Public Notices



SARASOTA PAGES 17-21 **MANATEE PAGES 21-25 CHARLOTTE PAGES 26-28**

OCTOBER 18 - OCTOBER 24, 2024

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

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 Junk Whales located at 640 Morgan Cir in the City of Nokomis, Sarasota County, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of October, 2024. Erik Batranchuk

24-02002S October 18, 2024

FIRST INSERTION

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Star Farms Village at North Port Stewardship District ("District") will hold regular meetings for Fiscal Year 2025 at $12{:}00$ p.m., at $551\,\mathrm{N}.$ Cattlemen Rd., Suite 304, Sarasota, Florida 34232 on the following dates:

November 6, 2024 December 4, 2024 February 5,2025March 5, 2025 April 2, 2025 May 7, 2025 June 4, 2025 July 2, 2025 August 6, 2025 September 3, 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. 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

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 this meeting because of a disability or physical impairment should contact the District Office at $\left(561\right)\,571\text{-}0010$ at least 48 hours prior to the meeting. 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-District Office.

A person who decides to appeal any decision made at the meeting 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

District Manager October 18, 2024

24-02011S

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 Trail Sarasota, FL 34231, 11/07/2024 at 10:00am

Denise Mondane Household Goods/Furniture Darryl Knapp 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. October 18, 25, 2024 24-01998S

FIRST INSERTION NOTICE OF PUBLIC SALE

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

5005 Englewood road Venice, Fl 34293 ,11/07/2024, 10:30 AM Elena Garbarino-Household Goods

Ryan Michael Dockery-Work Equipment Karen Rosa-Household Goods/Furniture

Brad Matney-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. October 18, 25, 2024 24-02012S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

2255 N. Washington Blvd. Sarasota, Fl 34234, November 7th, 2024 at 10:00AM

David Woolverton bed mattress washer dryer sofa household items Santaina Turner 6-9 clothes boxes Rondy Shields Tools, Fans, Bikes Frank Segreti Office supplies Frank Segreti Office Supplies Jon Glickman

Boxes, Christmas Decorations 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

24-02016S October 18, 25, 2024

FIRST INSERTION

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 11/07/24 at 10 am

Maurie West Household Goods/Furniture, TV/ Stereo Equipment LaShunda Fuller-Battle Books, bags and 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.

October 18, 25, 2024 24-02003S

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. Sara

sota, FL 34237, 11/07/24 10:00AM Becky Esmus Home goods, Paper work, furniture,

clothing Walt Dobson boxes, personal, bikes, tools, garage Lisa Gibson bed sets tv

Katherine Laird Household Goods/Furniture, Tools/

Appliances
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.

October 18, 25, 2024 24-02013S

FIRST INSERTION NOTICE OF PUBLIC SALE

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

below at the location indicated: 4173 Clark Road Sarasota, FL 34233. 11/07/2024 at 10:00am

Andrea Mitchell Household Furniture Andrea Mitchell Extra Boxes from office David Madison Furniture Personal Kati Marie Angel 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.

October 18, 25, 2024 24-02004S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA

PROBATE DIVISION File No. 2024 CP 4758 SC **Division Probate** IN RE: ESTATE OF Larry E. Liberman Deceased.

The administration of the estate of Larry E. Liberman, deceased, whose date of death was November 2nd. 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34240. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

FLORIDA STATUTES SEC-TION 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 October 18, 2024

Nathan King c/o Kanetsky, Moore & DeBoer, PA P.O. Address: 227 Nokomis Avenue South

Venice, FL 34285 Personal Representative JON R. FAHS, Jr. KANETSKY, MOORE & DeBOER, P.A. ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE.

VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389 Email Addresses: irf@kmdpa.com October 18, 25, 2024

FIRST INSERTION

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Star Farms Village at North Port Stewardship District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for two additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 2024-292, Laws of Florida, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of North Port, Florida, and has an annual operating budget of approximately \$86,540. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, $Florida\,Statutes$, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Audi-

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide one (1) electronic and one (1) hardcopy of their proposal to the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Star Farms Village at North Port Stewardship District." Proposals must be received by 12: 00 p.m., on October 28, 2024, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager October 18, 2024

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT

RFQ for Engineering Services

The Star Farms Village at North Port Stewardship District (the "District"), located in the City of North Port, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements and other public improvements authorized by Chapter 2023-335, Laws of Florida, and Chapter 189, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as

 $Any firm \ or \ individual \ (\text{``Applicant''}) \ desiring \ to \ provide \ professional \ services \ to \ the \ District \ must: 1) \ hold \ applicable \ federal, state$ and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Quali $fication \, Statement")\, of \, its \, qualifications \, and \, past \, experience \, on \, U.S. \,\, General \, Service \, Administration's \, "Architect-Engineer \, Qualification" \, its \, past \, constant \, past \, constant \, past \,$ ifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the City of North Port and Sarasota County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic and one (1) hardcopy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on November 1, 2024 to the attention of Chuck Adams, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). October 18, 2024

24-02010S

--- ESTATE ---

FIRST INSERTION tate on whom a copy of this no-

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT

IN AND FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION CASE NO.: 2024 CP 004375 NC IN RE: ESTATE OF ERIC LEE PANZA The administration of the estate of

date of death was August 15, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Courtroom 8B at 2002 Ringling Blvd. in Sarasota, Florida. 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 es-

FLORIDA

NOTICE IS HEREBY GIVEN that,

pursuant to the Amended Final

Judgment of Mortgage Foreclosure

entered on October 1, 2023, as

amended and entered in 2020-CA-

3528 NC of the Circuit Court of the Twelfth Judicial Circuit in and for

Sarasota County, Florida, wherein CHESTER D. MATTEUCCI, is the

Plaintiff and 2580 SHAMROCK LLC,

A Florida Limited Liability Company,

JOHN FRANCO, JR., JOHN FRANCO

SR., and SARASOTA COUNTY,

FLORIDA are the Defendants, the

2580 SHAMROCK LLC ET AL.,

Defendants.

tice 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE.

