRMGARD M. NOVAK,
Deceased.

The administration of the Estate of IRMGARD M. NOVAK, deceased, whose date of death was February 21, 2024, is pending in the Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 8/16/24.

LANDA L. NOVAK,

Personal Representative

c/o Berlin Patten Ebling, PLLC

525-1st Avenue North

St. Petersburg, Florida 33701

LAUREN V. MABE, ESQ.

Florida Bar No. 1025208

DAVID REIDER, ESQ.

Florida Bar No. 95719

Berlin Patten Ebling, PLLC

324 S. Hyde Park Avenue, Suite 325

Tampa, Florida 33606

Telephone: (813) 467-7500

Fax: (813) 251-1662

Primary Email:

lmabe@berlinpatten.com

Secondary Email:

tkelley@berlinpatten.com

Secondary Email:

probate@berlinpatten.com

Attorneys for Landa L. Novak,

Personal Representative

August 16, 23, 2024 24-01639S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 3563 SC
Division Probate
IN RE: ESTATE OF
Francine M. Strait
Deceased.

The administration of the estate of Francine M. Strait, deceased, whose date of death was July 16th, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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 August 16, 2024.

Sallijim Struble

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

August 16, 23, 2024 24-01633S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024-CP-2567-NC
Division: Probate
IN RE: ESTATE OF
CHARLES BENJAMIN SCHIRO,
JR. A/K/A CHARLES B. SCHIRO,
JR. A/K/A CHARLES SCHIRO
Deceased.

The administration of the estate of Charles Benjamin Schiro, Jr. a/k/a Charles B. Schiro, Jr. a/k/a Charles Schiro, deceased, whose date of death was March 18, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Justice Center, 2063 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 August 16, 2024.

Personal Representative:

Naomi Marie Stiwich

19195 E. Stanford Drive

Aurora, Colorado 80015

Attorney for Personal Representative:

/s/ Ellie K. Harris

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

August 16, 23, 2024 24-01607S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 3546 SC
Division H2 South County
IN RE: ESTATE OF
ELIZABETH C. KRAMBIS
Deceased.

The administration of the estate of ELIZABETH C. KRAMBIS, deceased, whose date of death was June 11, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P. O. BOX 3079,

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024 CP 3559 NC
IN RE: ESTATE OF
CHARLES R. GREENHOUSE,
Deceased.

The administration of the estate of CHARLES R. GREENHOUSE, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 August 16, 2024.

Personal Representative:
NANCY GREENHOUSE
2186 Sunnyside Lane
Sarasota, FL 34239

Attorney for Personal Representative:
ELIZABETH P. COTTOM
Florida Bar No. 92847
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service: Primary:
ecottom@williamsparker.com
Secondary:
ltraver@williamsparker.com
August 16, 23, 2024 24-01612S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 003848 NC
Division Probate
IN RE: ESTATE OF
ARTHUR FARIA,
Deceased.

The administration of the estate of Arthur Faria, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is August 16, 2024.

Personal Representative:
James Brantley Carlton
2611 57th Street
Sarasota, FL 34243

Attorney for Personal Representative:
Sunny Dingman
E-Mail Addresses:
SDingman@shutts.com
cmbcourt@shutts.com
Florida Bar No. 1018528
CBurchett@shutts.com
Florida Bar No. 0813230
Shutts & Bowen LLP
1858 Ringling Blvd., Suite 300
Sarasota, FL 34236
Telephone: (941) 552-3786
August 16, 23, 2024 24-01624S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-3134 NC
IN RE: ESTATE OF
PHEBE S. ELLIOTT
Deceased.

The administration of the estate of Phebe S. Elliott, deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Clerk of the Court, Probate Division, 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is August 16, 2024.

Personal Representative:
Elizabeth L. Elliott
969 Chickadee Drive
Venice, FL 34285

Attorney for Personal Representative:
Kenneth D. Goodman
Attorney
Florida Bar Number: 775710
GOODMAN BREEN
3838 Tamiami Trail N, Suite 300
Naples, FL 34103
Telephone: (239) 403-3000
Fax: (239) 403-0010
E-Mail:
kgoodman@goodmanbreen.com
Secondary E-Mail:
gbprobate@gmail.com
August 16, 23, 2024 24-01626S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 003543 NC
Division: Probate
IN RE: ESTATE OF
MARTIN PAUL HUNTER
Deceased.

The administration of the Estate of Martin Paul Hunter, deceased, whose date of death was February 6, 2024, 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 Co-Personal Representatives and the Co-Personal Representatives attorneys are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702, 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 August 16, 2024.

Co-Personal Representatives:
Shannon Amerilda Scielzo
2812 Kyle Drive, Plano, Texas 75075
Sean Patrick Hunter
2119 Eton Ave. S.W., Albuquerque
New Mexico 87106-5102
Harley Kate Cardinal
6395 Tropicair Blvd.
North Port, Florida 34291

Attorneys for
Co-Personal Representatives:
Heidi W. Isenhardt
Florida Bar Number: 123714
E-Mail:
hisenhardt@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
E-Mail:
cpowell@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary E-Mail:
Probateservice@shuffieldlowman.com
August 16, 23, 2024 24-01630S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File No. 2024CP003863NC
Division PROBATE
IN RE: ESTATE OF
CAROL R. DAVIS
Deceased

The administration of the estate of CAROL R. DAVIS, deceased, whose date of death was July 5, 2024, 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is August 16, 2024.

Personal Representative:
DEBORAH D. SEITL
3893 Boca Pointe Dr.
Sarasota, Florida 34238
Attorney for Personal Representative:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL AND ANDERSON,
P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
August 16, 23, 2024 24-01632S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-003812
IN RE: ESTATE OF
SANDRA G. ERMAN
Deceased.

The administration of the estate of SANDRA G. ERMAN, deceased, whose date of death was April 15, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is August 16, 2024.

