

### SARASOTA COUNTY LEGAL NOTICES

#### --- PUBLIC SALES ---

**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 EQUIWIZ located at 5269 Twinflower Lane in the City of Sarasota, Sarasota County, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of August, 2024.  
Code U Technologies LLC  
August 23, 2024 24-01666S

**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 Tint World Sarasota located at 1324 N Washington Blvd Suite 200 in the City of Sarasota, Sarasota County, FL 34236 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.  
Rigneas, LLC  
August 23, 2024 24-01700S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Life Storage 3000 S Tamiami Trail Venice FL 34293  
9/12/2024 10:00am  
Mercy Sands  
Household Goods/Furniture  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01669S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, Island Time Gift Shop LLC, a Florida limited liability company, desires to engage in business under the fictitious name of Venice Stationers, at 211 West Venice Avenue, Venice, FL 34285. Notice is further given that the undersigned intends to register this fictitious name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.  
Dated: 8/19/24  
Island Time Gift Shop LLC  
A Florida limited liability company  
By: Name: Megan Varghai  
Title: Member  
By: Name: Andre H. Varghai  
Title: Member  
August 23, 2024 24-01699S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Life Storage 2201 Fruitville Rd. Sarasota, FL 34237, 09/12/2024 10:00AM  
Diana Harrington  
Household Goods/Furniture  
William Hull  
clothing, small personal items, misc tools.  
Quinton Callaway  
Vehicle/Boat/Trailer  
Leonard Murphy  
Household Goods/Furniture  
Rachel Morris  
Household Goods/Furniture  
Rebecca Esmus  
Home goods  
Rebecca Esmus  
Home goods, paperwork  
SEAN Gregory  
Household Goods/Furniture  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01655S

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Garrett Santana will engage in business under the fictitious name SPARKPRO, with a physical address 7909 Broadmoor Pines Blvd Sarasota, FL 34243, with a mailing address 7909 Broadmoor Pines Blvd Sarasota, FL 34243, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
August 23, 2024 24-01667S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 10-01-2024 at 11 a m the following Vessel may be sold at public sale for storage charges to Florida Statute 328.17 Tenant Sarasota Yacht & Ship Inc Registered Owner Nelson L Belou 1984 Hatteras . HIN# HATCN728M84H DO # 677761 sale to be held at Jack Graham LLC DBA/ Marina Jack Yacht Basin 2 Marina Plaza Sarasota FL 34236 vessel may be released prior to the Sale. Marina Jack Yacht Basin reserves the right to accept /reject any or all bids  
August 23, 30, 2024 24-01701S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
757 Apex Road, Sarasota FL 34240  
September 12th, 2024 at 10:00 a.m.  
Deannia Kerr - Clothes boxes  
Brenda Torres - xmas and household items  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01656S

**FIRST INSERTION**  
**Notice of Self Storage Sale**  
Please take notice Hide-Away Storage - 17th Street located at 2590 17th St., Sarasota, FL 34237 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 9/11/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Tina Marie Cash unit #00216; Sheila Connelly unit #00218; Gwenella Hunter units #00358 & #01441; Carla Burns unit #00451; Arielle Regina Hornsby unit #00516; Stephanie McCarthy unit #00842; Luis Quintana unit #01019; Marc Fuentes unit #01422. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
August 23, 30, 2024 24-01652S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
6200 Edgelake Dr.  
Sarasota, FL 34240  
Auction Date: 09/12/2024  
Time of Sale: 10:00 AM  
Tenant: Andrea Hillebrand  
Description of Property: Household items, desk, table, drum set, personal items.  
Tenant: Brandon Hoffman  
Description of Property: Gardening, holiday decs, 30+ boxes  
Tenant: Sylvie Howard  
Description of Property: Boxes, small furniture, clothes  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01668S

**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 Hearts and Crafts by Francine located at 3360 Ramblewood PL in the City of Sarasota, Sarasota County, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 16th day of August, 2024.  
Francine Ungerer  
August 23, 2024 24-01678S

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Positioned. located at 2627 Siesta Dr. in the County of Sarasota, in the City of Sarasota, Florida 34239 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota, Florida, this 21st day of August, 2024.  
TRIXX & LUXE LLC  
August 23, 2024 24-01706S

**FIRST INSERTION**  
**Notice of Self Storage Sale**  
Please take notice Hide-Away Storage - Beneva located at 335 S. Beneva Rd., Sarasota, FL 34232 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 9/11/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials Farah Pickstock unit #00133; Cathy Redman units #00430 & #00648; James Rosenbaum unit #00467; Joseph Mondello unit #00515; Luis Perez unit #00844; Jeff Rudd unit #00912; Jeff Hostetler unit #01005. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
August 23, 30, 2024 24-01651S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Lowe's Automotive Service, Inc. gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 9/23/2024 at 8:30 AM at 5720 Pinkney Ave, Sarasota, FL 34233. Phone (941) 924-8597 for \$ 3,122.76 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. Any 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.  
2018 VOLK VIN#  
3VV3B7AX8JM124917  
August 23, 2024 24-01680S

**FIRST INSERTION**  
**Notice of Public Meeting**  
**Lakewood Ranch Stewardship District**  
A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, September 6, 2024, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.  
A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.  
Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.  
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Jane Gaarlandt  
District Manager  
August 23, 2024 24-01696S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 9/6/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1995 CHAN HS JAC-FL16477A & JACFL16477B . Last Tenants: MELISSA JANINE GOTT-SCHALK, 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 23, 30, 2024 24-01695S