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

NOTWITHSTANDING

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 October 18, 2024.

Personal Representative: **NEAL P. PANZA**Attorney for Personal Representative:

Florida Bar Number: 126342 The Matechik Law Firm, P.A. 100 Wallace Avenue, Suite 310 Sarasota, FL 34237 Telephone: (941) 926-6755 Fax: (941) 244-5679 E-Mail: matt@thematechiklawfirm.com

Sec. E-Mail: chelsea@thematechiklawfirm.com

October 18, 25, 2024

FIRST INSERTION

NOTICE OF FORECL OSURE SALE undersigned Clerk of Court of Sarasota IN THE CIRCUIT COURT OF THE County, Florida, will, on November 15, TWELFTH JUDICIAL CIRCUIT 2024, at 9:00 a.m., via the internet at www.sarasota.realforeclose.com offer IN AND FOR SARASOTA COUNTY, for public sale, to the highest and best CASE NO.: 2020 CA 3528 NC bidder for cash, the following described DIVISION: A
CHESTER MATTEUCCI, Plaintiff, v. property located in Manatee County,

Florida: Lots 11999 and 12000, SOUTH VENCICE UNIT 46, as per plat hereof recorded in Plat Book 7, Page 10, of the Public Records of Sarasota County, Florida Property Address: 2580 Shamrock

Drive, Venice Florida 34239 Any Person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

If you are a person with a disability who needs any accommodation in order to participate in this proceed-

ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or 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, DATED this 15th day of October

2024. /s/Derek A. DiPasquale Derek A. DiPasquale FBN: 899321 435 12th Street West, Ste. 209 Bradenton, FL 34205 Telephone: (941) 345-1693 EserviceEmail: $Derek@\,derek dipas quale law.com$ Attorney for Plaintiff October 18, 25, 2024 24-02015S

SARASOTA COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT. IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION,

File No. 2024 CP 004064 NC IN RE: ESTATE OF PATRICIA A. KAMMER, Deceased.

The administration of the estate of PATRICIA A KAMMER, Deceased, whose date of death was April 25, 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'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 October 18, 2024.

MARVIN KAMMER, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 1612TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com October 18, 25, 2024 24-02020S

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 004178 NC IN RE: ESTATE OF MARY A MEADOWS,

Deceased. The administration of the estate of MARY A MEADOWS, Deceased, whose date of death was April 25, 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'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 Dispo sition 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 October 18, 2024.

GARY MEADOWS,

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

October 18, 25, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDAPROBATE DIVISION

File No. 2024-CP-004636-NC IN RE: ESTATE OF ANTHONY LUCKI, Deceased.

The administration of the estate of Anthony Lucki, 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 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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 FOR-EVER BARRED.

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

The date of first publication of this notice is October 18, 2024.

Personal Representative: Donna A. Lucki

609 Cutter Lane Longboat Key, FL 34228 Attorney for Personal Representative: Shumaker, Loop & Kendrick, LLP By: Benjamin R. Hanan E-Mail Addresses: bhanan@shumaker.com carolg@shumaker.com Florida Bar No. 0089559 240 S. Pineapple Avenue, 9th Floor P.O. Box 49948 Sarasota, FL 34236 Telephone: 941-364-2788

24-02000S

October 18, 25, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION File No. 2024 CP 004248 SC IN RE: ESTATE OF JAMES C. WHITE, Deceased.

The administration of the estate of JAMES C. WHITE, deceased, whose date of death was April 7, 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 attor-

ney 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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 FOR-EVER BARRED

NOTWITHSTANDING 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 October 18, 2024.

Personal Representative: JONATHAN D. SALON 1082 Main Street

Hingham, MA 02043 Attorney for Personal Representative ALISA M. HEEDY Florida Bar No. 0119749 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: aheedy@williamsparker.com Secondary: ncarson@williamsparker.com

October 18, 25, 2024

--- SALES ---

24-02008S

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2022-CA-003893

ANCHOR MORTGAGE TRUST Plaintiff, vs. **BLUE INTERNATIONAL** GROUP, LLC.; AJ GLOBAL LLC: LUCRECIA DELMONTE: N&J DREAMS LLC; CITY OF SARASOTA; GREEN HOUSE SOLAR AND AIR, INC. AND ALL UNKNOWN SUBCONTRACTORS, MATERIALMEN AND SUPPLIERS; ROBERT BUSSA: UNKNOWN TENANT #1; UNKNOWN TENANT

Defendants

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of

Mortgage Foreclosure entered on the 21st day of March 2024, in Case No 2022-CA-003893, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, ANCHOR MORTGAGE TRUST 2021-RTL1 is the Plaintiff and BLUE INTERNATIONAL GROUP, LLC.; AJ GLOBAL, LLC; LUCRECIA DELMONTE: N&J DREAMS LLC: CITY OF SARASOTA; GREEN HOUSE SOLAR AND AIR, INC. AND ALL UNKNOWN SUBCONTRACTORS, MATERIALMEN AND SUPPLIERS; ROBERT BUSSA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota. realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 13th day of November 2024, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK C, FIRST AD-DITION TO HILLCREST PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1. PAGE(S) 23. OF THE PUB-LIC RECORDS OF SARASOTA COUNTY, FLORIDA

Property Address: 1437 17TH STREET, SARASOTA, FL 34234 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Sarasota County Jury 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.