Personal Representative:
LISA MICHELE TAITEL
63 Brookdale Court
Highland, New Jersey 08904
Attorney for Personal Representative:
MARK R. KLYM, Attorney
Florida Bar Number: 0049003
5811 Pelican Bay Blvd., Suite #650
Naples, Florida 34108
Telephone: (239) 552-2960
Fax: (239) 254-2947
E-Mail: mklym@hahnlaw.com
Secondary E-Mail:
mgonzalez@hahnlaw.com
Secondary E-Mail:
vbaker@hahnlaw.com
August 16, 23, 2024 24-01643S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 3204 NC
Division: Probate
IN RE: ESTATE OF
JUDITH A. CORMIER,
Deceased.

The administration of the estate of Judith A. Cormier, deceased, whose date of death was May 9, 2024, 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 August 16, 2024.

Personal Representative:
Paul E. Cormier
c/o Ledbetter Law Group
229 Pensacola Road
Venice, FL 34285

Attorney for Personal Representative:
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
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
August 16, 23, 2024 24-01634S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2024-CP-003317 NC
IN RE: ESTATE OF
ELIZABETH ANN CURRY,
Deceased.

The administration of the estate of ELIZABETH ANN CURRY, deceased, whose date of death was June 7, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is August 16, 2024.

Signed on this 14th day of August, 2024.

Ronald J. Curry Jr.
RONALD J. CURRY JR.
Personal Representative
10321 SW 98th Ave
Gainesville, FL 32608

/s/ John J. Waskom
JOHN J. WASKOM
Attorney for Personal Representative
Florida Bar No. 0962181
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-907-0006 Telephone
jwaskom@icardmerrill.com - primary
gbugayev@icardmerrill.com - secondary
August 16, 23, 2024 24-01646S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-3826 NC
Division Probate
IN RE: ESTATE OF
ALICE SHIRLEY CHANOVER,
A/K/A ALICE CHANOVER,
Deceased.

The administration of the estate of ALICE SHIRLEY CHANOVER, A/K/A ALICE CHANOVER, deceased, whose date of death was June 25, 2024, 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 August 16, 2024.

Personal Representative:
David Ezra Chanover
12112 N. Rancho Vistoso Blvd.
Suite 150-231
Oro Valley, AZ 85755

Attorney for Personal Representative:
Gerald F O'Brien
Florida Bar Number: 0768820
O'BRIEN & BENNETT, P.A.
2750 Ringling Blvd., Ste. 3
Sarasota, Florida 34237
Telephone: (941) 316-9200
Fax: (941) 308-0202
E-Mail: gerald@obrienbennett.com
August 16, 23, 2024 24-01641S

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 003797 NC
Division: Probate
IN RE: ESTATE OF
WILLIAM W. MARTIN, SR
(AKA WILLIAM WINFORD
MARTIN) 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 William W. Martin, Sr (aka William Winford Martin), deceased. File Number 2024 CP 003797 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237; that the decedent's date of death was May 26, 2024; 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
William W. Martin, Jr. c/o Ledbetter Law Group	229 Pensacola Road Venice, FL 34285

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND

DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-

732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this Notice is August 16, 2024.

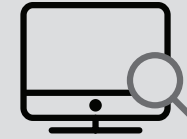
Person Giving Notice:
William W. Martin, Jr.
c/o Ledbetter Law Group
229 Pensacola Road Venice, FL 34285
Attorney for Person Giving Notice
Ledbetter Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,

FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Carolyn S. Smith, Esq.,
FL Bar No. 1045180
Email: carrie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
August 16, 23, 2024 24-01608S



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

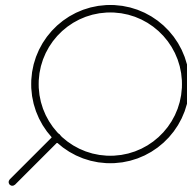


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

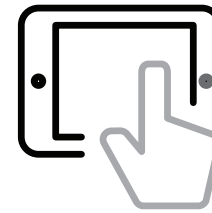
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

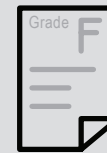


Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

--- SALES ---

FIRST INSERTION

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

CASE NO. 2023 CA 008577 NC
MIDFIRST BANK
Plaintiff, v.
MONA L. PACE; UNKNOWN
SPOUSE OF MONA L. PACE;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2;
UNITED STATES OF AMERICA,
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure

entered on July 24, 2024, in this cause, in the Circuit Court of Sarasota County, Florida, the office of Karen E. Rushing, Clerk of the Circuit Court, shall sell the property situated in Sarasota County, Florida, described as:

LOT 13, BLOCK 2504, 50TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 21, PAGE 7, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 5730 TALBROOK RD, NORTH PORT, FL 34287-3092 at public sale, to the highest and best

bidder, for cash, online at www.sarasota.realforeclose.com, on September 10, 2024 beginning at 09:00 AM.

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 at St. Petersburg, Florida this 8th day of August, 2024.
eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000009649
August 16, 23, 2024 24-01616S

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
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 August 2, 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 September 6, 2024 the following described property as set forth in said Final Judgment of Foreclosure:
LOT 11, SHADOW LAKES, ACCORDING 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 14 day of August, 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 Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 15-204657
August 16, 23, 2024 24-01647S

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.: 2024 CA 001620 NC
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATE HOLDERS
OF CWALT, INC., ALTERNATIVE
LOAN TRUST 2005-80CB,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005
-80CB,
Plaintiff, vs.
JANIS M. SERGEANT, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 8, 2024, and entered in Case No. 2024 CA 001620 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificate Holders Of CWALT, Inc., Alternative Loan Trust 2005-80CB, Mortgage Pass-Through Certificates, Series 2005-80CB, is the Plaintiff and Janis M. Sergeant, 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 September 12, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 652, SARASOTA SPRINGS, UNIT NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 22, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 2118 WELLS AVE SARASOTA FL 34232

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 August, 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 Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 24-004400
August 16, 23, 2024 24-01648S

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2020 CC 001867 NC
THE MEADOWS COMMUNITY
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
MELANIE D. HADDOCK, et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment for Lien Foreclosure dated July 31, 2024, and entered in Case No. 2020CC001867NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on September 16, 2024, the following described property:

LOT 15, DEVONSHIRE PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 23, 23A THROUGH 23D, OR THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court 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 12 day of August 2024.
NAJMY THOMPSON, P.L.
Kari L. Martin, Esq.
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com
Secondary:
abaker@najmythompson.com
Attorney for Plaintiff
August 16, 23, 2024 24-01631S

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA.