**FIRST INSERTION**  
**Notice of Self Storage Sale**  
Please take notice Xpress Storage - Fruitville located at 7600 Claxtrauss Dr., Sarasota, FL 34240 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 9/11/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Ginger Mills unit #1027; Rachel Roberts unit #3004. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
August 23, 30, 2024 24-01650S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5109 Fruitville Rd, Sarasota FL 34232 on 9/12/24 at 10am  
Charles Hartleroad  
2 suitcases bicycle  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01679S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4515 S Tamiami Tr. Sarasota FL 34231 09/12/24 at 10:00am  
Danise Mondone  
Household Goods/furniture  
Wiley Ecton  
Household Goods/Furniture  
Frederick Gottschalk  
Household Goods/Tools/electronics/boxes  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01692S

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that GARY W JENKINS, owner, desiring to engage in business under the fictitious name of LADY LUCK RESOURCES located at 700 S TAMAMI TR, OSPREY, FLORIDA 34229 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
August 23, 2024 24-01665S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 4173 Clark Rd, Sarasota, FL 34233  
09/12/2024 10:00AM  
Miranda Brown  
Boxes, Household items, appliances, furniture  
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01684S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold an online auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
2255 N Washington Blvd  
Sarasota, FL 34234,  
September 12th, 2024 at 10:00AM  
Maquettie Casseus  
Queen bed, 2 vanity's,  
boxes with clothes  
Michael Cooper  
Household Items  
Isaiah Martinez  
Bed set, mattress, bins, dresser  
Corey Baldwin  
2017 Chev Malibu 12  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01653S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4029 Bee Ridge Rd  
Sarasota, FL 34233  
Auction Date: 09/12/2024 @ 10 a.m  
Todd Pearson  
Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances, Items from home staging for move  
Jarel Miranda  
Tools, Coolers  
Joseph Dromeshauser II  
Clothes  
Charity Glasnovich  
Household Goods/Furniture  
Michael Sykes  
Household Goods/Furniture  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
August 23, 30, 2024 24-01654S



#### Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

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

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



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 3813 NC  
Division PROBATE  
IN RE: ESTATE OF  
E. ANN BROWNELL a.k.a.  
ELOISE ANN BROWNELL  
Deceased.

The administration of the estate of E. ANN BROWNELL a.k.a. ELOISE ANN BROWNELL, deceased, whose date of death was April 2, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2024.

**Personal Representative:**

**Elizabeth J. Barber**  
P.O. Box 52470  
Sarasota, FL 34232  
Attorney for Personal Representative:  
Elizabeth J. Barber, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 0058183  
P.O. Box 52470  
Sarasota, FL 34232  
Telephone: (941) 879-9980  
Fax: (941) 263-8301  
E-Mail: liz@ebarberlaw.com  
Secondary E-Mail:  
sandy@ebarberlaw.com  
August 23, 30, 2024 24-01662S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 003483 NC  
Division PROBATE  
IN RE: ESTATE OF  
FRANKLIN D. ARNEY  
Deceased.

The administration of the estate of FRANKLIN D. ARNEY, deceased, whose date of death was March 21, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 23, 2024.

**Personal Representative:**

**RONALD R. ARNEY**  
1146 E. 200 N.  
Washington, IN 47501  
Attorney for Personal Representative:  
FEDERICO MOJICA, ESQUIRE  
Attorney for Personal Representative  
Florida Bar Number: 0124187  
LAW OFFICE OF ANNETTE Z.P.  
ROSS, PLLC  
871 Venetia Bay Blvd., Ste. 300B  
Venice, FL 34285  
Telephone: (941) 480-1948  
Fax: (941) 480-9277  
E-Mail: federico@arosslawfirm.com  
Secondary E-Mail:  
shawn@arosslawfirm.com  
August 23, 30, 2024 24-01660S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP-003314  
Division 53  
IN RE: ESTATE OF  
DWIGHT N. HARTLEY  
Deceased.

The administration of the estate of Dwight N. Hartley, deceased, whose date of death was April 17, 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 23, 2024.

**Personal Representative:**

**Donna L. Hartley**  
75 River Trail Drive  
Bay City, Michigan 48706  
Attorney for Personal Representative:  
/s/ R. Kevin Sharbaugh  
R. Kevin Sharbaugh, Attorney  
Florida Bar Number: 86240  
DOUGLAS LAW FIRM  
117 N. 2nd Street  
Palatka, FL 32177  
Telephone: (386) 530-2955  
Fax: (386) 385-5914  
E-Mail: Kevin@dhclawyers.com  
Secondary E-Mail:  
AmandaH@dhclawyers.com  
August 23, 30, 2024 24-01670S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 2024-CP-004065-NC  
IN RE: ESTATE OF  
EVA VON JONQUIERES-NEHYBA  
a/k/a EVA NEHYBOVÁ a/k/a  
EVA V J NEHYBA a/k/a  
EVA V NEHYBA,  
deceased

The administration of the estate of EVA VON JONQUIERES-NEHYBA a/k/a EVA NEHYBOVÁ a/k/a EVA V J NEHYBA a/k/a EVA V NEHYBA, deceased, whose date of death was December 12, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is POST OFFICE BOX 3079, SARASOTA, FLORIDA 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 23, 2024.