24-02014S

Dated this 9th day of October 2024 By: /s/ Shawn Taylor, Esq. Fla Bar 103176 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516service@delucalawgroup.com 22-05199

October 18, 25, 2024 24-02009S

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 001202 NC

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENEDICT PETER THEISEN, II A/K/A BENEDICT PETER THEISEN A/K/A BENEDICT P. THEISEN, II, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 05, 2024, and entered in 2024 CA 001202 NC of the Circuit

Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENEDICT PETER THEISEN, A/K/A BENEDICT PETER THEISEN A/K/A BENEDICT
P. THEISEN, II, DECEASED;
VIRGINIA M. THEISMAN;
PARK LANE CONDOMINIUM
OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on November 05, 2024, the following described property as set forth in said Final Judgment, to wit: UNIT B-4, PARK LANE, A CONDOMINIUM ACCORD-ING TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 1350, PAG-ES 396 TO 454, INCLUSIVE, AND SUBSEQUENT AMEND-MENTS THERETO AND AS PER PLAT THEREOF RE-CORDED IN CONDOMINIUM BOOK 13, PAGES 36, 36A TO 36D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. 2155 WOOD ST. B-4 UNIT #

B-4. SARASOTA, FL 34237 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 15 day of October, 2024

Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100

By: \S\Danielle Salem

Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-177130 - NaP October 18, 25, 2024 24-02018S FIRST INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-001593 NC IN RE: ESTATE OF SHIRLEY A. O'CONNOR

Deceased. The administration of the Estate of Shirley A. O'Connor, deceased, whose date of death was February 26, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is October 18, 2024.

Personal Representative: Kevin O'Connor 571 Birdie Lane

Longboat Key, Florida 34228 Attorney for Personal Representative: Katherine M. Liebner E-mail Address: kliebner@gross-shuman.comFlorida Bar No. 1008166 Gross Shuman P.C. $465~\mathrm{Main}$ Street, Suite $600~\mathrm{}$ Buffalo, New York 14203 Telephone: (716) 854-4300 October 18, 25, 2024 24-02001S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION Case No. 2024 CP 003569 SC **Division Probate** IN RE: ESTATE OF BETTY SUE SNOW Deceased.

The administration of the estate of BETTY SUE SNOW, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 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 oth-

er 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 WITH-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 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 October 18, 2024.

Personal Representative: Farley Boyle (Oct 11, 2024 18:22 EDT) FARLEY SNOW BOYLE 1 N Rohallion Dr

Rumson, NJ 07760 Attorney for Personal Representative: SKIP BERG, ESQUIRE Attorney for Personal Representative Florida Bar Number: 0135988 1872 Tamiami Trail S., Suite D Venice, FL 34293 Telephone: (941) 493-0871 Fax: (941) 201-1601 $\hbox{E-Mail: skip@bergandkessler.com}$ Secondary E-Mail: pmazzie@bergandkessler.com

24-02007S

October 18, 25, 2024

FIRST INSERTION

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

CASE NO.: 2024 CP 004821 NC IN RE: The Estate of: JAMES EVERETT TATE, Deceased.

The administration of the estate of JAMES EVERETT TATE, deceased, whose date of death was July 17, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Clerk of Court, 2002 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 PUBLICA-TION OF THIS NOTICE.

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

NOTWITHSTANDING 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 October 18, 2024.

LOLA JEAN TATE 1934 Pebble Beach Ct. Venice, FL 34293 RYAN W. GAMBERT, ESQUIRE Florida Bar No.: 0035762 240 N. Washington Blvd., Ste. 46 Sarasota, FL 34236 Ph: (941) 702-8444 Fx: (941) 894-1522 rwgambertlaw@gmail.comAttorney for Petitioner October 18, 25, 2024 24-02006S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION. FILE NO. 2024-CP-004194-NC PROBATE DIVISION FILE NUMBER 2024-CP-004194-NC IN RE: ESTATE OF WILLIAM C. HARKINS,

Deceased The administration of the Estate of WILLIAM C. HARKINS, Deceased, File No. 2024-CP-004194-NC, whose date of death was Junw 9, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS, DEMANDS, AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED

The date of the first publication of this Notice is October 18, 2024.

Person Giving Notice: Alexandria P. Kaysen Personal Representative 640 W St. Andrews Dr. Media, PA 19063

Attorney for Pers. Rep: Robert W. Browning, Jr., Attorney 3277 Fruitville Rd., C-2 Sarasota, FL 34237 October 18, 25, 2024 24-02017S

--- SALES ---

FIRST INSERTION

COUNTY

SARASOTA COUNTY

NOTICE OF SALE PURSUANT TO

CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY,

FLORIDA CIVIL ACTION
CASE NO.: 2017 CA 000983 NC
KEYBANK, N.A., SUCCESSOR BY MERGER TO FIRST NIAGARA BANK, N.A., SUCCESSOR BY MERGER TO NEW ALLIANCE BANK FKA THE NEW HAVEN SAVINGS BANK,

Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, PHILLIP L. DEFREEST A/K/A PHILLIP DEFREEST. DECEASED, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 15, 2024, and entered in Case No. 2017 CA 000983 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Keybank, N.A., successor by merger to First Niagara Bank, N.A., successor by merger to New Alliance Bank fka The New Haven Savings Bank, is the Plaintiff and Phillip L. DeFreest aka Phillip DeFreest, Kathleen DeFreest, Shane Kingston Defreest, Unknown Party #1 N/K/A Michael Bolan, Unknown Party #2 n/k/a Heather Olson, Lorna DeFreest, Shane Kingston DeFreest, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming

by, through, under, or against, Phillip L.