CIVIL DIVISION
CASE NO.
582009CA003718XXXANC
BAYVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.

MARIN ASSOCIATES, LLC;
GUILLERMO L. MARIN; ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEEES, OR
OTHER CLAIMANTS; ACCUTECH
RESTORATION & REMODELING,
INC. 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).

'The Plaintiff is U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST pursuant to the Order substituting plaintiff dated 04/13/2017.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of Foreclosure dated July 25, 2022, and an Order Resetting Sale dated July 26, 2024 and entered in Case No. 582009CA003718XXXANC of the Circuit Court in and for Sarasota County, Florida, wherein BAYVIEW LOAN SERVICING, LLC is Plaintiff and MARIN ASSOCIATES, LLC; GUILLERMO L. MARIN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; ACCUTECH RESTORATION & REMODELING, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-

DER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com, at 9:00 a.m., on August 30, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, BLOCK 74, GULF GATE WOODS, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 36 AND 36A IF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED August 8, 2024.
By: /s/ Lisa Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-179682 / TM1
August 16, 23, 2024 24-01617S

FIRST INSERTION

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

CIVIL ACTION
Case No. 2023 CC 006856 NC
SARASOTA SANDS OWNERS
ASSOCIATION, INC.,
Plaintiff, v.
NATALIE GRAHAM,
Defendant.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit C202, Weeks 12 & 13, and their undivided respective 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 at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on September 19, 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 5:00 p.m. of the date of the 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.
DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.
P. O. Box 671
Saluda, NC 28773
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: 828-859-3110
Email: doaksesq@comcast.net
Dates of Publication:
August 16, 23, 2024 24-01615S

FIRST INSERTION

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

CASE NO.: 2023 CA 008085 NC
MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, vs.

THE ESTATE OF SUE A. JENKINS
A/K/A SUE ANN JENKINS,
DECEASED; CHARLES LANG;
CORRINE SUE GRIFFIN;
UNITED STATES OF AMERICA
- DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT;
BIRD BAY CONDOMINIUM
ASSOCIATION, INC.; BIRD BAY
COMMUNITY ASSOCIATION,
INC.; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 25, 2024 in Civil Case No. 2023 CA 008085 NC, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff, and THE ESTATE OF SUE A. JENKINS A/K/A SUE ANN JENKINS, DECEASED; CHARLES LANG; CORRINE SUE GRIFFIN; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BIRD BAY CONDOMINIUM ASSOCIATION, INC.; BIRD BAY COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on September 24, 2024 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT 205, BUILDING 51, BIRD BAY V, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1514, PAGE 478, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 18, PAGE 49, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 9 day of August, 2024.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-1001B
August 16, 23, 2024 24-01623S

HOW TO PUBLISH YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business
Observer
11/2024

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 2023 CA 004632 NC
BANKUNITED, N.A,
Plaintiff, vs.

LUCRECIA DELMONTE;
UNKNOWN SPOUSE OF
LUCRECIA DELMONTE; CITY
OF SARASOTA; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY AS TO
UNIT 1; UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY AS TO UNIT 2; LMD
GROUP INVESTMENTS CORP,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 24, 2024 and entered in Case No. 2023 CA 004632 NC, of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein BANKUNITED, N.A is Plaintiff and LUCRECIA DELMONTE; UNKNOWN SPOUSE OF LUCRECIA DELMONTE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO UNIT 1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO UNIT 2; CITY OF SARASOTA; LMD GROUP INVESTMENTS CORP; 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 September 10, 2024, the following described property

as set forth in said Final Judgment, to wit:

LOT 15, BLOCK D, FRANK A. WALPOLE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 86, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 13th day of August 2024.
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
File No.: 23-00088 CMS
August 16, 23, 2024 24-01645S

SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH 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-01304-NC
GRANADA INSURANCE
COMPANY,
Plaintiff, vs.
S S LINE, INC.; JOHN CLEMENTS;
RAMON LUIS REYES; and JULIO
HERNANDEZ.
Defendants.
TO: JULIO HERNANDEZ, 15600 S.W.
294 Terrace, Homestead, FL 33033
YOU ARE HEREBY NOTIFIED
that an action for declaratory judgment
has been filed against you in the above
styled case and in the above referenced
court. You are required to file written
defenses, if any, with the clerk of the
court and to serve a copy on or before
August 26, 2024, on Paige M. Forman,
plaintiff's attorney, whose address is
Hinshaw & Culbertson LLP, 2811 Ponce
de Leon Blvd., Suite 1000, 10th Floor,
Coral Gables, Florida 33134.
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.
To be published for 4 consecutive
weeks.
DATED on July 15, 2024
KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By G. Kopinsky
As Deputy Clerk

Paige M. Forman,
plaintiff's attorney,
Hinshaw & Culbertson LLP,
2811 Ponce de Leon Blvd.,
Suite 1000,
10th Floor,
Coral Gables, Florida 33134
July 26; Aug. 2, 9, 16, 2024
24-014535