**Personal Representative:**

**J. Kevin Drake**  
1432 First Street  
Sarasota, FL 34236  
Attorney for Personal Representative:  
J. Kevin Drake of P.A.  
Florida Bar No: 705055  
1432 First Street  
Sarasota, FL 34236  
(941) 954-7750  
kdrake@drakelawyers.com  
dussher@drakelawyers.com  
August 23, 30, 2024 24-01693S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
FILE No. 2024 CP 003320 NC  
IN RE: ESTATE OF  
RUDOLF J. MUELLER,  
DECEASED.

The administration of the estate of RUDOLF J. MUELLER, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File Number 2024 CP 003320 NC, the address of which is Clerk of the Circuit Court, Probate Division, P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 23, 2024.

**Personal Representative:**

**GREGORY K. MUELLER**  
305 11th Street, Cresskill, NJ 07626  
Attorney for Personal Representative:  
William J. Fuller, III, Esq.  
Florida Bar No. 218626  
Fuller Law Firm  
1058 N. Tamiami Trail, Suite 108-268,  
Sarasota, Florida 34236  
Email address:  
fullerlawfirm@mac.com  
Telephone: 941.955.6446  
Facsimile: 941.296.8900  
August 23, 30, 2024 24-01688S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-3694 NC  
Division Probate  
IN RE: ESTATE OF  
WILLIAM ROBERT BUCHANAN,  
JR. A/K/A WILLIAM R.  
BUCHANAN, JR. A/K/A  
WILLIAM R. BUCHANAN  
Deceased.

The administration of the estate of William Robert Buchanan, Jr. a/k/a William R. Buchanan, Jr. a/k/a William, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 23, 2024.

**Personal Representative:**

**Patrick J. Buchanan**  
1878 Citron Street  
Charlotte Harbor, Florida 33980  
Attorney for Personal Representative:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
August 23, 30, 2024 24-01687S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
Case No. 24-CP-001191-AX  
IN RE: THE ESTATE OF  
MARIA GOLDES, Deceased.

The administration of the estate of Maria Golde, deceased, whose date of death was December 16, 2023, is pending in the Circuit Court for the Twelfth Judicial Circuit, Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. 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 23, 2024.

**Personal Representative:**

**Irina Piven**  
279 Saint Lucia Drive  
Bradenton, FL 34209-5973  
Attorney for Personal Representative:  
Mark Hanks FBN: 0727342  
9600 Koger Blvd North, Suite 104  
St. Petersburg, FL 33702  
Telephone: (727) 578-8529  
Primary: mhanks@attorneyhanks.com  
Secondary:  
kschupp@attorneyhanks.com  
August 23, 30, 2024 24-01697S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-004137 NC  
IN RE: ESTATE OF

**ROBERT L. VEENEMAN Deceased.**  
The administration of the estate of Robert L. Veeneman, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 48927, 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 23, 2024.

**Personal Representative:**

**Margaret Veeneman**  
4710 Gleason Ave  
Sarasota, Florida 34242  
Attorney for Personal Representative:  
Albert Stickley, III, Esquire Attorney  
Florida Bar Number: 0051605  
737 S. Indiana Ave., Suite A  
Englewood, FL 34223  
Telephone: (941) 474-5506  
Fax: (941) 474-5507  
E-Mail: aj@sticklelaw.com  
Secondary E-Mail:  
skylear@sticklelaw.com  
August 23, 30, 2024 24-01681S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
Case No.: 2024 CP 002822 NC  
IN RE: ESTATE OF  
JAMES A. FANT Deceased.

The administration of the estate of James A. Fant, deceased, whose date of death was on or about November 22, 2022, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The date of first publication of this notice is August 23, 2024.

**Personal Representative:**

**Marie Renton**  
P.O. Box 51298  
Sarasota, FL 34232  
Attorney for Personal Representative:  
James L. Essenson, Esq.  
(FBN 0359033)  
100 Wallace Ave., Ste. 310  
Sarasota, FL 34237  
Phone (941) 954-0303  
essenson@essensonlaw.com  
bwelch@essensonlaw.com  
August 23, 30, 2024 24-01658S

## FIRST 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 003258 NC  
IN RE: ESTATE OF

**BRIAN KEITH TRAXLER,  
Deceased.**  
The administration of the estate of BRIAN KEITH TRAXLER, Deceased, whose date of death was May 26, 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 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 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 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 23, 2024.

**BRITTANY TRAXLER,  
Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
August 23, 30, 2024 24-01698S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2024 CP 004187 NC  
IN RE: ESTATE OF  
BARBARA REDDING, Deceased.

The administration of the estate of Barbara Redding, deceased, whose date of death was May 19, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., 1st Floor Lobby, 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 23, 2024.

**Keith Redding,  
Personal Representative**

6306 Rivo Lakes Blvd.  
Sarasota, FL 34241  
GRANT COTTRELL, PLLC  
Adam A. Bleggi, Esq.  
Florida Bar No.: 0090903  
5147 Castello Dr. Naples, FL 34103  
Telephone: 239.649.4848  
Facsimile: 239.206.2067  
Primary Email:  
Adam@GrantCottrell.com  
August 23, 30, 2024 24-01683S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-3892-NC  
IN RE: ESTATE OF  
PATRICIA L. MARTIN a/k/a  
PATRICIA LINNEZ MARTIN,  
Deceased.

The administration of the Estate of PATRICIA L. MARTIN a/k/a PATRICIA LINNEZ MARTIN, Deceased, whose date of death was June 24, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 Section 732.2211. Section 13.