DeFreest aka Phillip DeFreest, deceased

, 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 November 12, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

COMMENCE AT THE NORTH-WEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5,TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, ALSO BEING THE CENTERLINE OF SHADE AVENUE, 448.10 FEET; THENCE SOUTH 86 DEGREES 10 MINUTES 00 SECONDS EAST, 25.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHADE AVENUE, SAID POINT BEING THE SOUTH-WEST CORNER OF SHADY-CREEK, PLAT BOOK 25, PAGE 2, OF THE PUBLIC RECORDS SARASOTA COUNTY. FLORIDA, ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617; THENCE SOUTH ALONG SAID EAST-ERLY RIGHT-OF-WAY LINE 105.00 FEET TO THE SOUTH-WEST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE WEST COR-NER OF OFFICIAL RECORD BOOK 1645, PAGE 2061, ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RE-CORD BOOK 907, PAGE 1067, OF THE PUBLIC RECORDS

SARASOTA FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF OF-FICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE NORTH LINE OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 159.50 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RE-CORD BOOK 771, PAGE 617, ALSO BEING THE CORNER OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFI-CIAL RECORD BOOK 1645, PAGE 2061, THENCE NORTH ALONG THE EAST LINE OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE WEST LINE OF OFFI-CIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 140.00 FEET TO AN ANGLE POINT ON THE SOUTH BOUNDARY OF SHADY-CREEK PLAT BOOK 25, PAGE 2, SAID ANGLE POINT ALSO BEING THE NORTH-EAST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617, AND ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFI-CIAL RECORD BOOK 1645, PAGE 2061, THENCE SOUTH 67 DEGREES 37 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF PLAT BOOK 25, PAGE 2, ALSO BE-ING THE NORTH BOUND-ARY OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND

OFFICIAL RECORD BOOK 1645, PAGE 2061, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA, 56.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67 DEGREES 37 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF PLAT BOOK 25, PAGE 2, ALSO BEING THE NORTH BOUNDARY OF OF-FICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 161.32 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF PLAT BOOK 25, PAGE 2, ALSO BEING THE NORTH BOUNDARY OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 90 FEET MORE OR LESS TO THE WATERS OF PHILLIPPI CREEK; THENCE SOUTH-ERLY ALONG THE WATERS OF PHILLIPPI CREEK, 75 FEET MORE OR LESS TO THE SOUTH LINE OF OFFICIAL RECORD BOOK 1645, PAGE 2061, 241.55 FEET MORE OR LESS TO A POINT WHICH LIES SOUTH 87 DEGREES 45 MINUTES 55 SECONDS EAST ALONG THE SOUTH BOUND-ARY OF OFFICIAL RECORD BOOK 1645, PAGE 2061, 52.45 FEET FROM A CORNER ON THE SOUTH LINE OF OF-FICIAL RECORD BOOK 1645, PAGE 2061, THENCE NORTH PARALLEL TO THE EAST LINE OF OFFICIAL RECORD BOOK 771, PAGE 617 WHICH

IS ALSO THE WEST LINE OF OFFICIAL RECORD BOOK 907, PAGE I 067 AND OFFI-CIAL RECORD BOOK 1645, PAGE 2061, WHICH IS A PART OF OFFICIAL RECORD BOOK 907, PAGE 1067, WHICH IN TURN IS A PART OF THE NORTH 1/2, OF THE SOUTH-WEST 1/4 OF THE NORTH-EAST 1/4 LYING WEST OF PHILLIPPI RIVER IN BLOCK 1, SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA-VENICE COM-PANY'S RIVER SUBDIVISION, PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK A, PAGE 71, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA. TOGETHER WITH A STRIP OF LAND, BEING 20.0 FEET WIDE FOR PURPOSES OF INGRESS AND EGRESS EASEMENT: COMMENCE AT

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 AT THE CENTERLINE OF SHADE AVENUE (50 FEET WIDE PUBLIC RIGHT-OF-WAY) 448.10 FEET; THENCE SOUTH 86 DEGREES 10 MIN-UTES 00 SECONDS EAST $25.06\ \mathrm{FEET}\ \mathrm{TO}\ \mathrm{THE}\ \mathrm{EASTER}$ LY RIGHT-OF-WAY OF SAID SHADE AVENUE; THENCE SOUTH ALONG SAID EAST-ERLY RIGHT-OF-WAY 26.92 FEET FOR A POINT OF BE-

GINNING: THENCE NORTH 82 DEGREES 53 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE OF 20 FEET EASEMENT 212.53 FEET FOR A POINT OF TERMINATION, SAID POINT LYING SOUTH 27 DEGREES 38 MINUTES 35 SECONDS EAST 508.45 FEET FROM THE POINT OF COM-MENCEMENT.

A/K/A 4185 S. SHADE AVE-NUE, 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 16 day of October, 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 - 16-033470 October 18, 25, 2024

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that pursuant to a Writ of Execution issued in the County Court of Sarasota, Florida, on the 9th day of October, 2013, in the cause wherein SURF CONSULTANTS II, LLC IN INTEREST TO M&T BANK, Plaintiff, and DIANA H. FERNANDEZ, Defendant, being case number 2013CC1863NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendant, DIANA H. FERNANDEZ, in and to the following $described\ personal\ property,\ to\text{-wit}:$

VIN: 5XXG64J2XRG261717

I shall offer this property for sale at 2071 Ringling Blvd Sarasota, FL 34237, County of Sarasota, Florida, on November 19th, 2024, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's, DIANA H. FERNANDEZ, right, title, and interest in the aforesaid personal property, at public auction and will sell the same, subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The moneys received through the levy on sale will be paid as prescribed by F.S.S. 56.27. In accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone 941-861-4110. Vehicle may be viewed the same day of the sale between the hours of 11:30 am & 12:30 pm at Upman's Towing 2175 12th St. Sarasota, FL 34236.

Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E. Alvarez #2281 Oct. 18, 25; Nov. 1, 8, 2024

24-02022S



Email your Legal Notice $legal@businessobserverfl.com \bullet Deadline Wednesday at noon \bullet Friday Publication$

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

SUBSEQUENT INSERTIONS

1105 - Walker, Sandra; 1331 - butrum, Bianca; 1602 - Enders, Kenneth; 2420 - Lutz,

PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941)

Sale to be held at www.storagetreasures.com. 2002 - Nicholson, Tami; 4003 - Nicholson, Tami; 4132 - Nicholson, Tami; 4162 -

Prestia, Carol; 5011 - Leonard, James; 6045 - Weller, Thomas; 6106 - Louis, Alexis; 6109 - Stanford, Jeannine; 6154 - Samuel, Mercedes; 6155 - Barrios Juarez, Obed

Atiliano; 6202 - Cotton, Brandon; 6203 - Edison, Pactrick; 6212 - Beaumont, Michael; 6271 - Magee, Sue; 7032 - Galup, Meshel; 7234 - Wilson, Charles PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941)

Sale to be held at www.storagetreasures.com. 116 - Gamble, Douglas; 2165 - Hobart, Morgan; 2602 - mehers mb llc choudhury,

shauray; 2722 - Aloia, Kimberly; 3007 - Morse, Diana; 3324 - Miller, Adam; 3407 - Knowles, Tesha

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL

O033 - Doroski, Hillary; Q036 - Doroski, Hillary; Q037 - Doroski, Hillary PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234,

1072 - Thomas, Donald; 115455 - Jessie Boutique Martin, Marcelina; 1178 - Higdon,

Dianne; 1205 - Calvello, Jean; 1207 - cardell, Gary; A21 - loera, Victor; B22 - Whaley, Larry; B28B29 - Gamble, Greg; C04 - Reeves, Jessica; C14 - linarez, Francisco; C24 - Harris, Derrick; CC01 - Thomas, Gloria; CC02 - Smith, Rod; D15 - Edelin,

Bonnie; D27 - Phillips, Winifred; E40 - Mhlambeni, Barrend; F22 - James, Tory; F28 - Perry, Veronica; F45 - grey, Steven; F60 - Pina, Jessica; G12 - Pierce, Heather;

G31 - Thomas, Samuel; H11 - Jackson, Marcus; H23 - Churchill Gamble Enterrpises

LLC Churchill, Ken; H25 - Ford, Benjamin; H34 - Kelson, Charles; L03 - Ohleyer,

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-

1002 - Sisk, Jeffrey; 1105 - Dominguez, Zenaida; 1110 - Zyburski, Thomas; 1402 - Waiters, Shanntwan; 1508 - Sisk, Jeffrey; 2102 - Piggie, Tommy; 2115 - schultz,

Harlie; 3006 - Sisk, Jeffrey; 3008 - Sisk, Jeffrey; 3009 - Sisk, Jeffrey; 3011 - Sisk,

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941)

Public sale terms, rules, and regulations will be made available prior to the sale. All

sales are subject to cancellation. We reserve the right to refuse any bid. Payment

must be in cash or credit card-no checks. Buyers must secure the units with their

--- PUBLIC SALES ---

413-0819

Time: 12:15 PM

Time: 12:30 PM

Time: 12:45 PM

(941) 413-0887

7942

263-4407 Time: 01:30 PM

3404 - Ospina, Karen

October 11, 18, 2024

Time: 01:15 PM

Time: 01:00 PM

34240, (941) 444-9371

SECOND INSERTION

NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 28, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www. storagetreasures.com, where indicated. For online lien sales, bids will be accepted

until 2 hours after the time of the sale specified. PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941)

270-3547

Sale to be held at www.storagetreasures.com.

A163 - Struebing, Lainey; B133 - Bradley, Mickey; B150 - Blodgett, Stephanie Lee; B162 - campbell, diztani; B196 - Rimes, Ashton; C187 - FLOURNOY, DESHAWN; C229 - Smith, Luther; C231 - Stevens, Dillon M; D123 - Pitts, Debra; E108 - Bowersox, Liza; E125 - Whitaker, Robert; E133 - Foos, Cassidy; E160 - goshay, Yasmine; F103 - Gonyea, Jayvon; F106 - Beach, George; F108 - Cascio, Frank

PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.
B011 - Manera, Alex; B038 - Munson, Jed; B055 - Jacot, Anthony; GK05 - Mauger,

Karen; GM24 - Nokomis Medical Systems Lutzow, Greg
PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275,

(941) 800-2108 Time: 10:45 AM

Sale to be held at www.storagetreasures.com. 1044 - Pelletier, Clayton; A316 - Dzema, Aleksandr

PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941)

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

1010 - Polimeni, Mary; 1012 - nicks, jake; 1103 - Cenneno, Patrick A; 1143 - dawson, Shelby; 1145 - Hardy, Howard; 1147 - Shelton, Crystal; 2014 - Anderson, Kent; 2096 - Lopez, Walter; 2152 - Hovrud, Rose; 2218 - downing, augustus; 3006 - Willner, Edward

PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

1054 - Wilsey, Doreen; 1061 - Naeder, Larry; 2006 - Gore, Frida; W003 - Olson, Dan: W016 - Olson, Dan

PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

3008 - R & Z Vincenzo LLC Falcon, Maria; 3140 - Lawson, Gary; 3142 -Lawrinowicz, Stever

PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-

Time: 11:45 AM

Sale to be held at www.storagetreasures.com

D193 - Armstrong, Michelle; E221 - Morales, Leo; E483 - Turasky, Anthony; E549 - Sambolin, Janisse; E716 - Cotton, Chanel

PUBLIC STORAGE **\$ 25854, 4050** Bee Ridge Rd, Sarasota, FL 34233, (941)

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com.