FOURTH 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-01304-NC
GRANADA INSURANCE
COMPANY,
Plaintiff, vs.
S S LINE, INC.; JOHN CLEMENTS;
RAMON LUIS REYES; and JULIO
HERNANDEZ.
Defendants.
TO: RAMON LUIS REYES, 3207 Little
Oak Way, Orlando, FL 32812
YOU ARE HEREBY NOTIFIED
that an action for declaratory judgment
has been filed against you in the above
styled case and in the above referenced
court. You are required to file written
defenses, if any, with the clerk of the
court and to serve a copy on or before
August 26, 2024, on Paige M. Forman,
plaintiff's attorney, whose address is
Hinshaw & Culbertson LLP, 2811 Ponce
de Leon Blvd., Suite 1000, 10th Floor,
Coral Gables, Florida 33134.
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.
To be published for 4 consecutive
weeks.
DATED on July 15, 2024
KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By G. Kopinsky
As Deputy Clerk

Paige M. Forman,
plaintiff's attorney,
Hinshaw & Culbertson LLP,
2811 Ponce de Leon Blvd.,
Suite 1000,
10th Floor,
Coral Gables, Florida 33134
July 26; Aug. 2, 9, 16, 2024
24-014545

--- SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2019 CA 004684 NC
METROPOLITAN LIFE
INSURANCE COMPANY,
Plaintiff, v.
BRIAN BRAINARD AND AIMEE M.
BRAINARD, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment in
Foreclosure entered on July 17, 2024
and entered in Case No. 2019 CA
004684 NC in the Circuit Court of the
12th Judicial Circuit in and for
Sarasota County, Florida, wherein
METROPOLITAN LIFE INSURANCE
COMPANY is the Plaintiff and
BRIAN BRAINARD AND AIMEE M.
BRAINARD, are the Defendants. The
Clerk of the Court, Karen E. Rushing,
will sell to the highest bidder for cash
at <https://sarasota.realfordclose.com>,
on November 8, 2024, at 9:00 a.m. the
following described real property as set
forth in said Final Judgment, to wit:
LOT 12, BLOCK 1786, 34TH
ADDITION TO PORT CHAR-
LOTTE, ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 15, PAGE 18,
OF THE PUBLIC RECORDS
OF SARASOTA COUNTY,
FLORIDA.

and commonly known as: 2913
RUFUS ROAD, NORTH PORT,
FL 34288 (the "Property").
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 WITHIN 60
DAYS AFTER THE SALE.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Sarasota County Jury 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 the seal of
the court on August 2, 2024.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
1031 North Miami Beach Boulevard
North Miami Beach, FL 33162
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Jason Duggar
Jason Duggar, Esq.,
Florida Bar No. 83813
fcpleadings@ghidottiberger.com
August 9, 16, 2024 24-015895

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2024 CA 002972
KNIC M EBEL, Plaintiff, v.
JOSEPH M. CAPPUCCIO SR., and
VIRGINIA CAPPUCCIO,
Defendants.
TO: JOSEPH M. CAPPUCCIO SR.
512 TAYLOR STREET
MANCHESTER, CT 06040
VIRGINIA CAPPUCCIO
512 TAYLOR STREET
MANCHESTER, CT 06040
YOU ARE NOTIFIED that an action
to quiet title on the following property
in Sarasota County, Florida:

THE FOLLOWING DESCRIBED
LAND, SITUATE, LYING, AND BE-
ING IN SARASOTA COUNTY, FLOR-
IDA, TO WIT:
Lot 4, Block 2095, OF 45 ADDI-
TION TO PORT CHARLOTTE
SUBDIVISION, A SUBDIVI-
SION ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 19, PAGE 38,
OF THE PUBLIC RECORDS
OF SARASOTA COUNTY,
FLORIDA.
has been filed against you and that you
are required to serve a copy of your
written defenses, if any, to it on The
Law Office of C.W. Wickersham, Jr.,
P.A., Plaintiff's attorney, at 2720 Park
Street, Suite 205, Jacksonville, Florida,

32205, Phone Number: (904) 389-
6202, not less than 28 days of the first
date of publication of this Notice, and
file the original with the Clerk of this
Court, at 2000 Main Street, Sarasota,
FL 34237 before service on Plaintiff
or immediately thereafter. If you fail to
do so, a Default may be entered against
you for the relief demanded in the Com-
plaint.
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 imme-
diately 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 this 15 day of July, 2024.
KAREN E RUSHING, CLERK
Clerk of the Circuit Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
July 26; Aug. 2, 9, 16, 2024
24-014555

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 3433 NC
Division: Probate
IN RE: ESTATE OF
EDWARD J. KOHNKE, JR.,
Deceased.
The administration of the estate of Ed-
ward J. Kohnke, Jr., deceased, whose
date of death was June 9, 2024, is pend-
ing 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 representa-
tive 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 AF-
TER 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

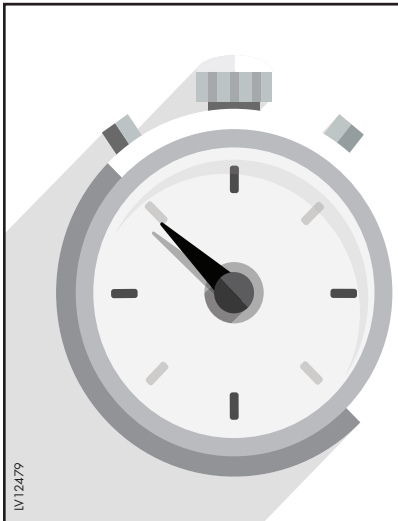
ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED.
A personal representative or
curator has no duty to discover
whether any property held at the
time of the decedent's death by the
decedent or the decedent's surviv-
ing spouse is property to which
the Florida Uniform Disposition
of Community Property Rights at
Death Act as described in sections
732.216-732.228, applies, or may
apply, unless a written demand is
made by a creditor as specified
under section 732.2211.
The date of first publication of this
notice is August 9, 2024.
Personal Representative:
Mary T. Kohnke
c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
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: jada@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
August 9, 16, 2024 24-016045

