

## SARASOTA COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/11/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 BUDD HS 0465120AG & 0465120BG. Last Tenants: ROBERT SONSINI, KIMBERLY ANN KAPONIS, JOHN DOE AND JANE DOE and all unknown parties beneficiaries heirs. Sale to be at MHC BAY INDIES LLC, 950 RIDGEWOOD AVENUE, VENICE, FL 34285. 813-282-5925. Sept. 27; Oct. 4, 2024 24-01925S

#### FIRST INSERTION

##### Office Relocation and Stephen G. Huk, M.D. Retiring

This notice is intended to serve as official notification of the relocation of Behavioral Health Centers of Sarasota, PLLC as well as the retirement of Stephen G. Huk, M.D. The new practice address will be in Sawyer Oaks Professional Park at 5602 Marquesas Circle, Unit 212 Sarasota, FL 34233. Effective date of relocation as I retire will be November 12, 2024. All patients are to be advised that their medical records will continue to be available at this address for transfer or receipt upon written request. Sept. 27; Oct. 4, 11, 18, 2024 24-01929S

#### 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 VANGUARD TRADING located At 635W 42ST 32D in the city of New York, Manhattan County, NY intends to Register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida in multiple counties.

Dated at New York, New York this 3rd day of September, 2024.  
ZUHUREE, Ibrahim  
635W 42ST 32D  
New York, NY 10036  
September 27, 2024 24-01904S

#### FIRST INSERTION

##### Notice of Self Storage Sale

Please take notice iStorage 7101 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 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alice Clark unit #00334; Katherine Laird units #00426, #00932 & #01307; Mary Woodward unit #00677; Kristin Sensley unit #01062; Jessica Failla unit #01425. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Sept. 27; Oct. 4, 2024 24-01899S

#### FIRST INSERTION

##### PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number: 898497 from: New Beginnings Community Church of Sarasota, Inc. 2049 North Honore Avenue, Sarasota, FL 34235. Application received: 7/15/2024. Proposed activity: Construct New Church Building, Parking and associated stormwater management system. Project name: New Beginnings Church. Project size: 4.08 Acres. Location: Section 13, Township 36S, and Range 18E, in Sarasota County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. September 27, 2024 24-01919S

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ChiroWay of North Port, located at 1337 N Sumter Blvd, in the City of North Port, County of Sarasota, State of FL, 34286, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 20 of September, 2024.  
WORKS BY WIRTJES LLC  
1337 N Sumter Blvd  
North Port, FL 34286  
September 27, 2024 24-01909S

#### FIRST INSERTION

##### Notice of Self Storage Sale

Please take notice iStorage 7101 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 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Michelle Donner unit #1062; Rogelio Diaz unit #2011; Zhan Axartov unit #2137. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Sept. 27; Oct. 4, 2024 24-01901S

#### FIRST INSERTION

##### Notice of Self Storage Sale

Please take notice Hide-Away Storage - South Sarasota, located at 8901 S Tamiami Trail, Sarasota, FL 34238 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Susan Powers unit #00351; Joseph Moosmann units #00641, #00647, #00659, #00661, #00662, #00665, #00683 & #00976; Tiffany Lagasse unit #00667; Christian Brown unit #00707. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Sept. 27; Oct. 4, 2024 24-01900S

#### 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 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Raymond Mitchell unit #00022; Roxann Beneby unit #00030; Kathy Pobee unit #00157; Joseph Graham unit #00374; Marisa Provost unit #00386; Katherine Laird units #01026, #01165 & #01311; Jerrika Green unit #01310; Jeff Willison unit #01463. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Sept. 27; Oct. 4, 2024 24-01902S

#### FIRST INSERTION

##### SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Sarasota National Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 on the following dates:

October 8, 2024  
November 12, 2024  
February 11, 2025  
April 8, 2025  
July 8, 2025  
August 12, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://sarasotationalcdd.com/>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings 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.

District Manager  
September 27, 2024 24-01937S

#### FIRST INSERTION

##### NOTICE OF RULE DEVELOPMENT BY THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT

In accord with Chapter 120, Florida Statutes and Chapter 2024-292, Laws of the Florida, the Star Farms Village at North Port Stewardship District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Chapter 2024-292(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 122.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2022), Chapter 2024-292(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010.

District Manager  
September 27, 2024 24-01935S

### --- ESTATE ---

#### FIRST INSERTION

##### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-3910-NC Division Probate IN RE: ESTATE OF WILLIAM A. TURKELTAUB Deceased.

The administration of the estate of WILLIAM A. TURKELTAUB, deceased, whose date of death was June 28, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address 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 the 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.

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

ALL CLAIMS NOT SO 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 September 27, 2024.