Drew: L05 - Troupe, Deion: XX44 - Gandy, Tanishia

Jeffrey; 3301 - Hastings, Dana; 3320 - Hastings, Dana

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com.

Glendale, CA 91201. (818) 244-8080.

--- PUBLIC SALES ---

FOURTH 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE ${\tt TWELFTH\ JUDICIAL\ CIRCUIT}$ IN AND FOR SARASOTA COUNTY,

FLORID PROBATE DIVISION File No. 2024 CP 3 IN RE: ESTATE OF: MYRTA A. BASTIAN,

Deceased.

The administration of the estate of MYRTA A. BASTIAN, deceased, whose date of death was June 4, 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 de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN FLORIDA STATUTES SEC-TION 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: October 11, 2024. David M. Bastianelli

Dave M. Evans, Jr., Esquire

Personal Representative 413 55th Street, Unit A Kenosha, WI 53140

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 October 11, 18, 2024 24-01995S



CALL 941-906-9386

name from the menu option

own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue

and select the appropriate County

or e-mail legal@businessobserverfl.com

--- ESTATE ---

SARASOTA COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002277-NC IN RE: ESTATE OF ABHAS BHATTACHARYYA Deceased.

administration of the estate ABHAS BHATTACHARYYA, deceased, whose date of death was AUGUST 1, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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: October 11, 2024.

Signed on this 1 day of October, 2024. /s/ Rita Bhattacharvva RITA BHATTACHARYYA

Petitioner /s/ James H. Burgess, Jr. JAMES H. BURGESS, JR. Attorney for Petitioner Florida Bar No. 280763 Burgess, Harrell, Colton & La Porta, P.A. 1776 Ringling Boulevard Sarasota, FL 34236 Telephone: 941-366-3700 Email: jburgess@burgessharrell.com Secondary Email: kmolinaro@burgessharrell.com24-01981S October 11, 18, 2024

SECOND INSERTION

mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-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 SEC-TION 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 October 11, 2024.

Petitioner:

WILLIAM LEWIS C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237

Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ. TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237

Telephone: 941-952-9377 Florida Bar No. 586242 October 11, 18, 2024 24-01993S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 4543 NC IN RE: ESTATE OF NANCY O'S PRIOR Deceased.

The administration of the estate of NANCY O'S PRIOR, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 speci-

fied 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

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 October 11, 2024.

Gary L. Prior, Joseph L. Prior and Julia P. Heseman

147 Tampa Ave E., #601 Venice, FL 34285 Tina M. Mroczkowski, Esq. Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA 2750 Ringling Blvd., Ste. 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 0096629 tinam@bowmangeorge.comAttorneys for Personal Representative

SECOND INSERTION

below.

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.,

RICHARD K. SACRA

Defendants.

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

LOT 612, TOSCANA ISLES, UNIT 2, PHASE 5, ACCORD-ING 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, COR-AL SPRINGS, FL 33310 on or before

November 11, 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.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY,

FLORIDA

PROBATE DIVISION

File No.2024-CP-004732-NC

IN RE: ESTATE OF

NELSON W. TOWNS,

Deceased.
The administration of the estate of

NELSON W. TOWNS, deceased,

whose date of death was April 18,

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 per-

sonal representative and the personal

representative's attorney are set forth

other persons having claims or de-

All creditors of the decedent and

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 1 day of October, 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

October 11, 18, 2024

SECOND INSERTION

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

CASE No. 2018 CA 005432 NC BANK OF AMERICA, N.A., PLAINTIFF, VS. THE ESTATE OF CLO-ANN GARRISON A/K/A CLOANN GARRISON A/K/A CLO-A GARRISON (DECEASED), ET AL. **DEFENDANT(S).**To: Mark Edward Garrison a/k/a Mark

Garrison, as Pers. Rep. of The Estate of Clo-Ann Garrison a/k/a Cloann Garrison a/k/a Clo-A Garrison (Deceased) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1900 Ben Franklin Dr #304A, Sarasota, FL 34236

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida: Unit 304, Arlington House of Lido

Harbour, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 661, Page(s) 86 through 113, and amendments thereto recorded in Condominium Book 2, Page(s) 12 and 12A, 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 Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600

West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publica-tion of this notice, either before November 11, 2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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. contact the Sarasota County Please 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,

Date: October 1, 2024 KAREN E RUSHING, CLERK Clerk of the Circuit Court (SEAL) By: G. Kopinsky Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff, 600 West Hillsboro Boulevard,

Deerfield Beach, FL 33441 Our Case #: 17-001366

October 11, 18, 2024 24-01978S

October 11, 18, 2024

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 352024CP001195AXXX01 IN RE: ESTATE OF JUANITA M. TAULBEE,

Deceased. The administration of the estate of JUANITA M. TAULBEE, Deceased, whose date of death was March 26, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2071Ringling Blvd Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 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 FOREV-ER BARRED.

24-01994S

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- $732.228, \, \mathrm{applies}, \, \mathrm{or} \, \, \mathrm{may} \, \mathrm{apply}, \, \mathrm{unless} \, \mathrm{a}$ written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is October 11, 2024.

ROBERT TAULBEE, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com October 11, 18, 2024 24-01996S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

SECOND INSERTION

PROBATE DIVISION File No. 2024-CP-004910-SC **Division Probate** IN RE: ESTATE OF ANNA POLOMSKI Deceased.

The administration of the estate of Anna Polomski, deceased, whose date of death was June 9, 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.

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 WITH-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 SEC-TION 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 October 11, 2024.