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on
August 26, 2024, the personal property in the below-listed units, which may include
but are not limited to: household and personal items, office and other equipment.
The public sale of these items will begin at 10:15 AM and continue until all units are
sold. The lien sale is to be held at the online auction website, www.storage-treasures.com,
where indicated. For online lien sales, bids will be accepted until 2 hours after
the time of the sale specified.
PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941)
270-3547
Time: 10:15 AM
Sale to be held at www.storage-treasures.com.
A140 - Mason, Traci L; A151 - Grant, James; B129 - Grant, James; B150 - Blodgett,
Stephanie Lee; B221 - Terrell, Monica; B251 - laurain, Christy; C101 - Campbell,
Detroit; C114 - Bush, Carrie; C229 - Smith, Luther; D105 - Quickel, Jahiem; D125
- Brantley, Derek; E108 - Bowersox, Liza; E114 - McLeod, Patrice; E160 - goshay,
Yasmine; F106 - Beach, George; F108 - Cascio, Frank
PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285,
(941) 786-0632
Time: 10:30 AM
Sale to be held at www.storage-treasures.com.
C018 - chubb, Cassandra; E001 - Hills, Kenneth J; E011 - Schapiro, Steven; F008 -
Gore, Freda; GD03 - Bonura, Josephine; GE17 - Szakaacs, Erwin
PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275,
(941) 800-2108
Time: 10:45 AM
Sale to be held at www.storage-treasures.com.
1044 - Pelletier, Clayton; 2141 - Boyer, Kevin; 2175 - Pelletier, Clayton; A316 -
Dzema, Aleksandr; A325 - Lawhun, Barbara
PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292,
(941) 275-9592
Time: 11:00 AM
Sale to be held at www.storage-treasures.com.
1010 - Polimeni, Mary; 1143 - dawson, Shelby; 1145 - Hardy, Howard; 1147 - Shelton,
Crystal; 3006 - Willner, Edward; 3139 - hitchingham, Amie
PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229,
(941) 918-0932
Time: 11:15 AM
Sale to be held at www.storage-treasures.com.
1061 - Naeder, Larry; 2013 - Wilson, Melany; 3135 - Moosmann, Joseph; 3136 -
Moosmann, Joseph
PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231,
(941) 316-6542
Time: 11:30 AM
Sale to be held at www.storage-treasures.com.
1050 - Sykes, Julie; 3109 - Singer, Jim
PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233,
(941) 328-3541
Time: 11:45 AM
Sale to be held at www.storage-treasures.com.
E233 - Hanshaw, Kimberly; E258 - Robinson, Brooke; E278 - Marion, Ann; E280
- Harchar, Mariana; E337 - Kay, Pamela; E394 - Aubuchon, Leon; E611 - Fox,
Michelle

PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233,
(941) 328-8654
Time: 12:00 PM
Sale to be held at www.storage-treasures.com.
1223 - Davis, Brittany; 1304 - BOUCHARD, RICHARD; 1734 - Elder, Jacob; 2420 -
Lutz, Brent C; 2601 - Canneto, Anthony; 2614 - Mullins, Jennifer; 2832 - siri, Luis;
4023 - Jinson, Robbie; 5015 - modine, Jeffery; 5030 - Gant, Kevin
PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232,
(941) 413-0819
Time: 12:15 PM
Sale to be held at www.storage-treasures.com.
2002 - Zebly, Timothy ; 5002 - ross, Christopher; 5011 - Leonard, James; 6045 -
Weller, Thomas; 6053 - Martinez, Manuel; 6057 - Herrera, Araceli; 6106 - Louis,
Alexis; 6154 - Samuel, Mercedes; 6170 - Johnson, Chaddrick; 7215 - Hyman, Linda;
7234 - Wilson, Charles; 7332 - denigris, Sarah; 7354 - Scott, Jami
PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240,
(941) 259-6580
Time: 12:30 PM
Sale to be held at www.storage-treasures.com.
1012 - Johnson, Devin; 1028 - Specht, Breanna; 2173 - Rojas, Rayler; 2512 - Ferreira,
Joe; 2609 - Ruiz, Angel; 3133 - JOHNSON, MARTIN; 3163 - BISCEGLIA,
ANTHONY; 3714 - Johnson, Jennifer
PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL
34240, (941) 444-9371
Time: 12:45 PM
Sale to be held at www.storage-treasures.com.
F012 - Graydon, Joseph W; L006 - Spencer, Charles
PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234,
(941) 413-0887
Time: 01:00 PM
Sale to be held at www.storage-treasures.com.
1001 - Booker, Jennifer R; 1026 - hull, Ravon; 1037 - Burdett, Egan; 1080 - Brown,
Shamiqua; 1093 - Rifkin, Candace; 1178 - Higdon, Dianne; 1184X2 - Hardison,
Ronnie; 1226 - Mayo, Michael; 1242 - Mitchell, Raymond Joseph; 1263 - Mccarthy,
John; B23 - Thompson, Alexia; B46 - Mitchell, Freddie; B58 - Velez, Noah; CC05
- Fianko, Benedicta; D13 - Sloan, Royian; D15 - Edelin, Bonnie; D18D22 - falasiri,
Navid; D43 - Hardison, Terry; E04 - murl, Donald; F17 - Hope Emerging From
Submerging Guthrie, Crystal; F20 - Baynes, Patrick; F28 - Perry, Veronica; F46 - h,
Trell; G31 - Thomas, Samuel; H11 - Jackson, Marcus; H27 - Curvin, Earl; L10 -
Jackson, KJ; P08 - Fields, Bryan; XX27 - Cory, Joan; XX29 - Allen, Linda; XX36
- Whitfield, Ronnina M
PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212,
(941) 867-7942
Time: 01:15 PM
Sale to be held at www.storage-treasures.com.
1307 - Stewart, James; 1402 - Waiters, Shantwan
Public sale terms, rules, and regulations will be made available prior to the sale. All
sales are subject to cancellation. We reserve the right to refuse any bid. Payment
must be in cash or credit card-no checks. Buyers must secure the units with their
own personal locks. To claim tax-exempt status, original RESALE certificates for
each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue,
Glendale, CA 91201. (818) 244-8080.
August 9, 16, 2024 24-015735



SAVE TIME
EMAIL YOUR LEGAL NOTICES

Sarasota County • Manatee County • Hillsborough County • Charlotte County
Pinellas County • Pasco County • Polk County • Lee County
Collier County • Orange County

legal@businessobserverfl.com



Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-003102NC
IN RE: ESTATE OF
STEVEN GEORGE JOSEPH
PODHASKI
A/K/A STEVEN G. PODHASKI,
Deceased.