The date of first publication of this notice is: August 23, 2024

**LOU DEMARCO, JR.  
Personal Representative**

6320 Venture Drive, Ste. 104  
Lakewood Ranch, Florida 34211  
Justin W. Najmy, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1039816  
Najmy Thompson P.L.  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email:  
jwnajmy@najmythompson.com  
Secondary Email:  
mscott@najmythompson.com  
August 23, 30, 2024 24-01661S



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2024 CP 003873 NC

Division: Probate  
IN RE: ESTATE OF  
GLADYS IRENE KRUG

(AKA GLADYS I. KRUG) Deceased.  
The administration of the estate of Gladys Irene Krug (aka Gladys I. Krug), 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 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.

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 732.2211.

The date of first publication of this notice is August 23, 2024.

**Personal Representative:**  
Carolyn S. Smith  
229 Pensacola Road  
Venice, Florida 34285

Attorney for Personal Representative:  
Ledbetter Law Group  
Steven W. Ledbetter, Esq.,  
FL Bar No. 41345  
Email: steve@LedbetterLawFL.com  
Gallie 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 23, 30, 2024 24-01704S

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2024 CP 4127 NC

Division: Probate  
IN RE: ESTATE OF  
DEBRA LEE GRILLY 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 Debra Lee Grilly, deceased, File Number 2024 CP 4127 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237; that the decedent's date of death was July 8, 2024; that the total value of the estate is \$24,032 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Christopher Michael Grilly 31 Mellen St Hopeale, MA 01747  
JOSHUA DAVID GRILLY 3849 State Route 97 Pleasant Plains, IL 62677  
AARON JOSEPH GRILLY 74 Chili Riga Townline Rd Churchville, NY 14428  
JENNIFER LYNN GRILLY 143 North St Unit 1 New Haven, VT 05472

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is August 23, 2024.

**Person Giving Notice:**  
DocuSigned by:  
Christopher Michael Grilly  
31 Mellen St

Hopedale, Massachusetts 01747  
Attorney for Person Giving Notice  
/s/ Christopher D. Smith, Esq.  
Christopher D. Smith, Esq.  
Attorney for Petitioner  
Florida Bar Number: 0605433  
1561 Lakefront Dr Unit 204  
SARASOTA, FL 34240  
Telephone: (941) 202-2222  
Fax: (941) 907-3040  
E-Mail: smith@chrissmith.com  
Secondary E-Mail:  
catherine@chrissmith.com  
August 23, 30, 2024 24-01657S

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 003219 NC

Division: Probate  
IN RE: ESTATE OF  
EDDIE C. DUVAL AKA EDDIE H. DUVAL AKA CATHERINE DUVAL AKA EDDIE CATHERINE DUVAL 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 Eddie C. Duval aka Eddie H. Duval aka Catherine Duval aka Eddie Catherine Duval, deceased, File Number 2024 CP 003219 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 April 15, 2024; that the total value of the estate is \$6,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Leilani Duval O'Connor Trustee of the Eddie C. Duval Trust dated April 9, 2010  
108 Mercier Avenue  
Bristol, Connecticut 06010

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 23, 2024.

**Person Giving Notice:**  
/s/Leilani Duval O'Connor  
Leilani Duval O'Connor  
c/o Ledbetter Law Group  
229 Pensacola Rd.  
Venice, FL 34285

Attorney for Person Giving Notice  
/s/Steven W. Ledbetter  
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 23, 30, 2024 24-01709S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 003951 NC

Division: PROBATE  
IN RE: ESTATE OF  
JEAN VAN WYK OWEN A/K/A JEAN OWEN

A/K/A JEAN V. OWEN Deceased.

The administration of the estate of JEAN VAN WYK OWEN A/K/A JEAN OWEN A/K/A JEAN V. OWEN, deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. 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 732.2211.

The date of first publication of this notice is August 23, 2024.

**Personal Representative:**  
Bank of America, N.A.  
Attn: Andrew L. Thomas,  
Vice President  
One Town Center Road, Suite 701  
Boca Raton, FL 33486

Attorney for Personal Representative:  
FEDERICO MOJICA, ESQUIRE  
Attorney for Personal Representative  
Florida Bar Number: 0124187  
LAW OFFICE OF ANNETTE Z.P. ROSS, PL  
871 Venetia Bay Blvd., Ste. 300B  
Venice, FL 34285  
Telephone: (941) 480-1948  
Fax: (941) 480-9277  
E-Mail: federico@arosslawfirm.com  
Secondary E-Mail:  
shawn@arosslawfirm.com  
August 23, 30, 2024 24-01659S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-004275 SC

IN RE: ESTATE OF  
NICHOLAS CALANNI JR.  
Deceased.

The administration of the estate of Nicholas Calanni Jr., deceased, whose date of death was July 11, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representatives and the personal representatives' 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as

specified under s. 732.2211, Florida Statutes.

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 23, 2024

**Personal Representatives:**  
Philip N. Calanni  
133 Torpedo Rd.  
Manahawkin, NJ 08050  
Nicholas J. Calanni  
7973 NW 196th Ter.  
Hialeah, FL 33015

Attorney for  
Personal Representatives:  
Andrej Cuturic,  
Attorney  
Florida Bar Number: 1018523  
801 E Venice Ave, Ste. 2  
Venice, Florida 34285  
Telephone: (941) 441-9193  
Fax: (941) 214-2629  
E-Mail:  
ac@legacylifelegal.com  
Secondary E-Mail:  
stephanie@legacylifelegal.com  
August 23, 30, 2024 24-01708S



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Are there different types of legal notices?

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

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

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

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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-3704 NC

IN RE: ESTATE OF  
YOST SCHROCK JR.,  
Deceased.