Personal Representative: /s/ Christine Buck **Christine Buck** 265 E 236th Street Bronx, Nebraska 10470

Attorney for Personal Representative: /s/ Anthony G. Mowry ANTHONÝ G. MOWRY Florida Bar Number: 107374 227 Pensacola Rd. Venice, FL 34285 Telephone: (941) 480-0333 Fax: (941) 486-4106 E-Mail: tony@mowrylawoffice.com Secondary E-Mail: deb@mowrylawoffice.comOctober 11, 18, 2024 24-01982S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 4802 NC Division Probate IN RE: ESTATE OF SANDRA JOAN BRITT Deceased. The administration of the estate of San-

dra Joan Britt, deceased, whose date of death was May 3, 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.

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 WITH-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 BEFORE VERBARRED.

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 October 11, 2024.

Personal Representative: Robert Britt 5232 Winding Way Sarasota, Florida 34242

Attorney for Personal Representative: Ira Stewart Wiesner, Esq., Attorney Florida Bar Number: 222887 ADVOCATES IN AGING WIESNER SMITH PLLC 328 N Khodes Avenue Sarasota, Florida 34237 Telephone: (941) 365-9900 Fax: (941) 365-4479 E-Mail: sherri@wiesnerlaw.com Secondary E-Mail: rachel@wiesnerlaw.com October 11, 18, 2024

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY. STATE OF FLORIDA CIVIL DIVISION

Case No.: 2024-CA-004214 NC JANICE TIPERT and LANCE TI-PERT, Plaintiffs, vs. WALTER H. TIPERT, III; ANDREA CRAWFORD: MONICA TIPERT: and JOHN DOE 1, as the unknown heirs, beneficiaries, devisees,

trustees, grantees, lienors, assignees, and those claiming an interest by or against Walter H. Tipert, Jr, Walter H. Tipert, Sr., and the Walter H. Tipert (SR.) Revocable Trust dated February 9, 1972, as amended and restated on April 30, 2004,

Defendants TO: JOHN DOE 1, as the unknown heirs, beneficiaries, devisees, trustees, grantees, lienors, assignees, and those claiming an interest by or against Walter H. Tipert, Jr, Walter H. Tipert, Sr., and the Walter H. Tipert (SR.) Revocable Trust dated February 9, 1972, as amended and restated on April 30, 2004, and all parties claiming interests by, through, under or against the above known Defendants.

The Plaintiffs in this action are Janice Tipert and Lance Tipert. The known Defendants are Walter H. Tipert, III. Andrea Crawford, and Monica Tipert. The Plaintiffs have instituted this action against you seeking quiet title and adverse possession to the property described below. Plaintiffs filed this action against you on August 15, 2024, in the Twelfth Judicial Circuit in and for Sarasota County, Florida, Civil Division, Case No. 2024-CA-004214-NC. The property that is the subject matter of this action is in Sarasota County, Florida and is described as follows:

Lot 70, Shadow Lakes Subdivision, as per plat thereof recorded in Plat Book 10, pages 67 and 67A, Public Records of Sarasota County, Florida, and all improvements thereon ("Property"

Property Address: 6133 Rockefeller Avenue, Sarasota, Florida You are required to serve a copy of your written defenses, if any, to it on Kathryn J. Copeland, Esq., Plaintiffs' attornev, whose address is Shumaker, Loop & Kendrick LLP, 100 2nd Avenue S, Suite 902-S, St. Petersburg, FL 33701, on or before October 31, 2024, and to

file the original with the Clerk of this Court either before service on Plaintiffs' 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 or-

KAREN E. RUSHING

Kathryn J. Copeland, Esq. Shumaker, Loop & Kendrick, LLP 100 2nd Avenue S, Suite 902-S St. Petersburg, FL 33701

der 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: 9-18-2024

> As Clerk of the Court (Seal) By: G. Kopinsky As Deputy Clerk

Sept. 27; Oct. 4, 11, 18, 2024 24-01908S

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO.: 2024 CA 004005 NC P&C 91352, LLC, Plaintiff, v. CONTENTO OF SIESTA, INC., a Florida Corporation, JEAN P. MCNAIR, and PATRICIA J. O'BRIEN, Defendants.

TO: CONTENTO OF SIESTA INC., a Florida Corporation C/O BRADLEY W. LANG 400 MADISON DRIVE, STE 250 SARASOTA, FL 34236 JEAN P. MCNAIR 734 S. HAMPTON AVENUE ORLANDO, FL 32803

YOU ARE NOTIFIED that an action to quiet title on the following property in Sarasota County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-

FOURTH INSERTION

ING IN SARASOTA COUNTY, FLOR-

Lot 35, Block 144, 8th, Addition to Port Charlotte subdivision, as per plat thereof, recorded in Sarasota County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2000 Main St, Sarasota, Florida 34237 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for

the relief demanded in the 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 vou. 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,

DATED this 20 day of September, 2024. KAREN E RUSHING, CLERK

Clerk of the Circuit Court (SEAL) By: G. Kopinsky As Deputy Clerk The Law Office of

C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205. Phone Number: (904) 389-6202 Sept. 27; Oct. 4, 11, 18, 2024

24-01918S

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2024 CP 004285 SC

IN RE: ESTATE OF BRADLEE J. MARIAN, Deceased.

The administration of the estate of BRADLEE J. MARIAN, 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 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 WITH-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 SEC-TION 733.702 WILL BE FOREVER

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 Florida Stat-utes Sections 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is October 11, 2024.

Personal Representative: Arianna A. Marian 5239 Layton Drive Venice, FL 34293 Attorney for Personal Representative: Jerome J. Sanchy, Esq.