The administration of the estate of STEVEN GEORGE JOSEPH PODHASKI A/K/A STEVEN G. PODHASKI, deceased, whose date of death was February 10, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 August 9, 2024.

Personal Representative:**JOAN M. BELDEN**

2296 Vestridge Street

North Port, FL 34287

Attorney for Personal Representative:
KEVIN PILLION ESQ.

Florida Bar No. 70288
Life Planning Law Firm

1671 Mound Street
Sarasota, FL 34236

Telephone: (941) 914-6000

Email: kevin@lifelawfirm.com

Alt. Email: service@lifelawfirm.com

August 9, 16, 2024 24-01581S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 003020 NC
IN RE: ESTATE OF
ISABEL DE LA CARDIAD
ALDERETE
Deceased.

The administration of the estate of ISABEL DE LA CARDIAD ALDERETE, Deceased, whose date of death was September 15, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 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 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 August 9, 2024.

Personal Representative:**CYNTHIA MAGALLANES,**

420 Cezanne Drive

Osprey, FL 34229

Attorney for Personal Representative:
Scott R. Bugay, Esquire

Florida Bar No. 5207

Citicutre, Suite P600

290 NW 165th Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

August 9, 16, 2024 24-01568S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003220-NC
Division Probate
IN RE: ESTATE OF
MICHAEL F. HUGHES
Deceased.

The administration of the estate of MICHAEL F. HUGHES, deceased, whose date of death was January 26, 2024, 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 August 9, 2024.

Personal Representative:**LINA MARIA MOLINA**

420 Cezanne Drive

Osprey, FL 34229

Attorney for Personal Representative:
JENNA KYLE MELTZER

E-mail Address:

jmeltzer@blalockwalters.com

Secondary E-mail Address:

jschembri@blalockwalters.com

Alternate Secondary E-mail Address:

alepper@blalockwalters.com

Florida Bar No. 1028517

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Telephone: (941) 748-0100

August 9, 16, 2024 24-01570S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 003674 SC
Division: Probate
IN RE: ESTATE OF
HAROLD C. BELAND
Deceased.

The administration of the estate of HAROLD C. BELAND, deceased, whose date of death was June 8, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 Tamiami Trail S., Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 August 9, 2024.

Personal Representative:**MELODY D. THIBODEAU**

c/o Staas Law Group, P.L.L.C.

801 E. Venice Ave., Ste. #2

Venice, FL 34285

Attorney for Personal Representative:
JULIE A. COLLINS

Florida Bar Number: 0151483

Staas Law Group, P.L.L.C.

801 E. Venice Ave., Ste. #2

Venice, FL 34285

Telephone: (941) 408-8555

Fax: (941) 408-8556

E-Mail: jcollins@staaslawgroup.com

Secondary E-Mail:

e-service@veniceelderlaw.com

August 9, 16, 2024 24-01569S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2024 CP 002601
IN RE: ESTATE OF
RAYMOND CLIFFORD DEMING
Deceased.

The administration of the estate of CLIFFORD RAYMOND DEMING, deceased, whose date of death was July 11, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 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 August 9, 2024.

Personal Representative:**DONNA MARIE AMODEO**

41 Highland Avenue

Bridgewater, New Jersey 08807

Attorney for Personal Representative:
ERIC S. WASSER, ESQ.

Florida Bar Number: 312460

Law Office of Eric S. Wasser

43 West High Street

Somerville, NJ 08876

Telephone: (908) 707-8700

E-Mail: eric@wasserlaw.com

Secondary E-Mail:

valerie@wasserlaw.com

August 9, 16, 2024 24-01588S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
CASE NUMBER: 2024 CP 003574
IN RE: ESTATE OF
SHARON RUTH LENZ
Deceased.

The administration of the Estate of SHARON RUTH LENZ, whose date of death was JUNE 15, 2024, 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 personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:**JEAN LEMON,**

c/o Berlin Patten Ebling, PLLC

525-1st Avenue North

St. Petersburg, Florida 33701

LAUREN V. MABE, ESQ.

Florida Bar No. 1025208

Berlin Patten Ebling, PLLC

324 S. Hyde Park Avenue., Suite 325

Tampa, Florida 33606

Telephone: (813) 467-7500

Fax: (813) 251-1662

Primary Email:

lmabe@berlinpatten.com

Secondary Email:

tkelley@berlinpatten.com

Secondary Email:

probate@berlinpatten.com

Attorneys for Jean Lemon,

Ancillary Personal Representative

August 9, 16, 2024 24-01567S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-2883-NC
IN RE: ESTATE OF
SALVATORE G. AMODEO
Deceased.

The administration of the estate of SALVATORE G. AMODEO, deceased, whose date of death was March 13, 2024, 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 August 9, 2024.

Personal Representative:**DONNA MARIE AMODEO**

41 Highland Avenue

Bridgewater, New Jersey 08807

Attorney for Personal Representative:
ERIC S. WASSER, ESQ.

Florida Bar Number: 312460

Law Office of Eric S. Wasser

43 West High Street

Somerville, NJ 08876

Telephone: (908) 707-8700

E-Mail: eric@wasserlaw.com

Secondary E-Mail:

valerie@wasserlaw.com

August 9, 16, 2024 24-01588S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 002817
IN RE: ESTATE OF
MARY KATHRYN HARTUNG
(a/k/a MARY K. HARTUNG),
Deceased.