##### Personal Representative:

DocuSigned by:

/s/ Susan Turell

SUSAN TURELL,

##### Personal Representative

115 Liberty Blvd.

Canonsburg, PA 15317

Attorney for Personal Representative:  
DocuSigned by: /s/ Gregory S. Band  
Gregory S. Band  
Attorney

Florida Bar Number: 869902  
BAND LAW GROUP PL  
1543 Second Street  
Sarasota, Florida 34236  
Telephone: (941) 917-0505  
Fax: (941) 917-0506  
E-Mail: [gband@bandlawgroup.com](mailto:gband@bandlawgroup.com)  
Sept. 27; Oct. 4, 2024 24-01936S

# PUBLIC 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

and select the appropriate County name from the menu option

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

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







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

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

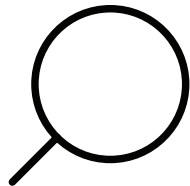


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

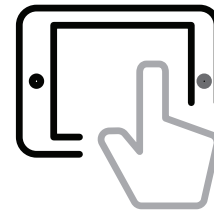
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



**Moreover, the real digital divide for public notice is growing**

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)











--- ACTIONS ---

SECOND INSERTION

**NOTICE OF ACTION FOR JOINT PETITION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION BY STEPPARENT**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CIVIL ACTION  
**Case No. 24-DR-5453**  
**Judge: John S. Carlin**  
**IN RE: The Matter of the Adoption of: ISABELLA ROSE OBEN, Adoptee.**  
TO RESPONDENT: Jonathan Robert Malzan  
RESPONDENTS LAST KNOWN ADDRESS: 1137 52nd Street, Sarasota, Florida 34234  
YOU ARE NOTIFIED that an action for Joint Petition for Termination of Parental Rights and Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to Petitioner's Attorney, Sarah M. Oquendo, Esq., of Coleman, Taylor, Klaus, Doupe, Diaz & Torrez, P.A., at 4099 Tamiami Trail North, Suite 201, Naples, Florida, 34103 on or before October 21, 2024, and file the original with the clerk of this Court at Kevin C. Carnes, Clerk of

the Circuit Court and Comptroller, Lee County, Florida, 1700 Monroe Street, Ft. Myers, Florida 33901, 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.  
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 on: 09/11/2024  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: G. J. Collins  
As Deputy Clerk  
Sept. 20, 27; Oct. 4, 11, 2024  
24-01854S

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**Case No. 2024 CA 004188 NC Agency Case No. 24-036907**  
**IN RE: THE FORFEITURE OF: A 2002 CHRYSLER TOWN & COUNTRY VAN**  
**VIN: 2C8GT64L92R541522 And \$3,777.00 in U.S. CURRENCY**  
TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:  
YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER, on the following property in Sarasota County, Florida: A 2002 Chrysler Town & Country Van, VIN 2C8GT64L92R541522 And \$3,777.00 in U.S. CURRENCY and you are required to serve a copy of your written defenses to it, if any, on Joseph J. Polzak, Esq., PETITIONER'S attorney, whose address is 1 South School Avenue, Suite 700, Sarasota, Florida 34237, on or before the 21 day of October 2024, and file the original with the

Clerk of this Court either before Service on PETITIONER'S attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury 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 September 13, 2024  
KAREN E. RUSHING,  
CLERK OF THE CIRCUIT COURT-  
SARASOTA  
P.O. Box 3079  
Sarasota, Florida 34230  
(Seal) By G. Kopinsky  
Deputy Clerk  
Joseph J. Polzak, Esq.,  
PETITIONER'S attorney,  
1 South School Avenue, Suite 700,  
Sarasota, Florida 34237  
Sept. 20, 27, 2024 24-01863S

SECOND 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.: 24CA3857NC**  
**DIVISION "C"**  
**NEW VISTA PROPERTIES, INC.,**  
a Florida Corporation,  
Plaintiff, vs.  
**LATOYA WHITE;** 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 LATOYA WHITE,**  
Defendants.  
TO: LATOYA WHITE; 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 all other parties claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein 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 LATOYA WHITE.**  
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida:  
Lot 43, Block 629, Replat of a Portion of the 14th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 9, 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 September 10, 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  
Sept. 20, 27, 2024 24-01843S

--- ACTIONS ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024 CP 004290 SC**  
**Division: South County**  
**IN RE: ESTATE OF ZACH WAYNE THOMAS Deceased.**  
The administration of the estate of Zach Wayne Thomas, deceased, whose date of death was July 19, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida, 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is September 20, 2024.  
**Personal Representative:**  
**Marissa A. Madison**  
2145 Ancient Road  
North Port, FL 34286  
Attorney for Personal Representative:  
Andrew J. Britton, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 213500  
871 Venetia Bay Blvd, Suite 111  
Venice, Florida 34285  
Telephone: (941) 408-8008  
Fax: (941) 408-0722  
E-Mail: legal@andrewbrittonlaw.com  
Sept. 20, 27, 2024 24-01870S