The administration of the estate of YOST SCHROCK, JR., deceased, whose date of death was April 16, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, Florida 34230. The

names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2024.

**Trudy Bondesen**

Personal Representative

16 Quartz Circle  
Fredericksburg, VA 22405  
Dave M. Evans, Jr., Esquire  
Attorney for Personal Representative  
Florida Bar No. 1013511  
LEE & EVANS, P.A.  
2601 Cattlemen Road, Suite 503  
Sarasota, Florida 34232  
Telephone: (941) 954-0067  
Facsimile: (941) 365-1492  
Email: devans@leeandevans.com  
Secondary Email:  
kristina@leeandevans.com  
August 23, 30, 2024 24-01707S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO: 2024 CP 3874 NC

IN RE: THE ESTATE OF:  
CATHERINE JOSEPHINE  
GILES-HOUSE  
Deceased.

The administration of the estate of Catherine Josephine Giles-House, deceased, whose date of death was July 22, 2023 and whose Social Security Number is xxx-xx-9089, is pending in the Circuit Court in and for Sarasota County, Florida, Probate Division, the

address of which is Post Office Box 3079, Sarasota, Florida 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or demands against the 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 the first publication of

this Notice is 8/23/24.

**Personal Representative**  
CONSTANCE REPASS  
c/o Richard Barton Ray,  
Registered Agent  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207

Attorney for  
Personal Representative  
s/ Richard Barton Ray  
RICHARD BARTON RAY, Esquire  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
(941) 755-3731  
Florida Bar No: 0717381  
August 23, 30, 2024 24-01703S

**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](mailto:legal@businessobserverfl.com)

**Business Observer**



--- ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY**  
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2024 CA 003020 NC DIVISION "A"

**NEW VISTA PROPERTIES, INC.,** a Florida Corporation, Plaintiff, vs.  
**EDWIN ALEXIS GARCIA;** his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF EDWIN ALEXIS GARCIA; and **KAREN E. RUSHING,** CLERK OF COURT, SARASOTA COUNTY, FLORIDA, Defendants.  
TO: EDWIN ALEXIS GARCIA; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under

any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF EDWIN ALEXIS GARCIA:  
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida:  
Lot 2, Block 2420, 49th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Page 1, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.

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

Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01672S

FIRST INSERTION

**NOTICE OF ACTION (formal notice by publication)**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CA 001495 SC  
Division H Circuit  
IN RE: ESTATE OF TRINITY MOUNTAIN INVESTMENTS LLC, Deceased.

**M3 DEVELOPMENT GROUP, LLC,** a Limited Liability Company, Marina Lintzeris, Registered Agents, Inc., a Wyoming Corporation; the unknown assigns, successors in interest, or any other person claiming by, through, under or against any legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title or interest in the property hereafter described in this action.  
TO: M3 DEVELOPMENT GROUP, LLC, a Limited Liability Company, Marina Lintzeris, Registered Agents, Inc., a Wyoming Corporation; the unknown assigns, successors in interest, or any other person claiming by, through, under or against any legal entity named as a Defendant; and all claimants, per-

sons or parties, natural or corporate or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title or interest in the property hereafter described in this action

YOU ARE NOTIFIED that an action to quiet tax title has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:  
Matthew A. Goodwin, 9955 Tamiami Trail North, Suite 4, NAPLES, FL 34108

on or before September 13, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 13 day of August, 2024.

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

Matthew A. Goodwin,  
9955 Tamiami Trail North, Suite 4,  
NAPLES, FL 34108  
Aug. 23, 30; Sept. 6, 13, 2024  
24-01663S

FIRST INSERTION

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

Case No. 2024 CA 000250 NC  
**Wells Fargo Bank, N.A.** Plaintiff, vs.  
**Mandy Miller; Unknown Spouse of Mandy Miller; Gulf Gate Community Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development** Defendants.

TO: Unknown Spouse of Mandy Miller  
Last Known Address: 2715 White Sands Drive, Sarasota, FL 34231  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT 10, BLOCK 17, GULF GATE UNIT NO. 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE(S) 12, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the

first date of publication on or before September 23, 2024, 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on August 16, 2024.  
**Karen Rushing**  
As Clerk of the Court  
(SEAL) By G. Kopinsky  
As Deputy Clerk

Julie York, Esquire,  
Brock & Scott, PLLC,  
the Plaintiff's attorney,  
2001 NW 64th St, Suite 130,  
Ft. Lauderdale, FL 33309  
File # 15-F08177  
August 23, 30, 2024 24-01689S

FIRST INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO. 24CA3296NC  
**NEW VISTA PROPERTIES, INC.,** a Florida Corporation, Plaintiff, vs.

**MILDRED EVERSLEY,** her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and **UNKNOWN SPOUSE OF MILDRED EVERSLEY,** Defendants.

TO: MILDRED EVERSLEY, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF MILDRED

**EVERSLEY;**

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

Lot 1, Block 1166, 25th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 2, 2A through 2Q, of the Public Records of Sarasota County, Florida

Lot 3, Block 1191, 25th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 2, 2A through 2Q, inclusive, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.

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

Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01675S

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
CASE NO.: 2024 CA 003656  
**PNC BANK, NATIONAL ASSOCIATION,** Plaintiff, vs.

**KEVIN CARPENTER A/K/A KEVIN A. CARPENTER;** et al., Defendant(s).  
TO: Yadira Carpenter  
Last Known Residence: 3638 Country Pl Blvd Sarasota, FL 34233

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA County, Florida:

LOT 13, BLOCK B, COUNTRY PLACE, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray

Beach, FL 33484, on or before Sept. 23, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 August 16, 2024.