The administration of the Estate of MARY KATHRYN HARTUNG (a/k/a MARY K. HARTUNG), deceased, whose date of death was December 12, 2023, is pending in the Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.

All creditors of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:**JEAN LEMON,**

c/o Berlin Patten Ebling, PLLC

525-1st Avenue North

St. Petersburg, Florida 33701

LAUREN V. MABE, ESQ.

Florida Bar No. 1025208

Berlin Patten Ebling, PLLC

324 S. Hyde Park Avenue., Suite 325

Tampa, Florida 33606

Telephone: (813) 467-7500

Fax: (813) 251-1662

Primary Email:

lmabe@berlinpatten.com

Secondary Email:

tkelley@berlinpatten.com

Secondary Email:

probate@berlinpatten.com

Attorneys for Jean Lemon,

Ancillary Personal Representative

August 9, 16, 2024 24-01567S

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1978 SUNC HS S78030FLA & S78030FLB. Last Tenants: JOAN SHEERIN, WINTHROP F SHEERIN, AND PATRICK SHEERIN and all unknown parties beneficiaries heirs. Sale to be at MHC BAY INDIES LLC, 950 RIDGEWOOD AVENUE, VENICE, FL 34285. 813-282-5925.

August 9, 16, 2024 24-01598S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1995 CHAN HS JACFL16477A & JACFL16477B. Last Tenants: MELISS JANINE GOTTSCHALK, LEAH DANAY PIERCE, AND UNKNOWN PARTY OR PARTIES IN POSSESSION. Sale to be at MHC WINDS OF ST ARMANDS NORTH LLC, 4000 N TUTTLE AVENUE, SARASOTA, FL 34234. 813-282-5925.

August 9, 16, 2024 24-01599S

-- ACTIONS / SALES --

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 2023-CA-005755 NC
UNITED WHOLESAL MORTGAGE, LLC, Plaintiff, vs. SHARKER MOHAMMAD ABU KHALED A/K/A SHARKER KHALED; NADIA MERISSA CORNELIUS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on the 30th day of May

2024, in Case No. 2023-CA-005755 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein UNITED WHOLESAL MORTGAGE, LLC is the Plaintiff and SHARKER MOHAMMAD ABU KHALED A/K/A SHARKER KHALED; NADIA MERISSA CORNELIUS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 AM on the 17th day of September 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 1460, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, AC-

CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 14 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: 5336 Ponce De Leon Blvd, North Port, FL 34291

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER(S) OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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-

ice, 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 5th day of August 2024

By: /s/ Ian Norych
Ian Norych, Esq.
Bar Number: 56615
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
23-05620
August 9, 16, 2024 24-01594S

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO. 2023 CA 004269 NC
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNERS TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.

PAMELA D. SKEENS A/K/A PAMELA SKEENS; UNKNOWN SPOUSE OF PAMELA D. SKEENS A/K/A PAMELA SKEENS; GIANNINI PLACE HOMEOWNERS ASSOCIATION, INC.; HENSON & EFRON, P.A.; 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).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 8, 2024 and an Order Canceling and Resetting Sale dated August 1, 2024 and entered in Case No. 2023 CA 004269 NC of the Circuit Court in and for Sarasota County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNERS TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and PAMELA D. SKEENS A/K/A PAMELA SKEENS; UNKNOWN SPOUSE OF PAMELA D. SKEENS A/K/A PAMELA SKEENS; GIANNINI PLACE HOMEOWNERS ASSOCIATION, INC.; HENSON & EFRON, P.A.; 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, are Defendants, KAREN E. RUSHING,

Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.sarasota.realforeclose.com, 9:00 a.m., on September 6, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 1/2 OF THE NORTH 118 FEET OF LOT 2, GIANNINI PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED August 1, 2024.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
August 9, 16, 2024 24-01585S

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

Case No. 2024-DR-3058-SC
Division: Domestic Relations
IN RE: The Marriage of:
ROHAN MCCALLA,
Petitioner/Wife, and
SHONA WILLIAMS MCCALLA,
Respondent/Husband.

YOU ARE NOTIFIED that an action for Dissolution of Marriage Without Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to this action on the Petitioner's attorney, Eric A. Reyes, Esquire, whose address is 18245 Paulson Drive, Suite 127, Port Charlotte, Florida 33954 on or before 9-3-2024, and file the original with the clerk of this Court at

Sarasota County Clerk of Court
4000 S. Tamiami Trail,
Venice, Florida 34293
before service on Petitioner or imme-

diately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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.

Dated: July 24, 2024
KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) By: G. Kopinsky
Deputy Clerk

August 2, 9, 16, 23, 2024 24-01542S

SECOND INSERTION

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

CIVIL DIVISION
Case No. 2023-CA-007152-NC
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST IV-A Plaintiff, vs.

LMD GROUP INVESTMENTS CORP, A FLORIDA CORPORATION, LUCRECIA DELMONTE AKA LUCRECIA MARIA DELMONTE, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 2, 2024, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 17, IN BLOCK B OF PE-
TROUTS BROTHERS SUB-
DIVISION OF LOTS 1 TO 8,
BLOCK P, PLAT OF SARA-
SOTA, ACCORDING TO THE
PLAT THEREOF, AS RECOR-
DED IN PLAT BOOK 1, AT PAGE
18, OF THE PUBLIC RECORDS
OF SARASOTA COUNTY,
FLORIDA.
and commonly known as: 1672 10TH

ST, SARASOTA, FL 34236; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on September 16, 2024 at 9:00 A.M..

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

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

Dated: August 7, 2024
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
August 9, 16, 2024 24-01603S

SECOND INSERTION

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

CASE NO.: 2024-CA-001921
T.J. GRAHAM MORTGAGE, LLC, Plaintiff, vs. THOMAS J. WYSKOSKI, an individual et. al., Defendants.