SECOND INSERTION

**NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY**  
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO: 2024-CC-880**  
**RAPALO HOMEOWNERS' ASSOCIATION, INC.,**  
a not-for-profit Florida corporation,  
Plaintiff, vs.  
**KAREN ZAHARATOS; UNKNOWN SPOUSE OF KAREN ZAHARATOS; AND UNKNOWN TENANT(S),**  
Defendant.  
TO: KAREN ZAHARATOS  
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Sarasota County, Florida, more particularly described as follows:  
Lot 97, RAPALO, according to the Plat thereof as recorded in Plat Book 49, Page 48, of the Public Records of Sarasota County, Florida, and any subsequent amendments to the aforesaid.  
Property Address: 9028 Excelsior Loop, Venice, FL 34293  
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for

Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice 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 on the 10 day of September, 2024  
KAREN E RUSHING,  
CLERK  
Circuit and County Courts  
(SEAL) By: G. Kopinsky  
Deputy Clerk  
MANKIN LAW GROUP,  
Attorneys for Plaintiff,  
2535 Landmark Drive, Suite 212,  
Clearwater, FL 33761  
Sept. 20, 27, 2024 24-01848S

SECOND 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.: 24 CA 3024 NC**  
**NEW VISTA PROPERTIES, INC.,**  
a Florida Corporation,  
Plaintiff, vs.  
**IGNACIO COSTAS and LILIA LAIRD a/k/a LILIA R. LAIRD;** 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; **UNKNOWN SPOUSE OF IGNACIO COSTAS; and UNKNOWN SPOUSE OF LILIA LAIRD a/k/a LILIA R. LAIRD,**  
Defendants.  
TO: LILIA LAIRD a/k/a LILIA R. LAIRD and UNKNOWN SPOUSE OF LILIA LAIRD a/k/a LILIA R. LAIRD, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described:

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described properties in Sarasota County, Florida:  
Lot 13, Block 2312, 47th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 46, 46A through 46GG, 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 12, 2024.  
KAREN E. RUSHING,  
CLERK OF THE COURT  
(Seal) By: G. Kopinsky  
Deputy Clerk  
Albert J. Tiseo, Jr., Esq.  
atiseo@gtslawfirm.com  
lbaird@gtslawfirm.com  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
941-625-6666  
Sept. 20, 27, 2024 24-01876S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024 CP 4351 NC**  
**Division Probate**  
**IN RE: ESTATE OF Jonathan Krause Hines Deceased.**  
The administration of the estate of Jonathan Krause Hines, deceased, whose date of death was May 17th, 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.

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. 732.2211, 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 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 September 20, 2024  
**Deborah Fallon**  
P.O. Address:  
88 Ridgedale Avenue,  
Madison, NJ 07940  
**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  
Sept. 20, 27, 2024 24-01895S

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2024 CA 003816**  
**PNC BANK, NATIONAL ASSOCIATION,**  
Plaintiff, vs.  
**ELRIK LYND; et al.,**  
Defendant(s).  
TO: Elrik Lynd  
Last Known Residence: 4361 Bullard St North Port, FL 34287  
TO: Unknown Spouse of Elrik Lynd  
Last Known Residence: 4361 Bullard St North Port, FL 34287  
TO: Alexis Miller  
Last Known Residence: 4361 Bullard St North Port, FL 34287  
TO: Unknown Spouse of Alexis Miller  
Last Known Residence: 4361 Bullard St North Port, FL 34287  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA County, Florida:  
LOT 33, BLOCK 1923, 41ST ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 42, 42A THRU 42M, 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 October 21, 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.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
KAREN 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  
1457-974B  
Ref# 9262  
Sept. 20, 27, 2024 24-01847S

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR SARASOTA, FLORIDA.  
**CASE NO. 2024 CA 004027 NC**  
**LONGBRIDGE FINANCIAL, LLC,**  
Plaintiff vs.  
**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICIA A. MARSHALL AKA PATRICIA ANN MARSHALL, DECEASED, et al.,**  
Defendants  
TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAMELA ANN MARSHALL AKA PAMELA A. MARSHALL, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF PATRICIA A. MARSHALL AKA PATRICIA ANN MARSHALL, DECEASED  
3532 FENWAY DRIVE, SARASOTA, FL 34232  
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICIA A. MARSHALL AKA PATRICIA ANN MARSHALL, DECEASED  
3532 FENWAY DRIVE, SARASOTA, FL 34232  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida:  
LOT 1333, SARASOTA

SPRINGS, UNIT NO. 12, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 42, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before October 21, 2024; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS MY HAND AND SEAL OF SAID COURT on this 9 day of September, 2024.  
Karen E Rushing  
As Clerk of said Court  
(SEAL) By: G. Kopinsky  
As Deputy Clerk  
Greenspoon Marder, LLP,  
Default Department,  
Attorneys for Plaintiff,  
Trade Centre South, Suite 700,  
100 West Cypress Creek Road,  
Fort Lauderdale, FL 33309  
(24-001405-01)  
Sept. 20, 27, 2024 24-01845S