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

**ALDRIDGE PITE, LLP,** Plaintiff's attorney,  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1457-958B Ref# 8967  
August 23, 30, 2024 24-01685S

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2024 CA 003444 NC  
**PENNYMAC LOAN SERVICES, LLC,** Plaintiff, vs.

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIANNA MARGUGLIO,** et al., Defendants.

TO: KACPER JABLONSKI  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIANNA MARGUGLIO  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 612, TOSCANA ISLES, UNIT 2, PHASE 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGES 140 THROUGH 157, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff,

whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before September 23, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
CORAL SPRINGS, FL 33310  
24-01579  
August 23, 30, 2024 24-01664S

FIRST INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY**  
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2024 CA 003026 NC  
DIVISION "A"

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

**VINCENT STERLING a/k/a VINCENT GEORGE STERLING and LINDA STERLING;** their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; **UNKNOWN SPOUSE OF VINCENT STERLING a/k/a VINCENT GEORGE STERLING;** and **UNKNOWN SPOUSE OF LINDA STERLING,** Defendants.

TO: VINCENT STERLING a/k/a VINCENT GEORGE STERLING and LINDA STERLING; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose ex-

act status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF VINCENT STERLING a/k/a VINCENT GEORGE STERLING; and UNKNOWN SPOUSE OF LINDA STERLING:

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

Lot 19, Block 1549, 31st Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 15, 15A through 15F of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.

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

Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01673S

# PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option

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



--- SALES ---

FIRST 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 004445 NC**  
**ARVEST BANK**  
**Plaintiff, vs.**  
**RAYMOND O GAY A/K/A RAYMOND GAY; MARIAN K GAY A/K/A MARIAN GAY, COLONIAL OAKS OF SARASOTA HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 25, 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 1608, COLONIAL OAKS, UNIT 23, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2367 TALL OAK CT, SARASOTA, FL 34232; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on October 10, 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 this August 20, 2024.  
By: /s/ Ryan Sutton  
Ryan Sutton  
Attorney for Plaintiff  
Ryan Sutton  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
F327446/2321815/CMP  
August 23, 30, 2024 24-01705S

FIRST INSERTION

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

**CASE #: 2024 CA 003396 NC**  
**FIRST NATIONAL ACCEPTANCE COMPANY,**  
**Plaintiff vs.**

**THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT; UNKNOWN SPOUSE OF THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT; TRI-PAR ESTATES PARK AND RECREATION DISTRICT; UNKNOWN TENANT # 1; UNKNOWN TENANT # 2;**  
**Defendants,**

TO: THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT  
Last Known Address: 5162 Boca Raton Ave., Sarasota, FL 34234

YOU ARE NOTIFIED that an action to foreclose a mortgage and replevin of a mobile home on the following property in Sarasota County, Florida:

LOT 39, TRI PAR ESTATES, FIRST UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH A 1960 STRN MOBILE HOME ID # 6056877, WHICH IS PERMANENTLY ATTACHED AND AFFIXED TO THE REAL PROPERTY. PARCEL ID NUMBER: 0025-06-0087

COMMONLY KNOWN AS: 5162 BOCA RATON AVENUE,

SARASOTA, FL 34234

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once a week for two consecutive weeks.

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

WITNESS my hand and the seal of this court on this 15 day of August, 2024.

KAREN E. RUSHING  
Clerk of the Circuit Court  
(SEAL) By: G. Kopinsky  
Deputy Clerk  
Tarokh Law, PLLC  
PO Box 10827  
Tampa, FL 33679  
jason@tarokhlaw.com  
August 23, 30, 2024 24-01677S

FIRST INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE**  
**SERVICE - PROPERTY**

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

**CIVIL ACTION**  
**CASE NO.: 24CA003210SC**  
**NEW VISTA PROPERTIES, INC.,**  
**a Florida Corporation,**  
**Plaintiff, vs.**

**COLLEEN F. ARNEAUD; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming**

to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF COLLEEN F. ARNEAUD:

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

Lot 13, Block 2090, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.  
KAREN E. RUSHING  
CLERK OF THE COURT  
(SEAL) By: G. Kopinsky  
Deputy Clerk  
Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01674S

to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF COLLEEN F. ARNEAUD:

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

Lot 13, Block 2090, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.  
KAREN E. RUSHING  
CLERK OF THE COURT  
(SEAL) By: G. Kopinsky  
Deputy Clerk

Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01674S

FIRST INSERTION

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

**Case No: 2024 CA 000903**  
**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**ANTONIO D'ARGENIO; et al.,**  
**Defendants.**

TO: ANTONIO D'ARGENIO  
Last Known Address:  
11742 Tempest Harbor Loop  
Venice, FL 34292

UNKNOWN SPOUSE OF ANTONIO D'ARGENIO  
Last Known Address:  
11742 Tempest Harbor Loop  
Venice, FL 34292

GRAZIA LUBRANO LAVADERA  
Last Known Address:  
11742 Tempest Harbor Loop  
Venice, FL 34292

UNKNOWN SPOUSE OF GRAZIA LUBRANO LAVADERA  
Last Known Address:  
11742 Tempest Harbor Loop  
Venice, FL 34292

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:  
LOT 2086, STONEYBROOK AT VENICE, UNIT 4, ACCORD-

ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of the said Court on the 16 day of August, 2024.