NOTICE is hereby given that pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in this cause on June 26, 2024 and the Order Canceling and Resetting Foreclosure Sale dated July 31, 2024, pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Case No.: 2024-CA-001921, the Clerk of Circuit Court will sell the real and personal property located in Sarasota County, Florida, as more particularly as:

Lot 34, Block 1934, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 16, Page(s) 42, 42A through 42F, inclusive, of the Public Records of Sarasota County, Florida;
Parcel ID: 0995193434;
With a Street Address of: 8168 San Jacinto Avenue, North Port, FL 34287

on October 31, 2024 at 9:00 a.m., in accordance with section 45.031, Florida Statutes, at public sale to the highest

bidder for cash, except as hereinafter provided, in Sarasota County, Florida in accordance with Section 45.031, Florida Statutes, online at www.sarasota.realforeclose.com.

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

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

Dated this 31st day of July, 2024.
/s/ Todd F. Kobrin
TODD F. KOBRIN, ESQ.
Florida Bar No.: 0946958
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August 9, 16, 2024 24-01578S

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.: 2023 CA 005770 NC
TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs.

GREGORY W. BROOKS; JEANNIE M. BROOKS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to dated Uniform Final Judgment of Mortgage Foreclosure entered in Civil Case No. 2023 CA 005770 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is Plaintiff and BROOKS, GREGORY, et al. are Defendants. The Clerk, KAREN E. RUSHING, shall sell to the highest and best bidder for cash at Sarasota County's On Line Public Auction website: <https://sarasota.realforeclose.com>, at 09:00 AM on September 10, 2024, in accordance with Chapter 45, Florida Statutes, the following described property located in SARASOTA County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure to-wit:

LOTS 39 AND 40, BLOCK 338, 5TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 11, PAGES 33, 33A THROUGH 33R, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

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August 9, 16, 2024 24-01574S

SECOND INSERTION

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

CASE No. 2023 CA 001079 NC
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE M. HUNT AKA LORRAINE MICHELLE HUNT, DECEASED, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023 CA 001079 NC of the Circuit Court of the 12TH Judicial Circuit in and for SARASOTA County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE M. HUNT AKA LORRAINE MICHELLE HUNT, DECEASED, et al. are Defendants, Clerk of the Circuit Court Karen E. Rushing will sell to the highest bidder for cash at WWW.SARASOTA.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 24th day of September, 2024, the following described property:

LOT 27, RIVIERA CLUB VILLAGE AT LONGWOOD RUN, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 23 AND 23D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. EXCEPTING THERFROM A PORTION OF LOT 27 CONVEYED TO RONALD L. AND SUSAN M. WONDERLING IN DEED DATED DECEMBER 13, 1998 RECORDED DECEMBER 15, 1998 IN INSTRUMENT NO. 1998166981 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT

THE SOUTHWESTERLY CORNER OF SAID LOT 27, RIVIERA CLUB VILLAGE AT LONGWOOD RUN, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 23 - 23D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 75° 35' 00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 27, A DISTANCE OF 2.65'; THENCE N 13° 13' 45" E, 107.00' TO INTERSECT WITH THE NORTHERLY LINE OF SAID LOT 27; THENCE N 76° 35' 00" W, ALONG THE NORTHERLY LINE OF SAID LOT 27, A DISTANCE OF 2.30' TO THE NORTHWESTERLY CORNER OF SAID LOT 27; THENCE S 13° 25' 00" W, ALONG THE LINE BETWEEN LOT 27 AND 28, A DISTANCE OF 107.00' TO THE POINT OF BEGINNING. CONTAINING 265 SQUARE FEET, MORE OR LESS

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 5th day of August 2024.
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36615.0134 / NB
August 9, 16, 2024 24-01593S

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023 CA 003670 NC
LIBERTY SAVINGS BANK, FSB, Plaintiff, vs. KATIMA A HALLOY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 20, 2024 in Civil Case No. 2023 CA 003670 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LIBERTY SAVINGS BANK, FSB is Plaintiff and KATIMA A HALLOY, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of September, 2024 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

A PORTION OF LOT 44, MYAKKA VALLEY RANCHES, UNIT NO 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 4 AND 4A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 17, TWP 37 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, AS SHOWN ON SAID PLAT OF MYAKKA VALLEY RANCHES, UNIT NO 2; THENCE S 00 DEGREES 29 MINUTES 46 SECONDS W, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF LOT 44, SAID MYAKKA VALLEY RANCHES, UNIT NO 2, FOR A P.O.B.; THENCE N 83 DEGREES 11 MINUTES 11 SECONDS E ALONG THE NORTHERLY LINE OF SAID LOT 44, A DISTANCE OF 445.81 FT TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE CENTER LINE OF A 100 FT PRIVATE ROADWAY EASEMENT (VANDERPE ROAD);

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, AND NORTHEASTERLY LINE OF LOT 44, AND ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 358.10 FT THROUGH A CENTRAL ANGLE OF 45 DEGREES 18 MINUTES AND 08 SECONDS, A DISTANCE OF 283.14 FT; THENCE S 37 DEGREES 53 MINUTES AND 03 SECONDS W, 50 FT TO A POINT ON THE SOUTHWESTERLY R/W LINE OF SAID 100 FT PRIVATE ROAD EASEMENT; THENCE SOUTH 51 DEGREES 42 MINUTES 08 SECONDS W 218.57 FT TO A CONCRETE MONUMENT; THENCE S 37 DEGREES 33 MINUTES 39 SECONDS W, 629.17 FT TO A CONCRETE MONUMENT ON THE WEST LINE OF SAID LOT 44, SAID POINT LYING N 00 DEGREES 29 MINUTES 46 SECONDS E OF, AND 182.0 FT FROM THE S.W. CORNER OF SAID LOT 44; THENCE N 00 DEGREES 29 MINUTES 46 SECONDS E, ALONG SAID WEST LINE OF LOT 44, 860.96 FEET TO THE POINT OF BEGINNING.

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

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

By: /s/ Robyn Katz
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