6981 Curtiss Avenue #3 Sarasota, FL 34231 24-01986S October 11, 18, 2024

Florida Bar No.: 240397

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2024 CA 004442 NC

DIVISION: A PNC Bank, National Association Plaintiff, -vs,-

Anna Grinchuk a/k/a Ana Grinchuk; Anna Grinchuk a/k/a Ana Grinchuk, Trustee of the Anna Grinchuk Revocable Trust dated August 16, 2022; Unknown Beneficiaries of the Anna Grinchuk Revocable Trust dated August 16, 2022; Unknown Spouse of Anna Grinchuk a/k/a Ana Grinchuk; Unlock Partnership Solutions, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

TO: Unknown Beneficiaries of the Anna Grinchuk Revocable Trust dated August 16, 2022: LAST KNOWN AD-DRESS: UNKNOWN

Defendant(s).

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui iuris

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated

in Sarasota County, Florida, more particularly described as follows: LOT 83, PAYNE PARK VIL-

LAGE, PHASE I, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 221 THROUGH 227, INCLUSIVE, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA.

more commonly known as 2324 Lindstrom Street, Sarasota, FL 34237.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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 1 day of October, 2024.

Karen E. Rushing Circuit and County Courts (SEAL) By: G. Kopinsky Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 24-331669 FC01 NCM 24-01979S October 11, 18, 2024

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.

582023CA003754XXXANC AJX MORTGAGE TRUST I. A DELEARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE. Plaintiff, vs.

MATTHEW ORNEAS, THE UNKNOWN SPOUSE, IF ANY, OF MATTHEW ORNEAS, THE INDEPENDENT SAVINGS PLAN COMPANY D/B/C, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, representing tenants in possession 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).

SECOND INSERTION

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 20, 2023 and an Order Resetting Sale dated September 30, 2024 and entered in Case No. 582023CA003754XXXANC of the Circuit Court in and for Sarasota County, Florida, wherein AJX MORTGAGE TRUST I, A DELEARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE is Plaintiff and MATTHEW ORNEAS, THE UNKNOWN SPOUSE, IF ANY, OF MATTHEW ORNEAS, THE INDEPENDENT SAVINGS PLAN COMPANY D/B/C, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, representing tenants in possession UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www. sarasota.realforeclose.com, 9:00 a.m., on November 4, 2024, the following

described property as set forth in said Order or Final Judgment, to-wit:

LOT 10, BLOCK 2474, 49TH AD-DITION TO PORT CHARLOTE SUBDIVISION, AS PER PLAT THEROF, RECORDED IN PLAT BOOK 21. PAGE 1, OF THE PUB-LIC RECEORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 1123-24-7410

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

to Florida Statute Pursuant 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 October 3, 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 1496-205077 /

October 11, 18, 2024 24-01985S

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION

Case No. 2023-CA-000711-NC Hon. Hunter Carroll CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HYB2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

HARRIET L. PICKEL; 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 HARRIET L. PICKEL; CHARLES F. PICKEL A/K/ACHARLES PICKEL: UNKNOWN SPOUSE OF CHARLES F. PICKEL A/K/A CHARLES PICKEL: WELLS FARGO BANK N.A. s/b/m/ WACHOVIA BANK N.A.; ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION, INC.: Tenant I/Unknown Tenant: Tenant II/Unknown Tenant; Tenant III/Unknown Tenant and Tenant IV/ Unknown Tenant, in possession of the subject real property, et al., 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: LOT 3, BLOCK J, ENGLEWOOD

ISLES, UNIT NO. 2, AS PER

PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 28, 28A AND 28B, OF THE PUB-LIC RECORDS OF SARASOTA COUNTY, 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 in accordance with Chapter 45, Florida

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

If you are a person with a disability who needs any accommodation in or-

der 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. 066479 24-01980S

October 11, 18, 2024

SECOND 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 004418 NC DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR14. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR14, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN MARTIN A/K/A JOHN H. MARTIN,

DECEASED, et. al.

Defendant(s).

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JOHN MARTIN A/K/A JOHN H. MARTIN, DECEASED,

whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 11, BLOCK 277, 1ST ADDI-TION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVI-

SION. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11. PAGE 29. 29A - 29J. OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11-11-2024/ (30 days from Date of 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 or petition filed 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

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

Florida 34230-3079, (941)861-7400, at least seven (7) days before your

this Court at County, Florida, this 1 day of October, 2024. THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. KAREN E RUSHING, CLERK

CLERK OF THE CIRCUIT COURT (SEAL) BY: G. Kopinsky DEPUTY CLERK ROBERTSON, ANSCHUTZ,

AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

24-222760 October 11, 18, 2024 24-01976S

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Curiosity Creek Community Development District ("District") will hold a Board meeting on October 28, 2024, at 6:00 p.m., at the Springhill Suites, 102 12th Street West, Bradenton, Florida 34205. At the meeting, the Board may consider any business that may properly come before it.

sions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, $1540\,$ International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813)565-4663 or via emailing heather@breezehome.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

The meeting is open to the public and will be conducted in accordance with provi-

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone commu-

In accordance with the provisions of the Americans with Disabilities $\operatorname{Act},$ any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Heather Dilley District Manager

24-01589M October 18, 2024

--- PUBLIC SALES ---

FIRST INSERTION PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") for the Parrish Lakes Community Development District ("District") will hold a Board meeting on October 28, 2024, at 6:00 p.m., at the Springhill Suites, 102 12th Street West, Bradenton, Florida 34205, At the meet-

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813)565-

4663 or via emailing $\underline{heather@breezehome.com}$. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Heather Dilley District Manager October 18, 2024 FIRST INSERTION

PARRISH LAKES II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") for the Parrish Lakes II Community Development District ("District") will hold a Board meeting on October 28, 2024, at 6:00 p.m., at the Springhill Suites, 102 12th Street West, Bradenton, Florida 34205. At the meeting, the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813)565-4663 or via emailing <u>heather@breezehome.com</u>. 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 one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone commu-

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Heather Dilley District Manager October 18, 2024

24-01590M