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

J. Bennett Kitterman, Esq.,  
Lender Legal PLLC,  
1800 Pembroke Drive, Suite 250,  
Orlando, Florida 32810  
LLS12579-Argenio  
August 23, 30, 2024 24-01690S

FIRST INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE**  
**SERVICE - PROPERTY**

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

**CIVIL ACTION**  
**CASE NO.: 2024 CA 003017 NC**  
**DIVISION "C"**

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

**KARLENE MERCHANT; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming**

to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KARLENE MERCHANT:

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida:  
Lot 4, Block 2184, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.  
KAREN E. RUSHING  
CLERK OF THE COURT  
(SEAL) By: G. Kopinsky  
Deputy Clerk

Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01671S

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 002173 NC**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ**

**REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-A,**  
**Plaintiff, vs.**  
**ROBERT M CARRIGAN A/K/A ROBERT M CARRIGAN, JR. A/K/A ROBERT CARRIGAN, et al.,**  
**Defendant.**

To: SEAN MICHAEL CARRIGAN  
6396 SINGLETREE TRL, SARASOTA, FL 34241

UNKNOWN SPOUSE OF SEAN MICHAEL CARRIGAN  
6396 SINGLETREE TRL, SARASOTA, FL 34241

ERIN LEA CARRIGAN  
804 MANATEE AVENUE, ELLENTON, FL 34222

UNKNOWN SPOUSE OF ERIN LEA CARRIGAN  
804 MANATEE AVENUE, ELLENTON, FL 34222

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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 135, UNIT III, MYAKKA VAL-

LEY RANCHES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 12, 12A THROUGH 12D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Lauren A. Bromfield, 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 Sept. 23, 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 said Court on the 16 day of August, 2024.

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

Lauren A. Bromfield, Esq  
McCalla Raymer Leibert Pierce, LLC,  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
24-09235FL  
August 23, 30, 2024 24-01686S

FIRST INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE**  
**SERVICE - PROPERTY**

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

**CIVIL ACTION**  
**CASE NO.: 24CA3322SC**

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

**KEIMONI COY and CHRISTA SHADIA SORIANO; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming**

to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KARLENE MERCHANT:

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida:  
Lot 4, Block 2184, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.  
KAREN E. RUSHING  
CLERK OF THE COURT  
(SEAL) By: G. Kopinsky  
Deputy Clerk

Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01676S

any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF KEIMONI COY; and UNKNOWN SPOUSE OF CHRISTA SHADIA SORIANO:

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

Lot 12, Block 1047, 24th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 14, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court August 15, 2024.

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

Albert J. Tiseo, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
941-625-6666  
August 23, 30, 2024 24-01676S



**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

11/8327\_V2.6



# Q&A

## What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

## Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

## Are there different types of legal notices?

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

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

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

## 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.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FIRST INSERTION

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

**CASE NO: 2023 CA 005470 NC**  
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR THE CSMC 2017-FHA1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-FHA1, Plaintiff, v. COREY B. LEACH A/K/A COREY LEACH; ET AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated February 7, 2024 and Order Cancelling and Resetting Foreclosure Sale dated August 2, 2024, in the above-styled cause, the Clerk of Circuit Court, Karen E. Rushing, shall sell the subject property at public sale on the 13th day of September, 2024, at 9:00 am to the highest and best bidder for cash, at [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com) on the following described property:  
LOT 5, BLOCK 1709, 36TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 3, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
Property Address: 8206 Dolomite Ave., North Port, FL 34287.  
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: August 14, 2024.  
BITMAN, O'BRIEN & MORAT, PLLC /s/ Samantha Darrigo, Esquire  
Samantha Darrigo, Esquire  
Florida Bar No.: 0092331  
sdarrigo@bitman-law.com  
njagdeo@bitman-law.com  
610 Crescent Executive Ct., Suite 112  
Lake Mary, Florida 32746  
Telephone: (407) 815-3110  
Facsimile: (407) 815-3114  
Attorneys for Plaintiff  
August 23, 30, 2024 24-01694S

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 2021 CA 004236 NC  
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26  
Plaintiff vs. JAMES L. LACOUTURE and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF JAMES L. LACOUTURE; ROXANA R. LACOUTURE; UNKNOWN SPOUSE OF ROXANA R. LACOUTURE; RONALD F. BURTH; SOUTH VENICE CIVIC ASSOCIATION INC.; SARASOTA COUNTY, FLORIDA; TENANT I/ UNKNOWN TENANT; TENANT II/ UNKNOWN TENANT; TENANT

III/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants  
Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Sarasota County, Florida will sell the following property situated in Sarasota County, Florida described as:  
LOTS 9589 AND 9590, SOUTH VENICE UNIT 35, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 91, OF THE PUBLIC RECORDS OF SARASOTA, FLORIDA.  
The Clerk of this Court shall sell the property to the highest bidder for cash, on January 17, 2025 at 9:00 a.m. on Sarasota County's Public Auction website: [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com) in accordance with Chapter 45, Florida Statutes.  
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.  
LAW OFFICE OF GARY GASSEL, P.A.  
2191 Ringling Boulevard  
Sarasota, Florida 34237  
(941) 952-9322  
Attorney for Plaintiff  
By WILLIAM NUSSBAUM III, ESQUIRE  
Florida Bar No. 66479  
August 23, 30, 2024 24-01682S

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. 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).

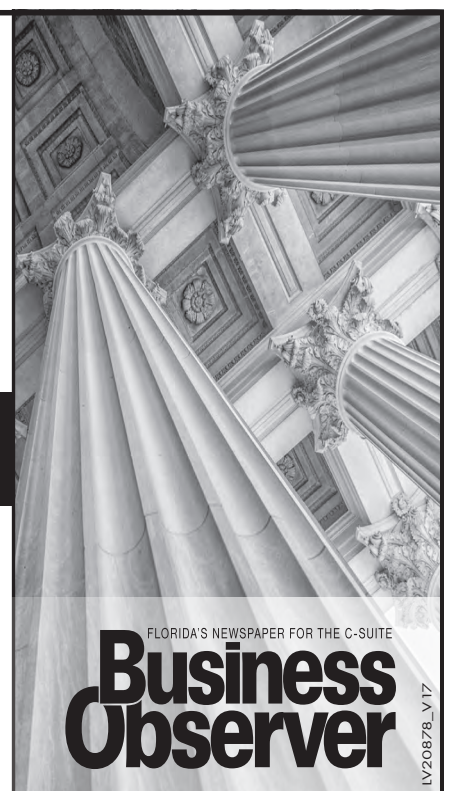
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 8, 2024 and an Order Resetting Sale dated August 19, 2024 and entered in Case No. 2023 CA 004269 NC of the Circuit Court in and for Sarasota County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, 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](http://www.sarasota.realforeclose.com), 9:00 a.m., on January 17, 2025, 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 19, 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](mailto:answers@dallegal.com)  
1496-192291 / SR4  
August 23, 30, 2024 24-01691S

# PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



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



SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH 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. TO: SHONA WILLIAMS MCCALLA 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 im-

mediately 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 thi 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 24-015425

SECOND 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 447 CASALINO DR. 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 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 your 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 24-016225

SECOND 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; DYMTRO KOT, Respondent TO: DYMTRO 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 24-016185

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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 Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before September 16, 2024, 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

SAVE TIME



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## --- ESTATE ---

## SECOND 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

## SECOND 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

## SECOND 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 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 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:  
craigt@lyonsbeaudryharrison.com  
annette@lyonsbeaudryharrison.com  
August 16, 23, 2024 24-01644S

## SECOND 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  
JDreznin@IcardMerrill.com  
August 16, 23, 2024 24-01621S

## SECOND 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:  
craigt@lyonsbeaudryharrison.com  
annette@lyonsbeaudryharrison.com  
August 16, 23, 2024 24-01644S

## 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 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

## SECOND 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

## SECOND 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.

**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

## SECOND 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, 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

**Personal Representative:**  
**MICHAEL KRAMBIS**  
4183 Pilot Road  
Riner, VA 24149  
Attorney for Personal Representative:  
STEPHEN K. BOONE, ESQ.  
Florida Bar Number: 0371068  
BOONE BOONE & BOONE, P.A.  
1001 Avenida Del Circo  
VENICE, FL 34285  
Telephone: (941) 488-6716  
Fax: (941) 488-7079  
E-Mail: sboone@boone-law.com  
August 16, 23, 2024 24-01613S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2024 CP 3635 NC  
Division Probate  
IN RE: ESTATE OF  
MARIE C. POIRIER Deceased.

The administration of the estate of Marie C. Poirier, deceased, whose date of death was November 2, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida. 34230 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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:**  
**Diane M. Leger**  
530 Purdy Street  
Englewood, Florida 34223  
Attorney for Personal Representative:  
T. Thomas Shirley, Attorney  
Florida Bar Number: 154581  
Dunkin & Shirley, P.A.  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
August 16, 23, 2024 24-01625S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
CASE No. 2024 CP 003153 NC  
IN RE: ESTATE OF  
CYNTHIA JEAN GUIGNO  
Deceased.

The administration of the Estate of Cynthia Jean Guigno, deceased, whose date of death was April 30, 2024 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd. Sarasota FL 34237. The names and addresses of the personal representative and the personal representative 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 demand against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN 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 dated August 16, 2024.

**Personal Representative:**  
**Victor M. Guigno**  
5775 Wilena Place  
Sarasota, FL 34238  
Attorney for Personal Representative:  
Cynthia A. Riddell, Esquire  
Florida Bar No. 0051456  
RIDDELL LAW GROUP  
3400 S. Tamiami Trail, Suite 202  
Sarasota, FL 34239  
Tel : (941) 366-1300  
August 16, 23, 2024 24-01614S

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 3236 NC  
Division: Probate  
IN RE: ESTATE OF  
JOHN R. KENNEDY,  
Deceased.

The administration of the estate of John R. Kennedy, deceased, whose date of death was January 30, 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:**  
**Kelly Kennedy**  
**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: 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 24-01629S



## --- ESTATE ---

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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, 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

## SECOND 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

## SECOND 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  
Sarasota, FL 34233  
Secondary E-Mail:  
mgonzalez@hahnlaw.com  
Secondary E-Mail:  
vbaker@hahnlaw.com  
August 16, 23, 2024 24-01643S

## SECOND 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

## SECOND 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.

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

## SECOND 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

## SECOND 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



--- SALES ---

## SECOND 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

## SECOND INSERTION

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

**CIVIL ACTION**  
**CASE NO.: 58-2015-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

## SECOND INSERTION

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

**CIVIL ACTION**  
**CASE NO.: 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

## SECOND 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

## 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.**  
**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, GRANTEES, 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, GRANTEES, 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

## SECOND 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

## SECOND 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,**  
**GRANTEES, 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, GRANTEES, 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

## SECOND 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